

34.2± ACRES
PONTOTOC COUNTY, MS
\$179,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE PONTOTOC 34.2

PROPERTY PROFILE

LOCATION:

- Hwy 346
Thaxton, MS 38871
- Pontotoc County
- 15.6± Miles W of Pontotoc
- 20.7± Miles E of Oxford

COORDINATES:

- 34.3365, -89.2219

PROPERTY USE:

- Recreation
- Deer & Duck Hunting
- Potential Home Site

PROPERTY INFORMATION:

- 34.2± Total Acres
- 14± Acre Slough/Marsh
- Utilities at the Road
- Hwy 346 Frontage

TAX INFORMATION:

- Taxes TBD
- Part of Parcels:
#019-32-000-009.01
#023-05-000-002.01



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LUKE GOSSETT

LAND SPECIALIST

C: 662-832-8822

O: 662-238-4077

lgossett@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PONTOTOC 34.2

WELCOME TO THE PONTOTOC 34.2—A BEAUTIFUL TRACT LOCATED IN THAXTON, MISSISSIPPI. This versatile 34.2± acre property offers convenient frontage along Hwy 346, providing convenient access while maintaining the privacy and serenity of rural living.

As you arrive at the Pontotoc County property, you'll find a partially cleared area at the front that, with minimal work, could be transformed into an ideal home site. Imagine building your dream home here, with the peace and quiet of the countryside right at your doorstep. Utilities are available at the road.

Beyond the potential home site, the remainder of the property opens up for recreational use, offering a perfect balance of functionality and natural beauty. A standout feature of this tract is the impressive 14± acre slough/marsh area, creating excellent habitat for wildlife and providing some outstanding hunting opportunities.

Whether you're looking for a place to build, hunt, or simply enjoy nature, the Pontotoc 34.2 checks all the boxes.

Contact Luke Gossett today for your private showing!



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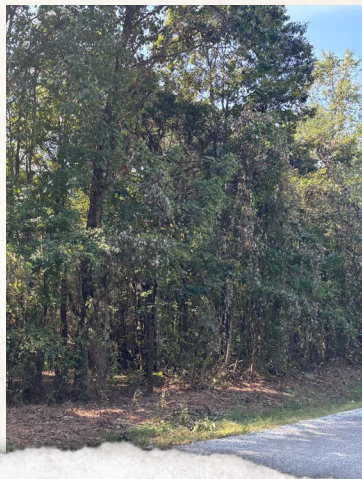
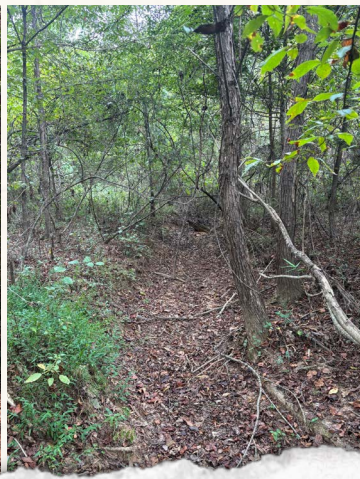
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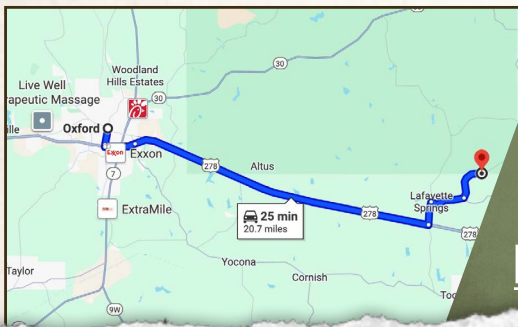


TOPOGRAPHY MAP



Directions From the Intersection of Hwy 6/Hwy 7 in Oxford, MS: Travel 14 miles east on Hwy 6/US-278. Turn left onto MS-336 E and continue 1.1 miles. Turn right to stay on MS-336 E and proceed 1.6 miles. Turn left onto MS-346 E and travel 1.7 miles to the destination on the right.

LINK TO GOOGLE MAP DIRECTIONS



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