



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

136.3± ACRES
PANOLA COUNTY, MS
\$545,272

PRIME PASTURE GROUND

THE PANOLA 136.3

PROPERTY PROFILE

LOCATION:

- Henderson Road
Batesville, MS 38606
- Panola County
- 9.2± Miles SE of Batesville
- 15.4± Miles NW of Water Valley
- 22.6± Miles W of Oxford

COORDINATES:

- 34.26889, -89.82071

PROPERTY USE:

- Recreation
- Hunting/Fishing
- Multiple Potential Home Sites
- Livestock Operation
- Hay Production

PROPERTY INFORMATION:

- 136.3± Total Acres
- 24± Acres of Timber
- Mostly Pasture Ground
- Fenced/Cross-Fenced
- 60'x50' Pole Barn
- Grain Bin
- 3 Ponds
- Road Frontage
- Utilities Nearby

TAX INFORMATION:

- Parcel#: 117827000000000900
- 2024 - \$1,010.01



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

CALEB WARREN | LAND SPECIALIST
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50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PANOLA 136.3

PRIME PASTURE GROUND IN PANOLA COUNTY, MISSISSIPPI

SITTING ALONG HENDERSON ROAD, THIS 136.3± ACRE PROPERTY OFFERS THE PERFECT BLEND OF PRODUCTIVE PASTURE AND OUTDOOR RECREATION. The land is fully fenced and cross-fenced, ready for hay production or a working cattle operation. A large 50'x60' red barn with double sliding doors and two spacious overhangs provides ample storage for tractors, equipment, or hay.

Approximately 24 acres of timber line the backside of the property, creating ideal bedding and cover for the abundant deer and turkey that frequent the area. The land also features two large ponds that offer fishing opportunities and a smaller pond for livestock and wildlife water supply.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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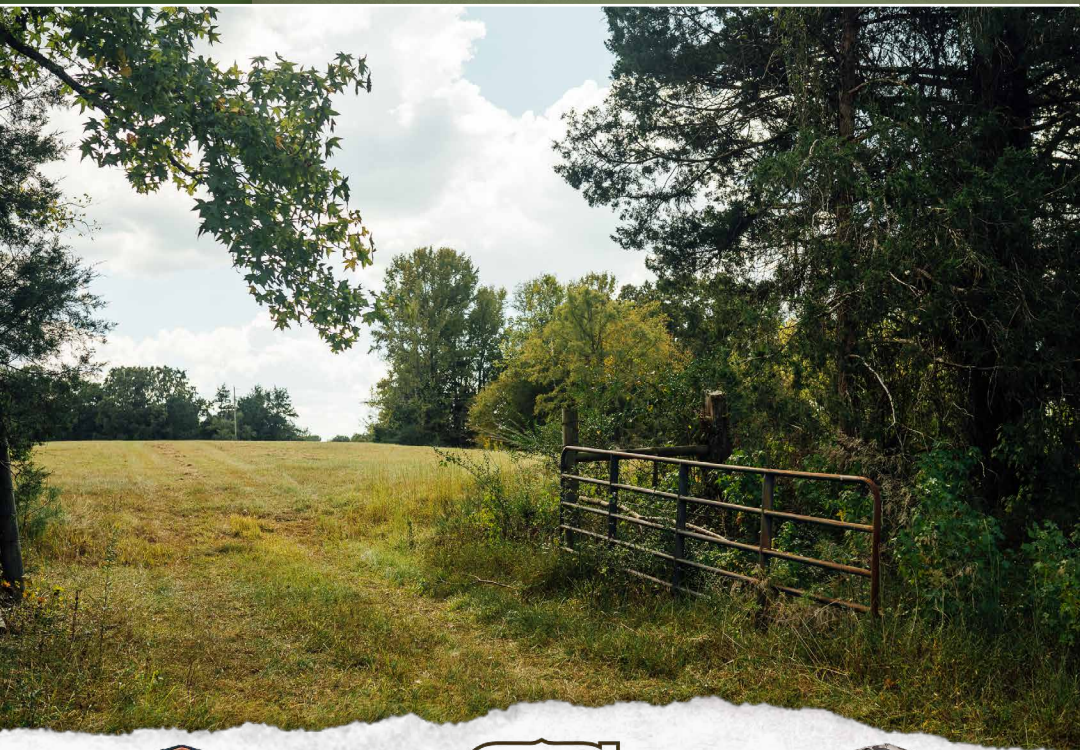
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MORE ABOUT THE PANOLA 136.3

This place is special for the outdoorsman. I've personally hunted here and listened to eight or more longbeards gobbling from behind the barn on spring mornings. Deer numbers are strong, and quality bucks have been harvested in the surrounding area for years. With so much open ground, adding food plots would only enhance the hunting potential.

Whether you're looking to build your forever home, start or expand a cattle operation, or create a premier recreational getaway, the Panola 136.3 is a true blank slate loaded with potential.

Contact Hunter Robison or Caleb Warren today to schedule a private showing of this awesome opportunity.



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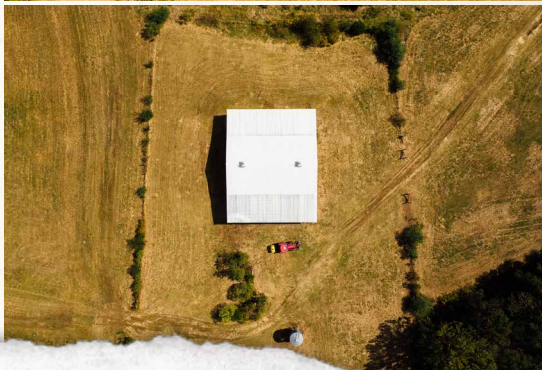
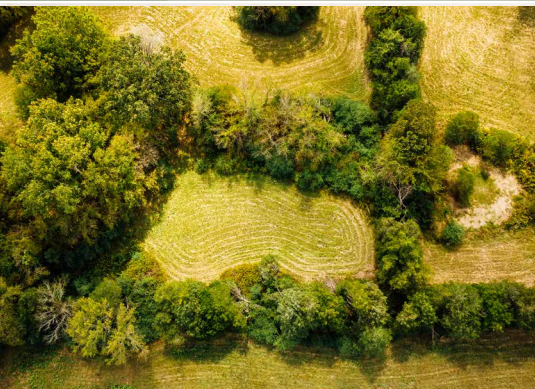
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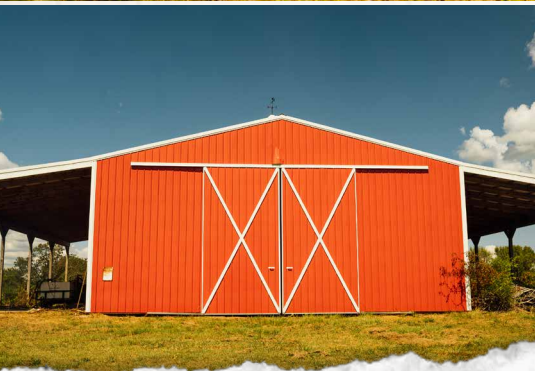
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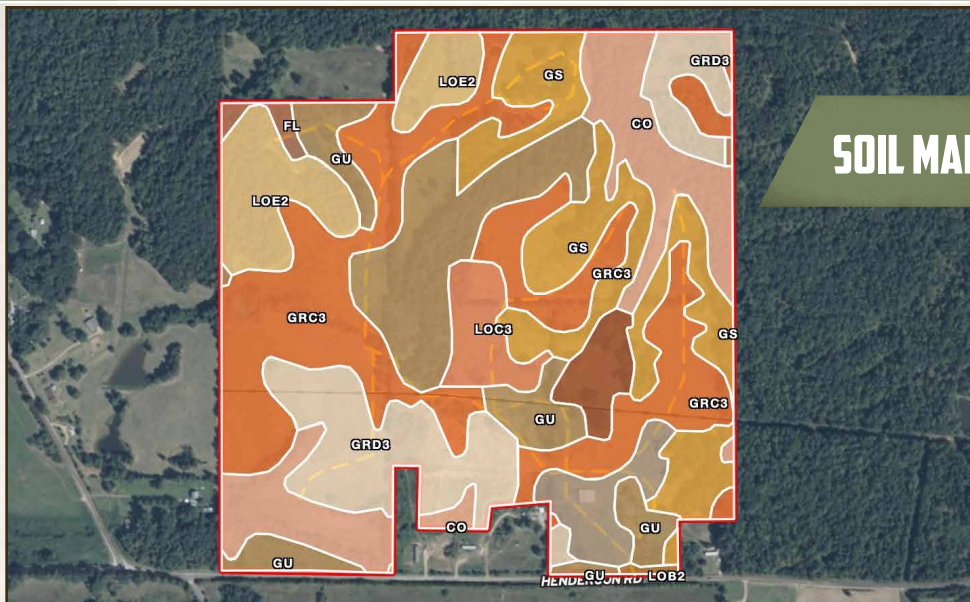
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SOIL MAP



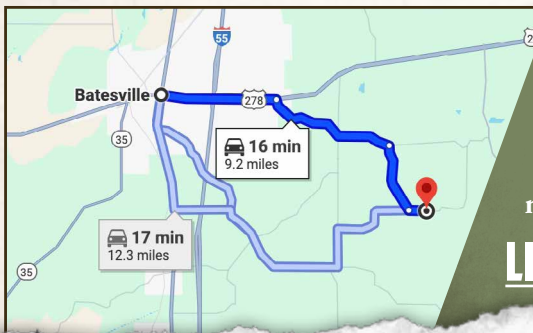
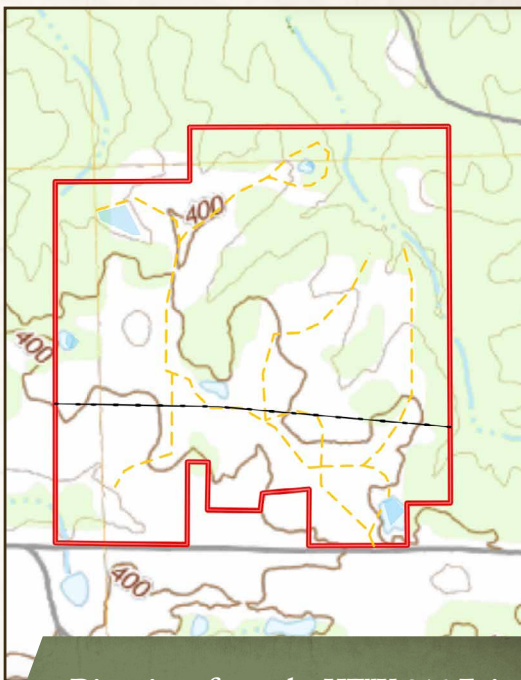
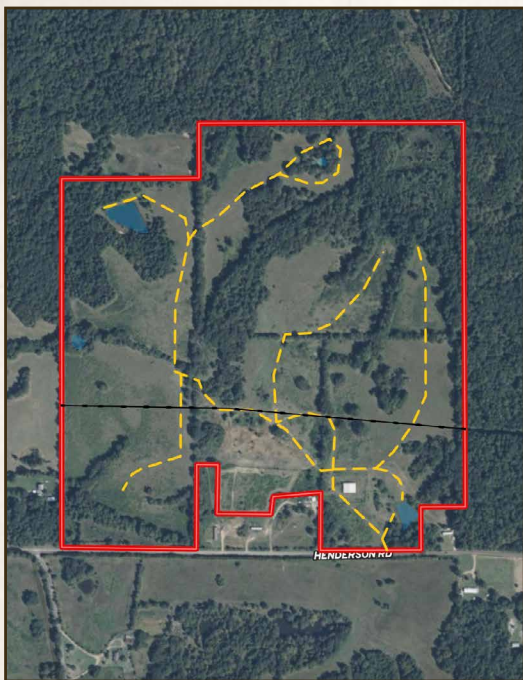
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GrC3	Grenada silt loam, 5 to 8 percent slopes, severely eroded	37.69	26.98	0	45	4e
Gu	Gullied land, silty	23.12	16.55	0	-	7e
Gs	Gullied land, sandy	21.08	15.09	0	-	7e
GrD3	Grenada silt loam, 8 to 12 percent slopes, severely eroded (loring)	17.12	12.26	0	41	6e
Co	Collins silt loam, local alluvium (occasionally flooded)	16.34	11.7	0	80	2w
LoE2	Loring silt loam, 12 to 17 percent slopes, eroded	10.63	7.61	0	38	6e
GrB3	Grenada silt loam, 2 to 5 percent slopes, severely eroded	4.65	3.33	0	46	3e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	4.44	3.18	0	46	4e
RpE2	Ruston, Providence, and Eustis soils, 12 to 17 percent slopes, eroded (smithdale, providence and eustis)	3.34	2.39	0	53	6e
Fl	Falaya silt loam, local alluvium (occasionally flooded)	0.97	0.69	0	75	2w
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	0.29	0.21	0	55	3e
TOTALS		139.67(*)	100%	-	34.31	5.11



136.3± ACRES PANOLA COUNTY, MISSISSIPPI

land **id.** LINK

TOPOGRAPHY MAP



Directions from the HWY 315 Exit off HWY 6: Travel 2.4 miles south on HWY 315. Turn right on Mt. Olive Road and continue 0.7 miles. Turn left onto Dees Road and proceed 1.4 miles. Continue on Henderson Road for 1.3 miles, and the gate will be on your right.

LINK TO GOOGLE MAP DIRECTIONS



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