



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

**221± ACRES**  
**MARSHALL COUNTY, MS**  
**\$1,326,000**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE MARSHALL 221

## PROPERTY PROFILE

### LOCATION:

- Highway 7  
Lamar, MS 38642
- Marshall County
- 10± Miles N of Holly Springs
- 26± Miles SE of Collierville, TN

### TAX INFORMATION:

#### 2024 Taxes

- Parcel# 077-25-00105: \$500
- Parcel# 077 -25-00600: \$46
- Parcel# 074-24-00101: \$223.72

### PROPERTY USE:

- Hunting
- Recreational
- Timberland
- Investment
- Home/Cabin Site

### COORDINATES:

- 34.8883671, -89.3601064

### PROPERTY INFORMATION:

- 221± Total Acres
- 33± Tillable Acres
- Gated, Turnkey
- 3,800'± Road Frontage
- Internal Trail System
- Food Plots
- Shooting Houses & Tree Stands
- Mixed Timber
- Spring-Fed Creek
- Deer & Turkey
- Electricity at the Road
- Home/Cabin Site



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**ANNAH BARNES**

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE MARSHALL 221

**IF YOU'RE LOOKING FOR A TURNKEY HUNTING PROPERTY, THE MARSHALL 221 IS WORTH CONSIDERING!** This exceptional 221± acre property is located on Highway 7 in Marshall County, MS, approximately ten miles north of Holly Springs and 26± miles from Collierville, TN. This land offers a prime opportunity for hunters and land investors seeking a versatile, high-potential tract. With 3,780± feet of road frontage, the property offers easy access and potential for future development or additional land use.

A portion of the property underwent a recent timber thinning, creating diverse, dense undergrowth, ideal for deer bedding and habitat, which will enhance the sanctuary for turkeys and whitetail. Additionally, 33± acres of tillable land and food plots provide prime opportunities for agricultural use or income-producing activities.



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# MORE ABOUT THE MARSHALL 221

Well-established trails lead to and from strategically placed food plots, ensuring easy access to key ambush points while preserving the natural movement patterns of wildlife. The property is ready to hunt with three strategically positioned sportsman condos. Thanks to its exceptional genetics, there is a well-documented history of producing mature bucks—check out the trail camera pictures and photos of the impressive bucks harvested over the years! For turkey hunters, this property offers world-class turkey hunting with an impressive turkey population. The farm has consistently supported a large flock of longbeards—trail camera and harvest photos prove it. Whether it's the vibrant turkey population or the quality of deer genetics, the Marshall 221 provides an unmatched hunting experience.



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# MORE ABOUT THE MARSHALL 221

Surrounded by agricultural fields and neighbors committed to quality deer management, this tract is in an ideal location for sustaining and growing trophy-class deer. Carefully maintained food plots are positioned to attract and hold game, offering hunters low-impact, easy access. A creek runs through the property, serving as a natural travel corridor that enhances both hunting opportunities and overall wildlife management while providing a reliable year-round water source.

If you're looking for a premier hunting destination, a productive agricultural operation, or a long-term land investment, the Marshall 221 offers an unmatched blend of natural resources, income potential, and top-tier hunting terrain.

**Contact Annah Barnes today to schedule a personal tour.**



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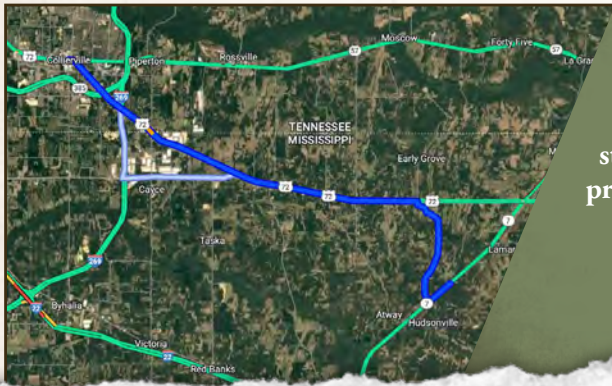
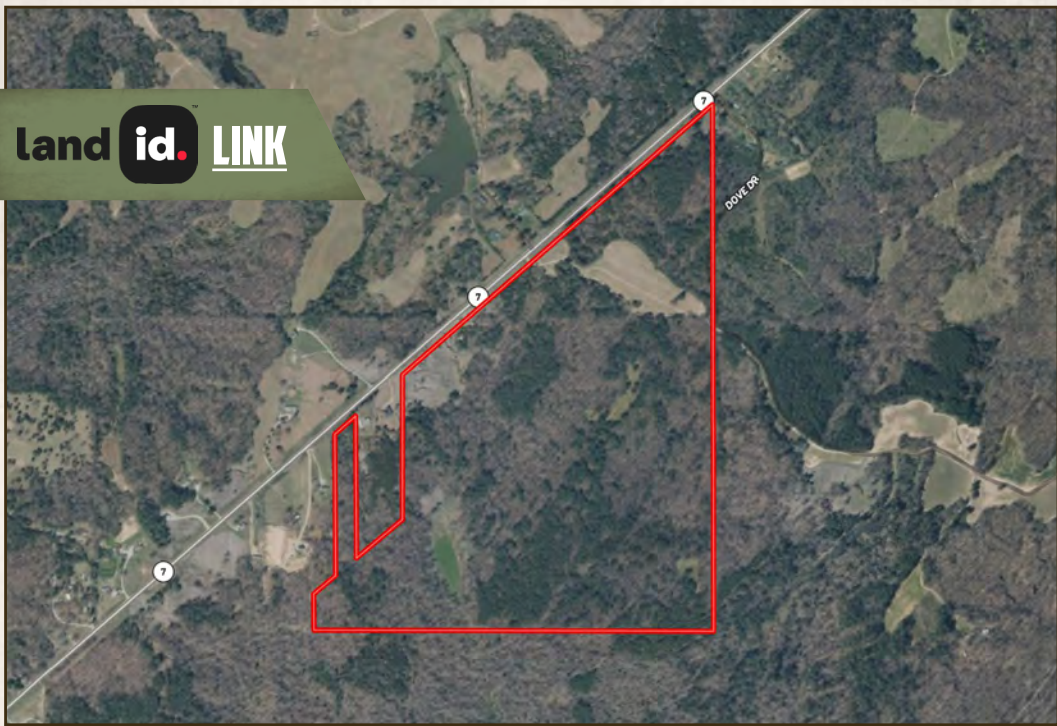
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land id. LINK



Directions From Holly Springs, MS: Travel MS-7 N and take the 2nd exit at the traffic circle to stay on MS-7 N. In 8.4 miles the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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