

34.1± ACRES
MARSHALL COUNTY, MS
\$189,900

WITH AN RV CAMP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

THE MARSHALL 34.1

PROPERTY PROFILE

LOCATION:

- 3278 Hwy 310
Waterford, MS 38685
- Marshall County
- 3.8± Miles N of the Wyatt
Crossing Boat Landing
on Sardis Lake
- 17± Miles S of Holly Springs
- 22± Miles N of Oxford
- 76± Miles W of Tupelo

COORDINATES:

- 34.5747, -89.58429

PROPERTY USE:

- Hunting
- Residential
- Investment

PROPERTY INFORMATION:

- 34.1± Total Acres
- 0.25± Acre Pond
- Frontage on Hwy 310
- Gently Rolling Terrain
- Mixed Timber
- Pockets of Kudzu
- 3 Established Food Plots
- 3 Box Stands
- Tripod Stand
- 2 Feeders
- RV as Camp with Utilities
- Storage Buildings
- Tractor, Mower, Bush Hog,
& Box Blade
- Electric Golf Cart

TAX INFORMATION:

- 2024 - \$282.74



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HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MARSHALL 34.1

WELCOME TO THE MARSHALL 34.1, A READY-TO-HUNT TURNKEY RETREAT IN NORTH MISSISSIPPI. Already set up and loaded with extras, this property in Marshall County deserves your attention. With convenient frontage along Highway 310, access is quick and easy. The land features gently rolling terrain with a healthy mix of hardwoods and pines, plus kudzu pockets that provide natural cover and an added food source for wildlife.

This 31.4± acre tract comes fully equipped and ready to enjoy—featuring three box stands, two ladder stands, two feeders, a well-maintained internal road system, and a 0.25± acre stocked pond with bass and bream. An RV (as-is) with utilities serves as a comfortable camp, complemented by three storage options for all your gear. You'll also find a D1850 Mitsubishi tractor with bush hog and box blade, an electric golf cart for quietly accessing stands, and a Troy-Bilt mower—everything you need for land care and habitat management from day one.



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MORE ABOUT THE MARSHALL 34.1

The property has a strong history of producing quality deer and turkeys, and its location places you in the heart of Mississippi's best outdoor recreation—just 3.8 miles north of Wyatt Crossing on Sardis Lake, roughly 17 miles south of Holly Springs, and about 22 miles north of Oxford. Whether you're chasing gobblers in the spring, deer in the fall, or crappie on Sardis, this turnkey setup is the total package with proven hunting, on-site fishing, and all the tools you need to get started.

Call Hunter Robison today to schedule your private showing of the Marshall 34.1 and experience #TheSmallTownWay!



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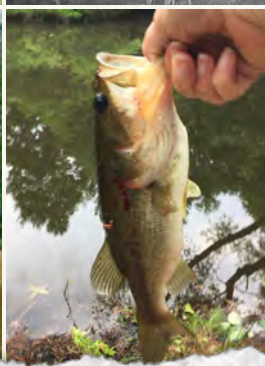
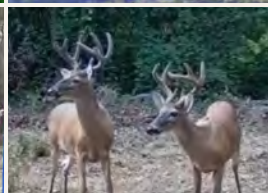
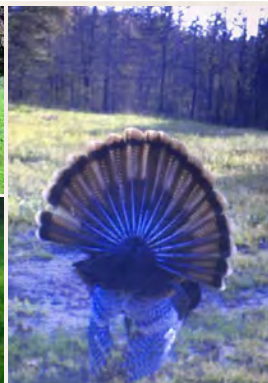
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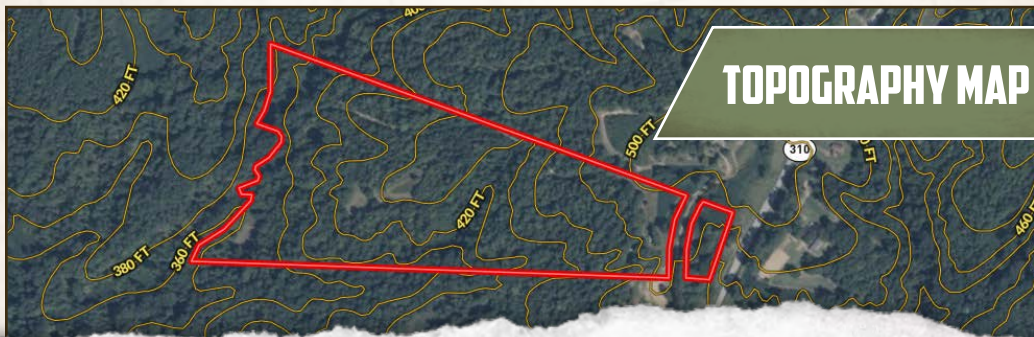
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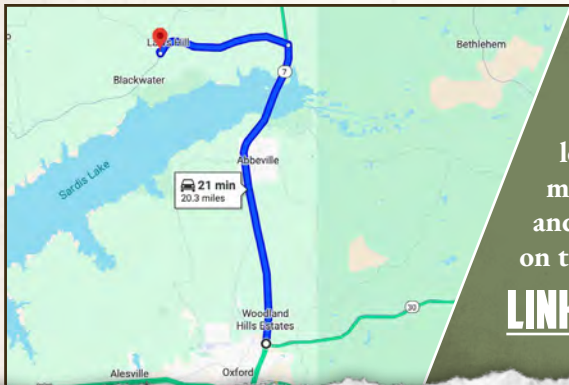
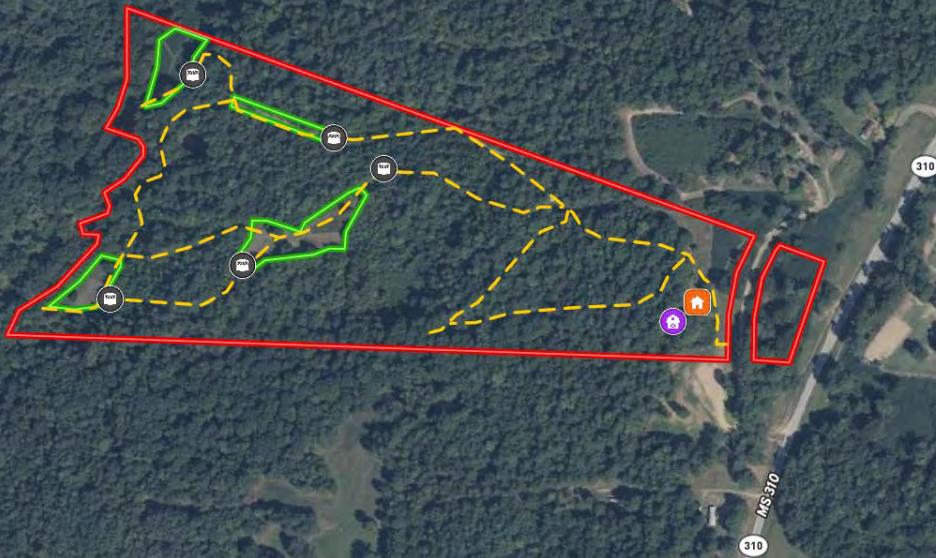
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land id. LINK



Directions From the Intersection of MS 30 and MS-7 in Oxford, MS: Travel 14 miles north on MS-7. Turn left onto MS-310 W and continue 6.2 miles. Turn right onto the gravel drive and proceed 400 feet to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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