



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

236.1± ACRES WITH A CAMP HOUSE
PANOLA COUNTY, MS
\$1,399,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE PANOLA 236.1

PROPERTY PROFILE

LOCATION:

- East Hospital Road
Sardis, MS 38666
- Panola County
- 1.4± Miles E of Sardis
- 8± Miles NW of the
Panola County Airport
- 6.5± Miles W of Mallard
Pointe Golf Course
- 9± Miles W of Engineers
Boat Ramp on Sardis Lake
- 10.2± Miles N of Batesville
- 27.8± Miles NW of Oxford
- 53± Miles S of Memphis

COORDINATES:

- 34.43498, -89.89217

PROPERTY USE:

- Weekend Getaway
- Hunting & Fishing
- Recreation
- Investment

TAX INFORMATION:

- Taxes: \$1,147.73
- Parcels:
 - #4087-0001900-0000100
 - #1087-3600000-0000400
 - #1087-3500000-0001000

PROPERTY INFORMATION:

- 236.1± Acres
- 2,400± SqFt Camp House
 - Built in 2023
 - 3 Bedrooms/2 Baths
 - Attached Enclosed Workshop
- Gated Entrance
- Asphalt Drive
- Tractor Shed & Storage Shed
- Mature Hardwood Timber
- Miles of Internal Roads
- 3 Stocked Ponds
- 5 Established Food Plots
- 7 Hard-Sided Blinds
- Frontage on East Hospital
Road & I-55



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WELCOME TO THE PANOLA 236.1

WELCOME TO THE PANOLA 236.1, AN EXCEPTIONAL HARDWOOD PARADISE LOCATED JUST OFF I-55, LESS THAN 10 MILES FROM BATESVILLE, SARDIS LAKE, AND MALLARD POINTE GOLF COURSE. This 236.1± acre property checks every box for the serious outdoorsman with mature timber, trophy hunting, top-notch improvements, and unmatched accessibility.

As you enter through the gated entrance, a paved asphalt drive leads to an impressive 2,400± square-foot camp house featuring three bedrooms, two full bathrooms, and an upstairs game room. The camp includes an attached, enclosed workspace perfect for cleaning deer, hosting cookouts, or providing extra storage. Nearby, you'll find a storage shed and a large multi-bay tractor barn offering ample space for tractors, implements, and side-by-sides.



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MORE ABOUT THE PANOLA 236.1

The Panola County property itself is incredible, featuring miles of well-maintained internal roads that make accessing every corner of the tract effortless. There are five established food plots, each strategically located and already planted for the season, with seven hard-sided shooting houses overlooking the plots and power lines. Three nice-sized ponds are scattered across the property, each stocked with large bass and ready for fishing.

Located just north of the Tallahatchie River, this area is known for producing some of Mississippi's best deer and turkey hunting. With a long history of trophy whitetails and outstanding turkey populations, this property stands out as a true turn-key "show up and hunt" opportunity. Everything is in place for the next owner to step right in and enjoy world-class hunting from day one.



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MORE ABOUT THE PANOLA 236.1

The Panola 236.1 even caught the attention of Realtree Road Trips, which filmed an episode here to highlight the phenomenal turkey hunting this tract offers.

Whether you're looking for a premier hunting retreat, a family getaway, or a long-term timberland investment, the Panola 236.1 delivers on every level. This property combines mature hardwood timber, top-notch wildlife habitat, and first-class improvements—all in a convenient location just seconds from the town of Sardis and interstate access.

Contact Hunter Robison or Luke Gossett today to schedule a private showing of this one-of-a-kind, North Mississippi property.



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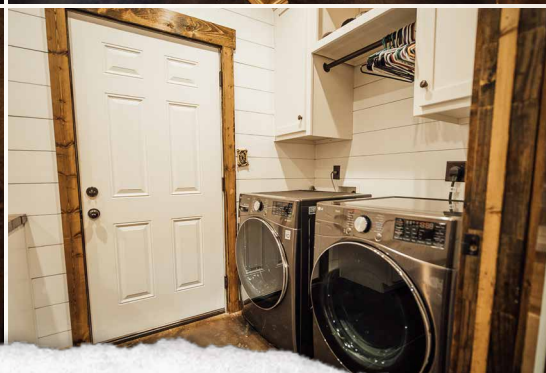
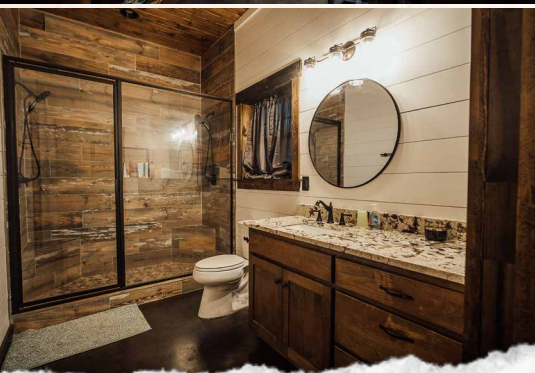
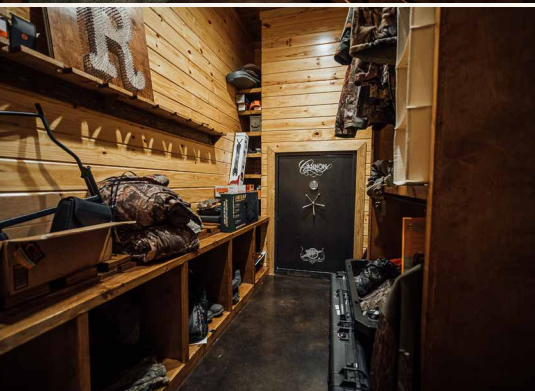
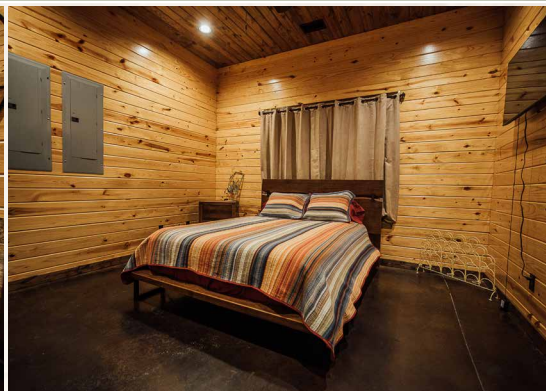
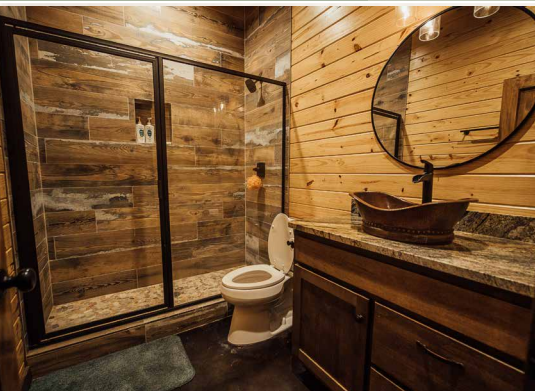


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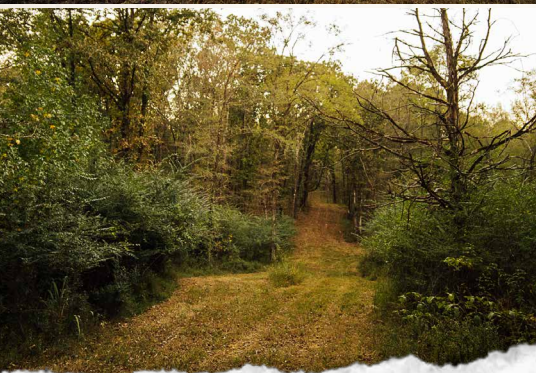
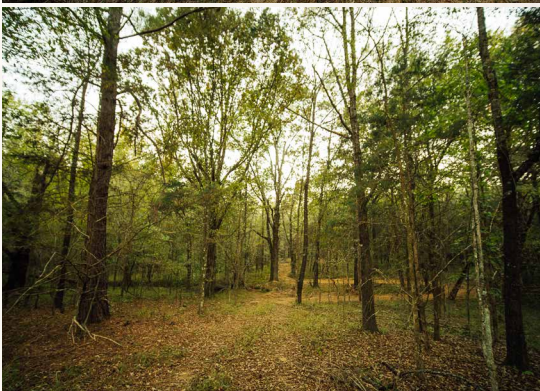
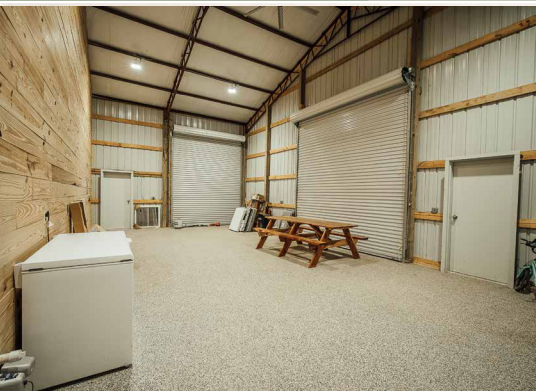
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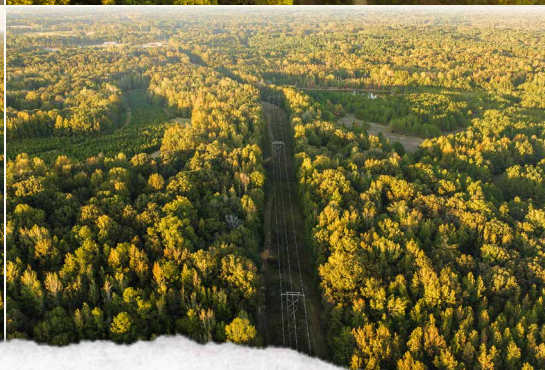
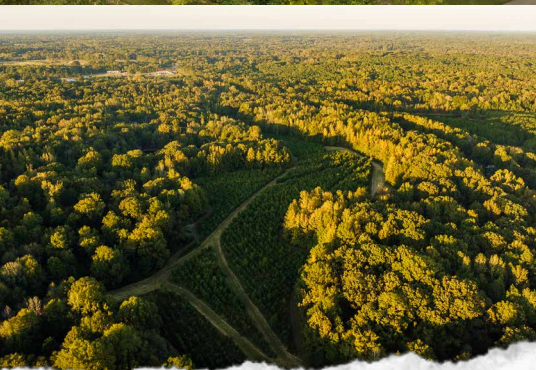
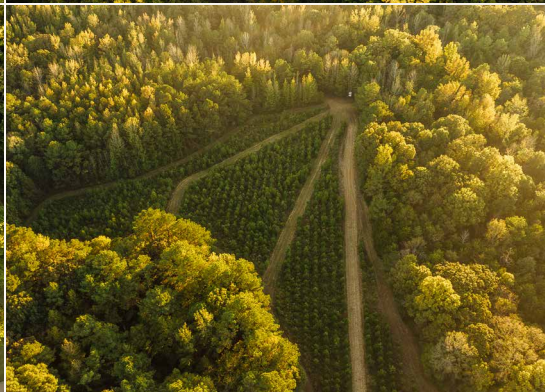
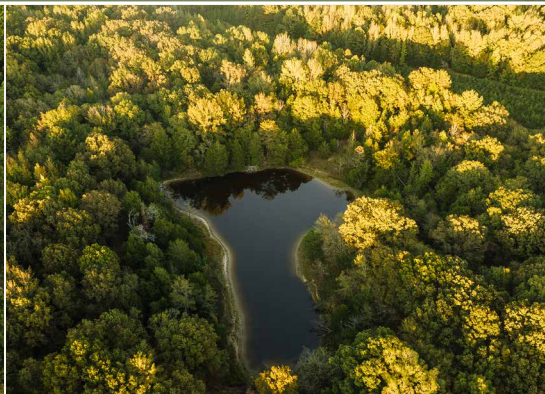
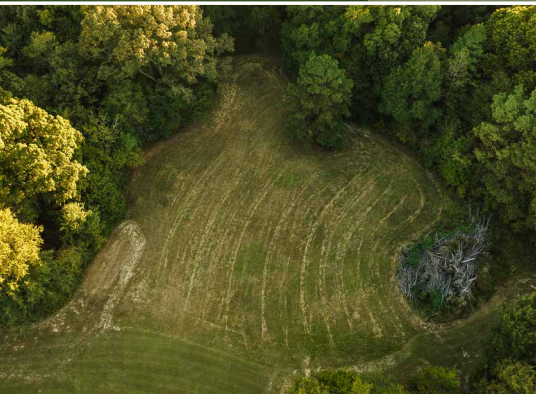
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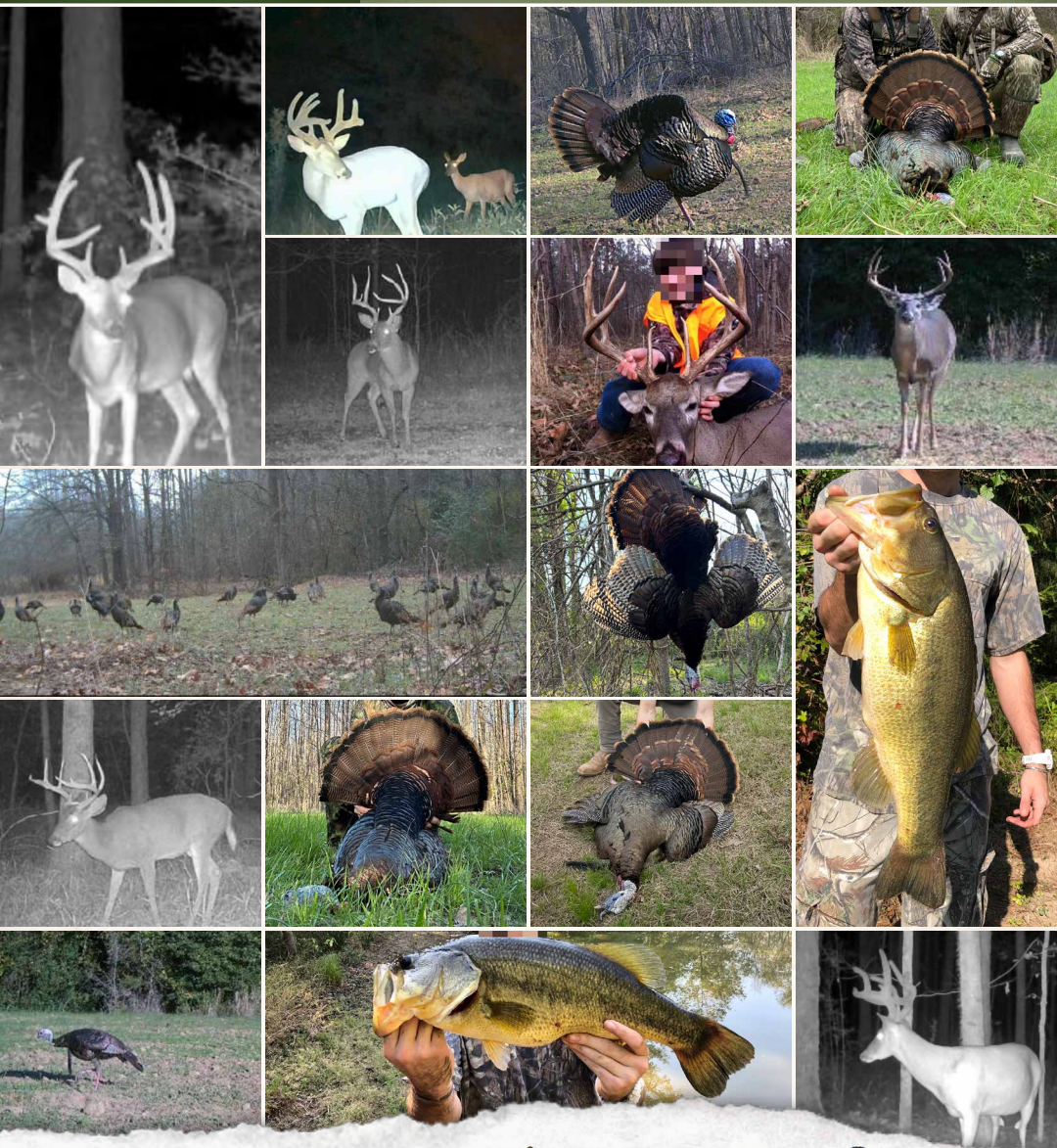


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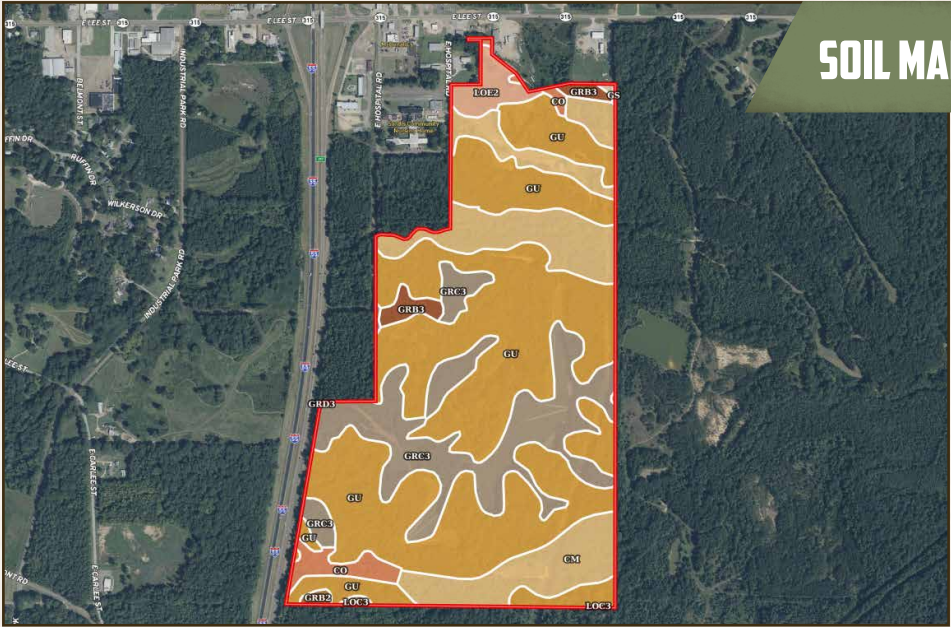
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gu	Gullied land, silty	134.9	56.99	0	-	7e
Cm	Collins silt loam (occasionally flooded)	42.96	18.15	0	56	2w
GrC3	Grenada silt loam, 5 to 8 percent slopes, severely eroded	42.85	18.1	0	45	4e
Co	Collins silt loam, local alluvium (occasionally flooded)	5.49	2.32	0	80	2w
LoE2	Loring silt loam, 12 to 17 percent slopes, eroded	5.32	2.25	0	38	6e
GrB3	Grenada silt loam, 2 to 5 percent slopes, severely eroded	3.71	1.57	0	46	3e
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	0.7	0.3	0	48	2e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	0.48	0.2	0	46	4e
GrD3	Grenada silt loam, 8 to 12 percent slopes, severely eroded (loring)	0.23	0.1	0	41	6e
Gs	Gullied land, sandy	0.09	0.04	0	-	7e
TOTALS		236.7 3(±)	100%	-	22.01	5.33



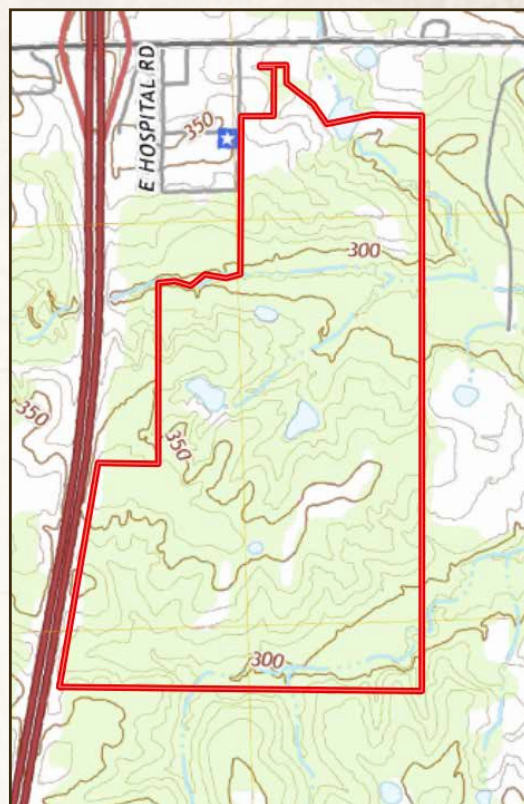
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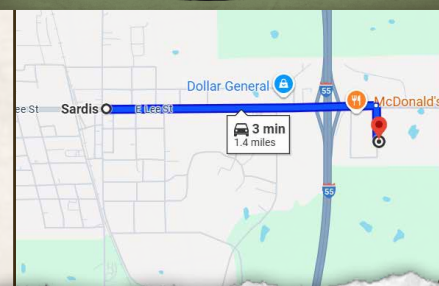
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land id. LINK



Directions From the Intersection of S Main Street and E Lee Street in Sardis, MS: Travel 1.2 miles east on E Lee Street. Turn right on E Hospital Road and continue 0.2 miles to the entrance on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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