



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

80.4± ACRES
TATE COUNTY, MS
\$459,900



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE TATE 80.4

PROPERTY PROFILE

LOCATION:

- 390 Springfield Road
Senatobia, MS 38668
- Tate County
- 2± Miles E of Interstate 55
- 19± Miles SE of Hernando
- 26± Miles NE of Batesville

COORDINATES:

- 34.5875, -89.907

PROPERTY USE:

- Recreational
- Weekend Getaway
- Potential Home/Cabin Site
- Hunting & Fishing

PROPERTY INFORMATION:

- 80.4± Acres
- Pasture
- Timber
- Shed
- Stocked Pond
- Wildlife Plots
- Deer & Turkey
- Utilities Available

TAX INFORMATION:

- Parcel #: 151-02-0002200
- 2025 Taxes: \$516.81



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
EXECUTIVE BROKER, AR
DESIGNATED BROKER, MO

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michael@smalltownproperties.com

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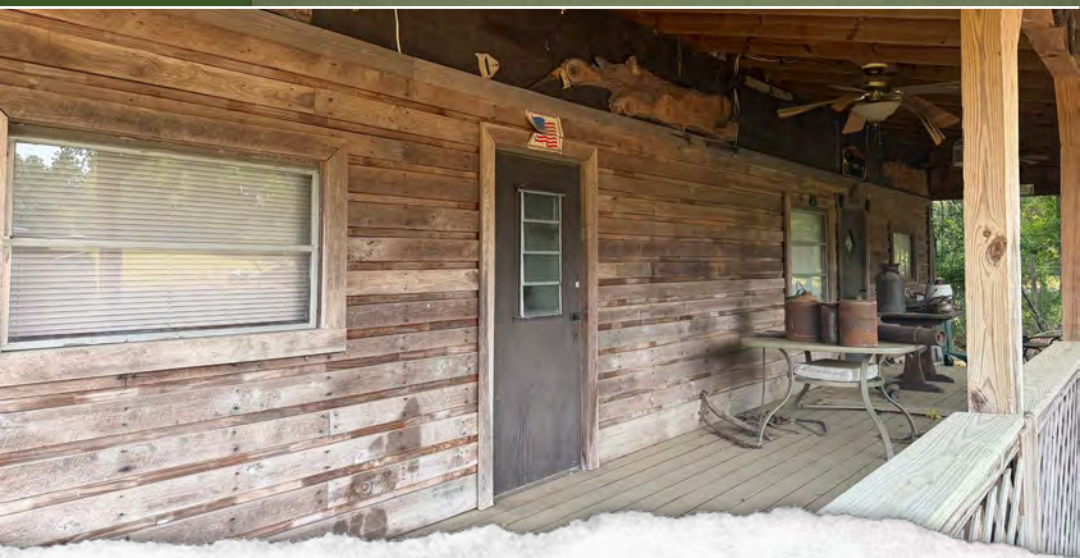
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WELCOME TO THE TATE 80.4

WELCOME TO THE TATE 80.4, CONVENIENTLY LOCATED JUST 2± MILES EAST OF SENATOBIA IN TATE COUNTY, MISSISSIPPI. This 80.4± acre property offers the kind of diversity that is hard to find—beautiful cabin or home sites, pasture, timber, a stocked pond, hunting opportunities, utilities, and an excellent location. If you've been searching for a place in the country without being too far from town, the Tate 80.4 deserves a spot on your list.

As you pull up to the gated entrance along the west side of Springfield Road (which is paved), you'll quickly notice the beautiful open pasture surrounded by a mix of pine and hardwood timber, creating an attractive setting for a future home or weekend getaway. An old structure once used as a cabin is already in place and could potentially be renovated, while a shed provides convenient storage for tractors, ATVs, and other equipment. Utilities are already available, with power provided by Entergy Mississippi, Inc. and water supplied by a private well. Whether you envision building a permanent residence, creating a weekend hunting retreat, or simply enjoying a recreational property close to town, the infrastructure and diversity are already here.



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MORE ABOUT THE TATE 80.4

For the outdoorsman, the property offers wildlife plots already in place and good opportunities for deer and turkey hunting. Take a look through the wildlife pictures. The mix of pasture, timber, and established wildlife areas provides quality habitat throughout the property. A stocked pond with bass and bream adds another recreational element and makes this a place the entire family can enjoy year-round.

The Tate 80.4 is conveniently located 26± miles northeast of Batesville and 19± miles southeast of Hernando, providing easy access while maintaining the country setting. If you've been searching for a diverse property that offers a little bit of everything in Tate County, this property deserves a look.

**Call Michael Oswalt today to schedule a private showing
and experience #TheSmallTownWay!**



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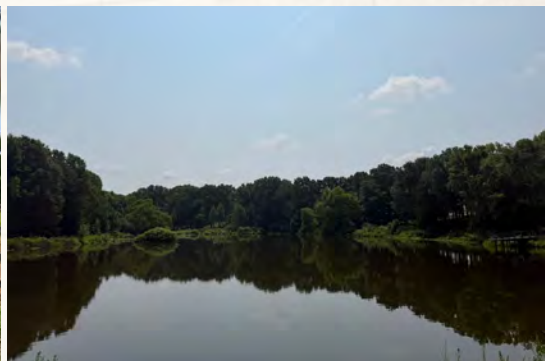
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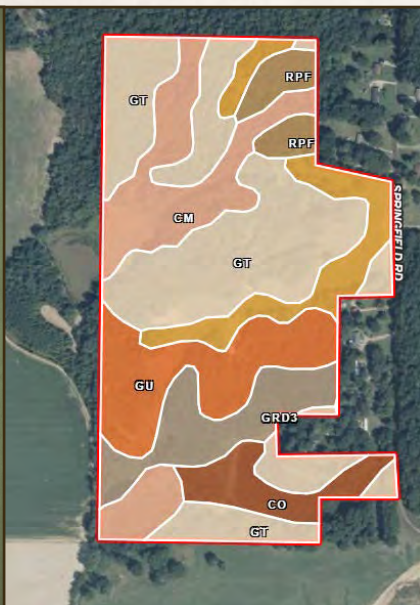
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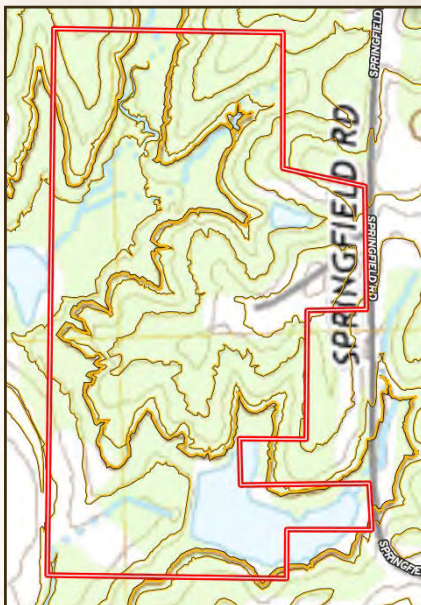
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SOIL MAP



TOPOGRAPHY MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gt	Gullied land, sandy	31.15	38.92	0	-	7e
Cm	Collins silt loam	13.38	16.72	0	56	2w
Gu	Gullied land, silty	11.3	14.12	0	-	7e
GrD3	Grenada silt loam, 8 to 12 percent slopes, severely eroded (loring)	7.96	9.95	0	43	6e
GrC3	Grenada silt loam, 5 to 8 percent slopes, severely eroded	7.77	9.71	0	45	4e
Co	Collins silt loam, local alluvium, 0 to 2 percent slopes, occasionally flooded, brief duration	4.97	6.21	0	77	2w
Rpf	Ruston-Providence complex, 17 to 50 percent slopes (smithdale, providence)	3.52	4.4	0	31	7e
TOTALS		80.05(±)	100%	-	24.15	5.46



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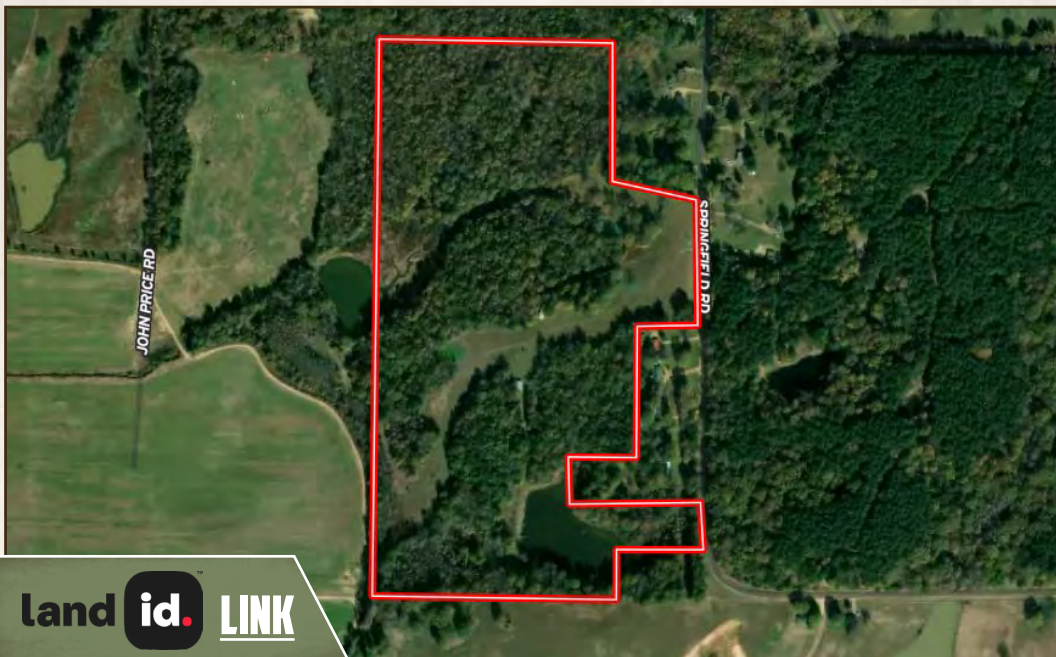
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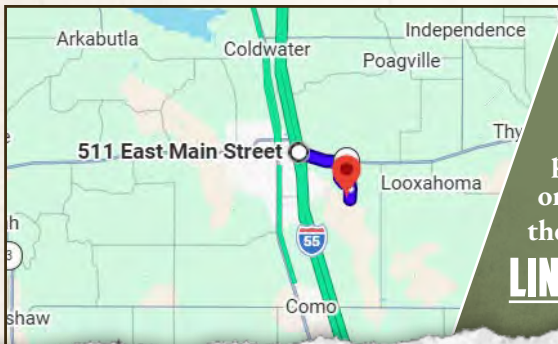


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land id. LINK



Directions from I-55 in Senatobia, MS: Travel east on MS-4 for 2.1 miles. Turn right onto Yellow Dog Road and continue for 0.8 miles. Turn left to stay on Yellow Dog Road and proceed for 0.9 miles. Continue straight onto Springfield Road, and in 0.5 miles the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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