

# TWO HOMES ON 8.9± ACRES PANOLA COUNTY, MS

**\$350,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE PANOLA 8.9

## PROPERTY PROFILE

### LOCATION:

- 1751 Bell Road  
Courtland, MS 38620
- Panola County
- 4.8± Miles N of the Plum Point  
Recreation Area at Enid Lake
- 5.8± Miles E of I-55
- 7.4± Miles SE of Courtland
- 10.2± Miles SE of  
Downtown Batesville
- 28± Miles W of Oxford
- 30.5± Miles N of Grenada

### COORDINATES:

- 34.2169, -89.8593

### TAX INFORMATION:

- Parcel ID: 1224. 1700000.0000405
- Approx \$1,000

### PROPERTY USE:

- Residential
- Hobby Farm
- Hunting
- Rental/Income Potential

### PROPERTY INFORMATION:

- 8.9± Gated Acres
- Completely Fenced
- 2,627± SqFt Home
  - Split Floor Plan
  - 4 Bedrooms/2 Baths
  - Oversized Primary Bedroom
  - Large Primary Bath  
and Walk-In Closet
  - 12x80 Covered Front Porch
  - 26x25 Double Carport
- 660± SqFt Bonus Home
  - Remodeled in 2024
  - Fully-Furnished
  - 2 Bedrooms/1 Bath
  - Large Covered Carport
- 10x9 Chicken House
- 12x20 Tool Shed  
with Window Unit
- 20x25 Tractor Shed
- 16x35 Barn with  
Feed Storage/Hay Shed
- Greenhouse
- Wooden Playset
- Field with Shooting House



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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PANOLA 8.9

**WELCOME TO THE PANOLA 8.9, AN EXPANSIVE PROPERTY OFFERING RURAL TRANQUILITY AND CONVENIENT ACCESS TO TOWN.** Situated on Bell Road approximately ten miles southeast of downtown Batesville, Mississippi, this 8.9± acre property features two homes, multiple sheds, a barn, a chicken house, and beautiful grounds.

The focal point of the Panola County property is a 2,627± square foot home featuring a split floor plan with four bedrooms and two full baths. The oversized primary bedroom offers built-in cabinets, and the ensuite bathroom features a stand-up shower, a soaking tub, and a large walk-in closet. The recently remodeled farmhouse-style kitchen features real wood cabinets, a large walk-in pantry, an island, a new gas stove, a dishwasher, and a refrigerator. Three large bedrooms are on the opposite side of the home, along with a full bathroom and a nice-sized laundry room with a mudroom! Outside you can enjoy the 12' x 80' covered front porch and a double carport!



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## MORE ABOUT THE PANOLA 8.9

The acreage is fully fenced and features an electric gate with a keypad for added privacy. Enjoy various mature shade trees, an apple tree, two white peach trees, banana trees, thorn-free blackberry bushes, and a blueberry patch! The large wooden playset and fire pit are sure to provide entertainment!

For the animal lover, there is a 9' x 10' chicken house and a 16' x 35' barn with feed storage and a hay shed. The field in the back of the property includes a shooting house and would be a great place for a potential food plot. For the hobbyist, enjoy a 12' x 20' tool shed with a window unit for those hot spring and summer days, and a 20' x 25' covered tractor shed will house all of your outdoor equipment.



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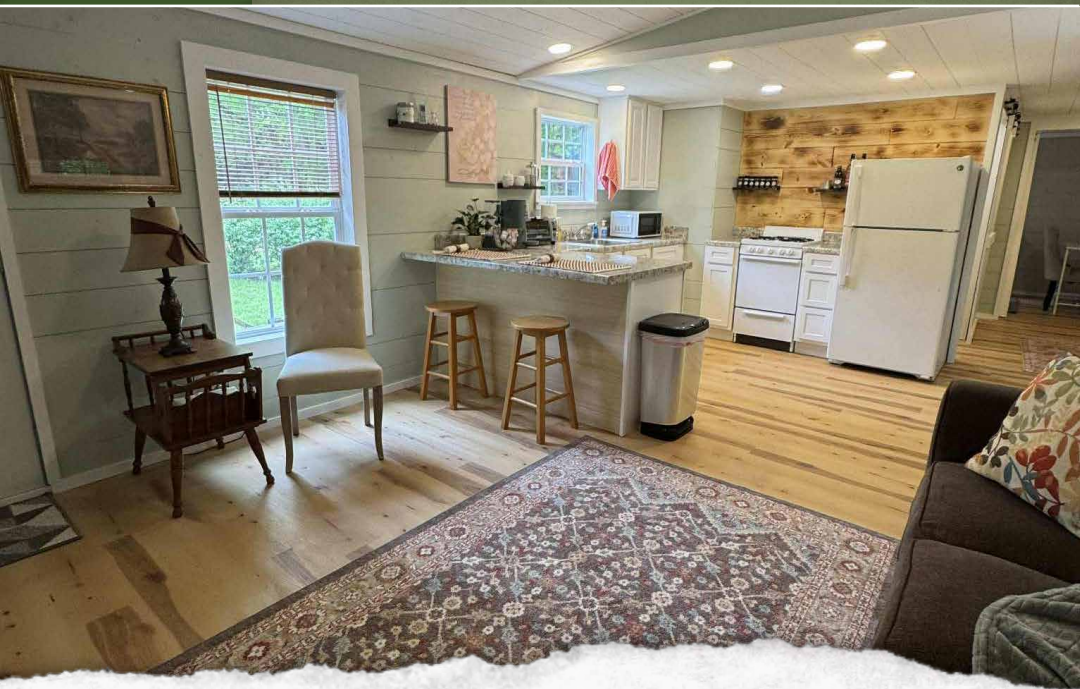
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# MORE ABOUT THE PANOLA 8.9

This unique property also includes a 660± square foot fully-furnished bonus home with two bedrooms and one bathroom. The main home is fenced separately from the bonus home and has a dedicated entry gate, making it easy to use the bonus home as an Airbnb or rental! The bonus home was completely remodeled in 2024 and boasts all new electrical, plumbing, insulation, shiplap walls, and a modern cabin-like design. Additionally, there is a gas stove, refrigerator, dishwasher, instant hot water heater, and washer and dryer. It is complete with a covered front and back porch and a covered carport!

**To schedule a private showing of the Panola 8.9,  
contact Rheagan Vaughn today and make  
1751 Bell Road your new address!**



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**TWO HOMES ON 8.9± ACRES PANOLA COUNTY, MISSISSIPPI**



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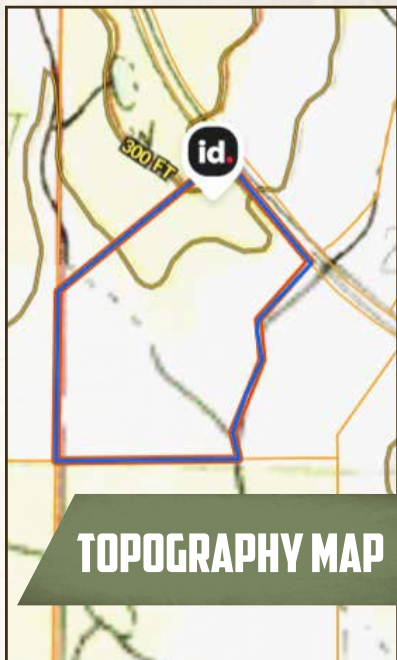
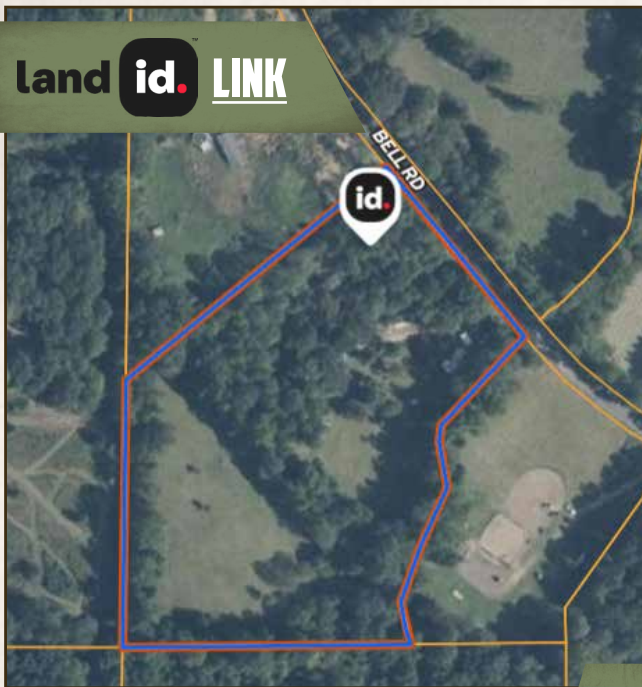
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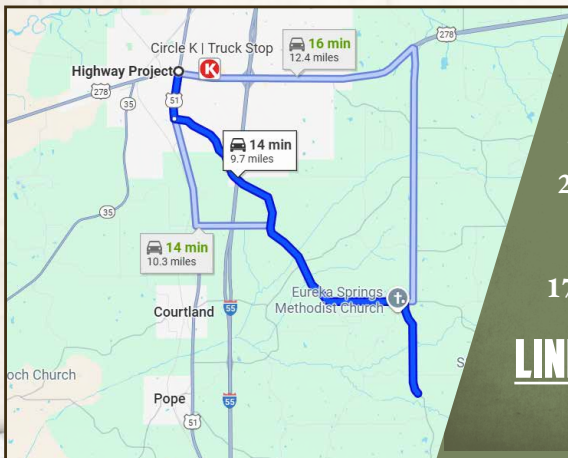
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PANOLA COUNTY, MISSISSIPPI

land **id.** LINK



## TOPOGRAPHY MAP



Directions From Batesville Main Street: Travel Broadway Street towards Eureka Street. Turn left on Eureka Street and continue 8.2 miles. Turn right on Bell Road and proceed 2 miles to the destination on the right.

Physical Address:

1751 Bell Road | Courtland, MS 38620

[LINK TO GOOGLE MAP DIRECTIONS](#)



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