



1,350± ACRES
MARSHALL COUNTY, MS
\$4,117,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE MARSHALL 1,350

PROPERTY PROFILE

LOCATION:

- Highway 4
Holly Springs, MS 38635
- Marshall County
- 6± Miles SW of Holly Springs
- 18± Miles N of Oxford
- 26± Miles SE of Collierville
- 55± Miles NW of Tupelo

TAX INFORMATION:

2024 Taxes: \$5,969.62

- 158-34-00300
- 162-03-00200
- 162-04-00100
- 162-09-00100 part of
- 162-09-00200
- 162-10-00100
- 2025 Taxes: TBD

PROPERTY USE:

- Recreational
- Deer and Turkey Hunting
- Investment
- Potential Homesite

PROPERTY INFORMATION:

- 1,350± Total Acres
- Managed Pine Timber
 - Predominantly 30-35 Years Old
- Scattered Hardwoods
- Incredible Deer & Turkey Hunting
- Big Buck Program since 1994
- A Top Turkey Harvest County
- Numerous Wildlife Plots
- Shooting Houses and Stands in Place
- Large Neighboring East & West Tract
- Some High Fencing along Southern Boundary
- Multiple Creeks
- Stocked Ponds
- Utilities Nearby
- 2 Gated Entrances (North & South)
- Shop with Attached Shed
- Metal Carport
- Well-Maintained Interior Roads

COORDINATES:

- 34.684, -89.526



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MICHAEL OSWALT, ALC

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WELCOME TO THE MARSHALL 1,350

WELCOME TO THE MARSHALL 1,350, A PREMIER RECREATIONAL TIMBERLAND TRACT LOCATED APPROXIMATELY SIX MILES SOUTHWEST OF HOLLY SPRINGS, MISSISSIPPI. The Marshall County property, under the same ownership since 1994, consists predominantly of 30-35 year old managed pine timberland developed with wildlife in mind, with no government programs, conservation easements, or carbon deals in place...just a clean slate for the next owner.

The 1,350± acre property features two gated entrances, one on the south side of Highway 4 and one along the north side of Wilkins Chapel Road, allowing access from multiple directions and minimizing hunting pressure. The Highway 4 entrance offers a long gravel drive leading to a newer two-door shop with an attached shed, metal carport, and enclosed storage room, perfect for housing buggies, tractors, and all your land maintenance equipment.



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MORE ABOUT THE MARSHALL 1,350

Once on the land, you'll find miles of well-maintained, widened interior roads. This area is known for its good deer and exceptional turkey hunting, and the Marshall 1,350 is no exception. The property has an impressive wildlife history (big buck program since 1994), including deer scoring over 160", extremely high turkey numbers (a top turkey harvest county year after year), and an annual doe harvest of around 40. There are numerous established wildlife plots with shooting houses and stands in place. In addition to the incredible hunting, the property boasts multiple water features, including Pigeon Roost Creek and Sand Creek, as well as several ponds, some of which are stocked with bass and bream.



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MORE ABOUT THE MARSHALL 1,350

If you're looking to build a home or lodge, power and water through the City of Holly Springs are available along Highway 4. The gently rolling topography provides a ton of build sites throughout the tract. Conveniently located 18 miles north of Oxford, 26 miles southeast of Collierville, and 55 miles northwest of Tupelo, this property offers privacy without sacrificing accessibility.

If you've been searching for that hard-to-find, sizable recreational timberland tract with proven wildlife history in North Mississippi, the Marshall 1,350 needs to be on your list.

Contact Michael Oswalt today to schedule your private tour and experience #TheSmallTownWay!



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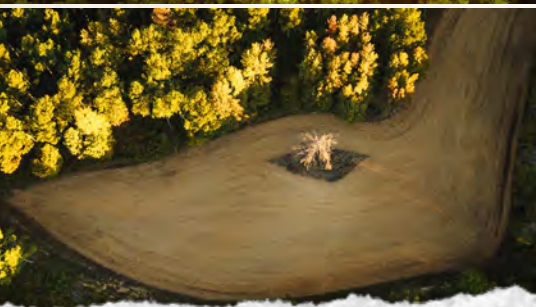
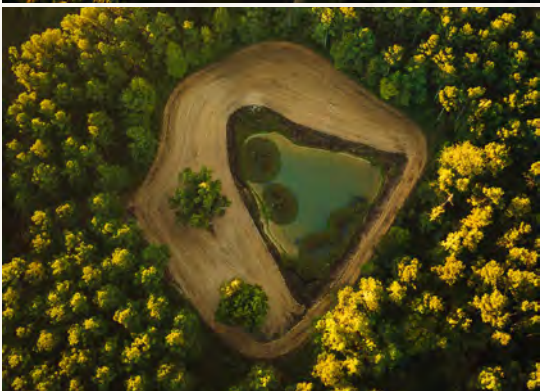
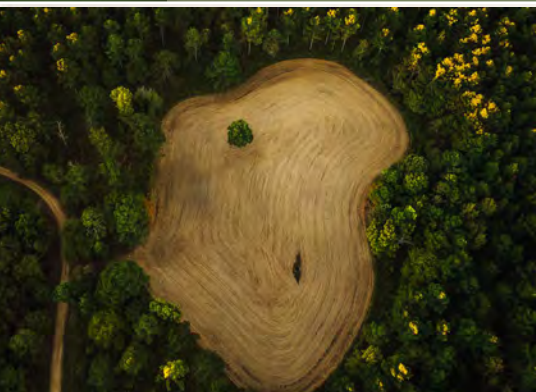
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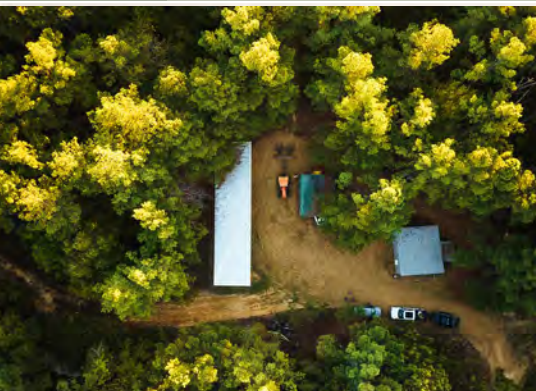
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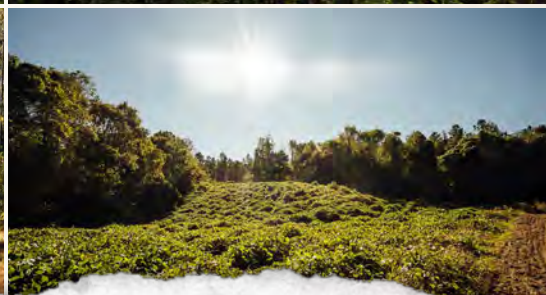
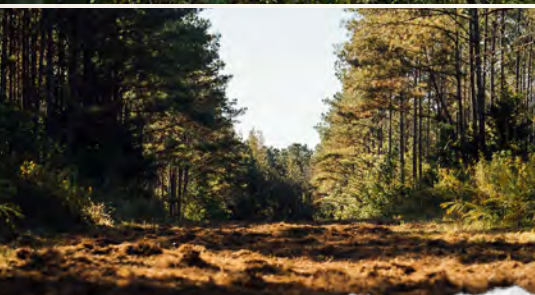
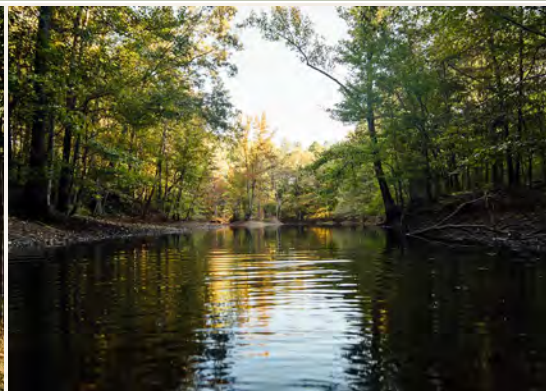
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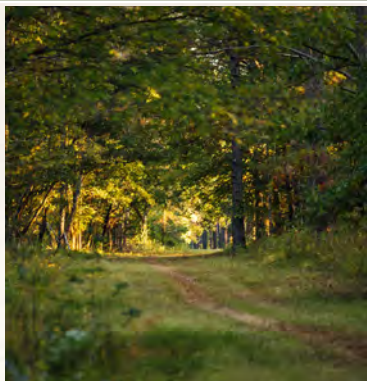
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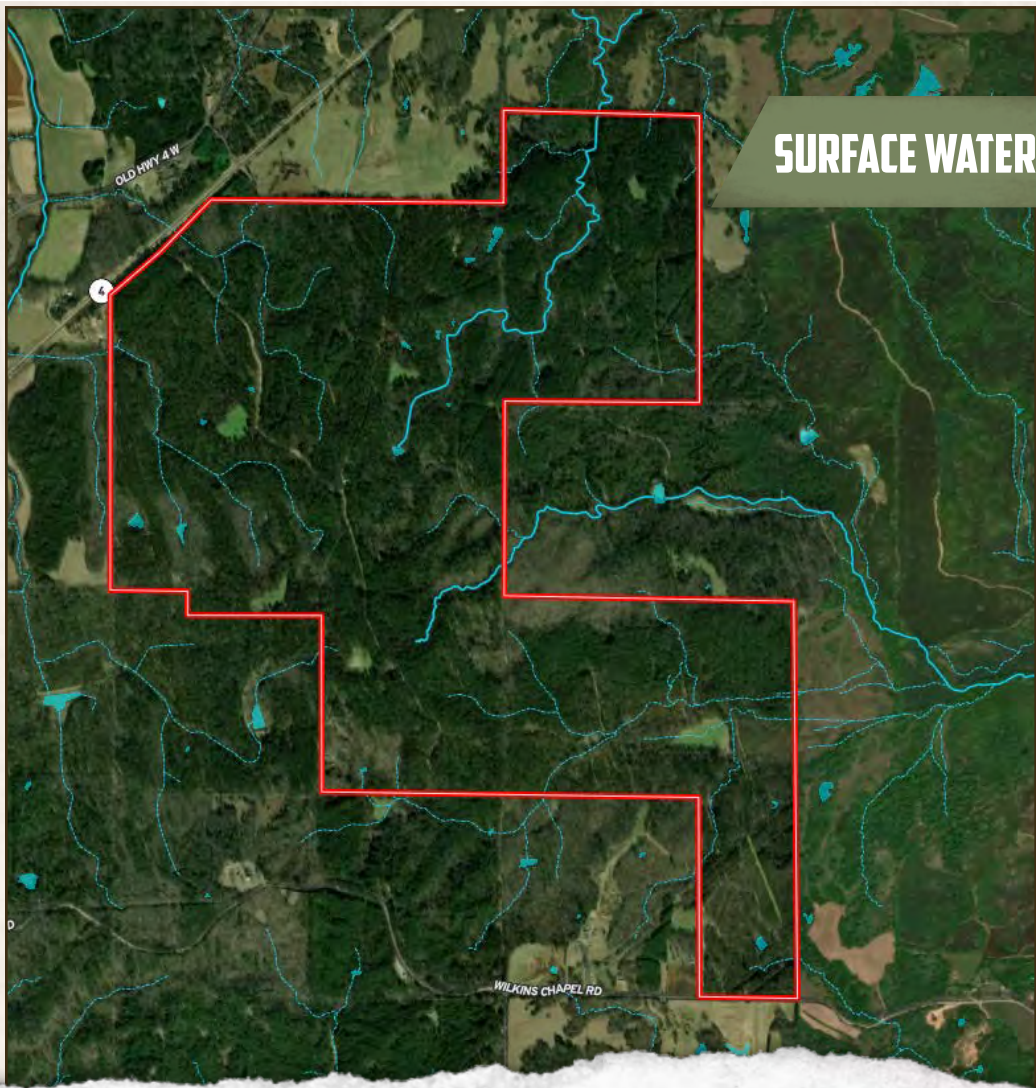
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SURFACE WATER



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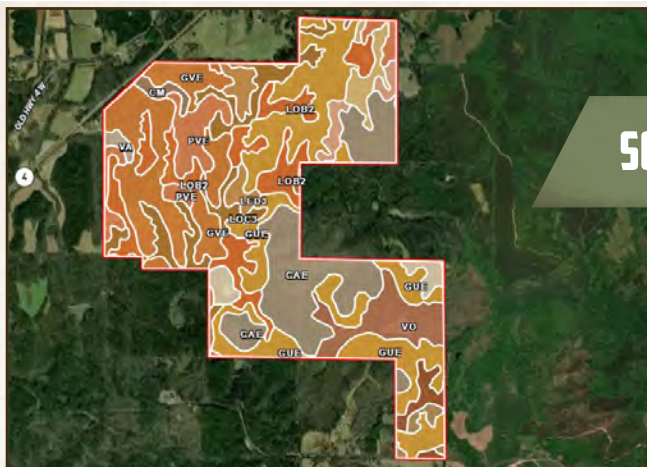
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GUE	Gullied land-Cahaba complex, 5 to 30 percent slopes (smithdale)	327.4 4	24.25	0	6	7e
CAE	Cahaba and Lexington soils, 12 to 30 percent slopes (smithdale, lexington)	219.4 6	16.25	0	63	7e
GVE	Gullied land-Loring complex, 5 to 30 percent slopes	207.8 8	15.4	0	6	7e
LOB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	154.8 2	11.47	0	55	3e
LOB2	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	105.4 1	7.81	0	46	4e
PVE	Providence-Cahaba complex, 12 to 30 percent slopes (providence, smithdale)	82.76	6.13	0	56	7e
VO	Vicksburg and Ochlockonee soils	80.38	5.95	0	90	1
LaD3	Lexington silt loam, 8 to 12 percent slopes, severely eroded	34.17	2.53	0	68	6e
MeG3	Memphis silt loam, 5 to 8 percent slopes, severely eroded, northern phase	29.2	2.16	0	75	4e
PrD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	27.59	2.04	0	38	6e
MeB2	Memphis silt loam, 2 to 5 percent slopes, moderately eroded, northern phase	24.6	1.82	0	80	2e
LaB3	Lexington silt loam, 5 to 8 percent slopes, severely eroded	23.08	1.71	0	69	4e
Civ	Casilla silt loam	13.26	0.98	0	90	1
LaB2	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	12.09	0.9	0	77	2e
Va	Vicksburg silt loam	8.02	0.59	0	90	1
TOTALS		1350. 14(7)	100%	-	40.17	5.56

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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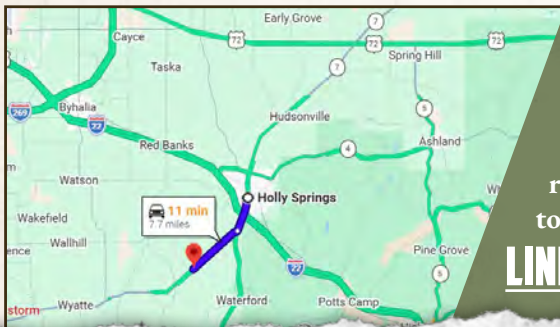
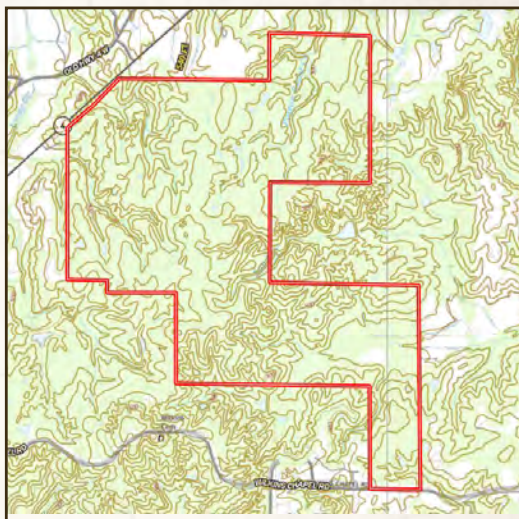
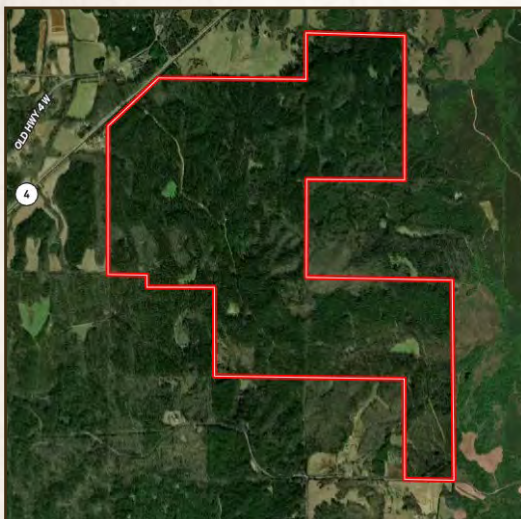
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land id.
LINK

TOPOGRAPHY MAP



Directions From the Intersection of Holly Street and MS-4 in Holly Springs, MS: Travel 2.8 miles south on MS-4 W/MS-7 S/S Craft Street. Turn right on MS-4 W and continue 4.7 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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