



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

34.1± ACRES
MARSHALL COUNTY, MS
\$150,000

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 Foodplots
- 3 Box Stands
- Tripod Stand
- 2 Feeders
- RV as Camp with Utilities
- Storage Buildings/Box Truck
- D1850 Mitsubishi Tractor
 - With Bush Hog & Box Blade
- Troy-Bilt Lawn Mower

TAX INFORMATION:

- 2024 - \$282.74



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

IF YOU'VE BEEN SEARCHING FOR A NORTH MISSISSIPPI HUNTING TRACT THAT'S ALREADY SET UP AND READY TO ENJOY, THIS 34.1± ACRE PROPERTY IN MARSHALL COUNTY DESERVES YOUR ATTENTION. With frontage along Highway 310, access is simple and convenient. The land features gently rolling terrain with a healthy blend of hardwoods and pines, plus kudzu pockets providing natural cover and an added food source for wildlife.

This tract comes loaded with improvements: three box stands, two feeders, a well-maintained internal road system, and a 0.25± acre stocked pond offering bass and bream fishing. An RV with utilities remains as a comfortable camp, complemented by three storage options for your equipment. Also included is a Mitsubishi tractor with bush hog and box blade, along with a Troy-Bilt mower—everything you need for property care and habitat management from day one.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

MORE ABOUT THE MARSHALL 34.1

This property has a strong track record of producing quality deer and turkeys, and its location puts you right in the heart of Mississippi's best outdoor opportunities—just 3.8 miles north of Wyatt Crossing on Sardis Lake, roughly 17 miles south of Holly Springs, and approximately 22 miles north of Oxford.

Whether you're chasing gobblers in the spring, hunting deer in the fall, or crappie fishing on Sardis, this turnkey setup gives you the perfect basecamp. The Marshall County 34.1 is the total package with a great location, proven hunting, fishing on-site, and all the tools you need!

Call Hunter Robison today to set up your private showing!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

34.1± ACRES

MARSHALL COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

34.1± ACRES

MARSHALL COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

34.1± ACRES

MARSHALL COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

34.1± ACRES

MARSHALL COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

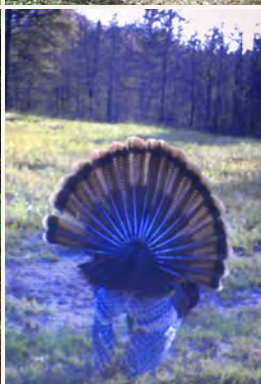
50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

34.1± ACRES

MARSHALL COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

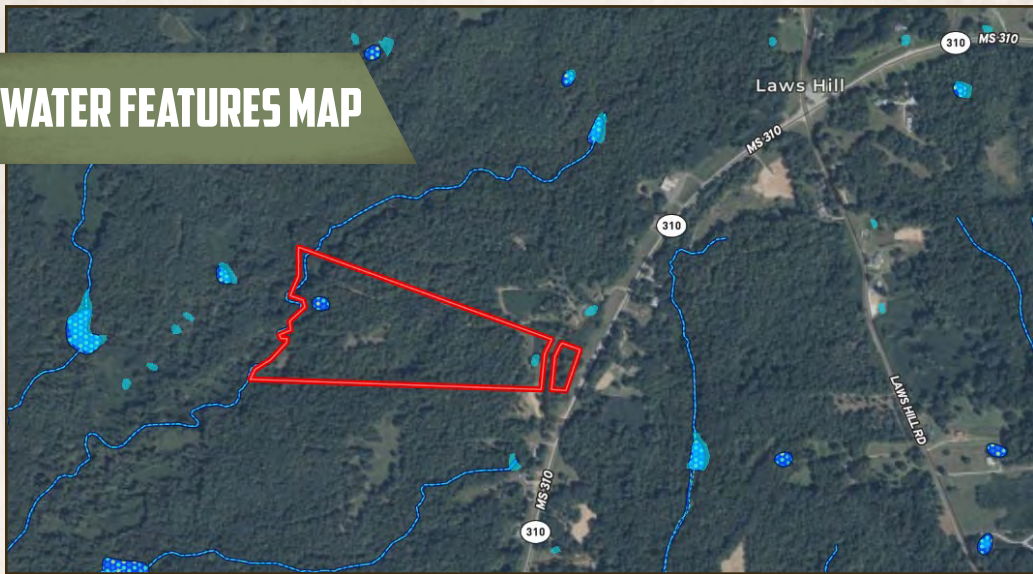
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

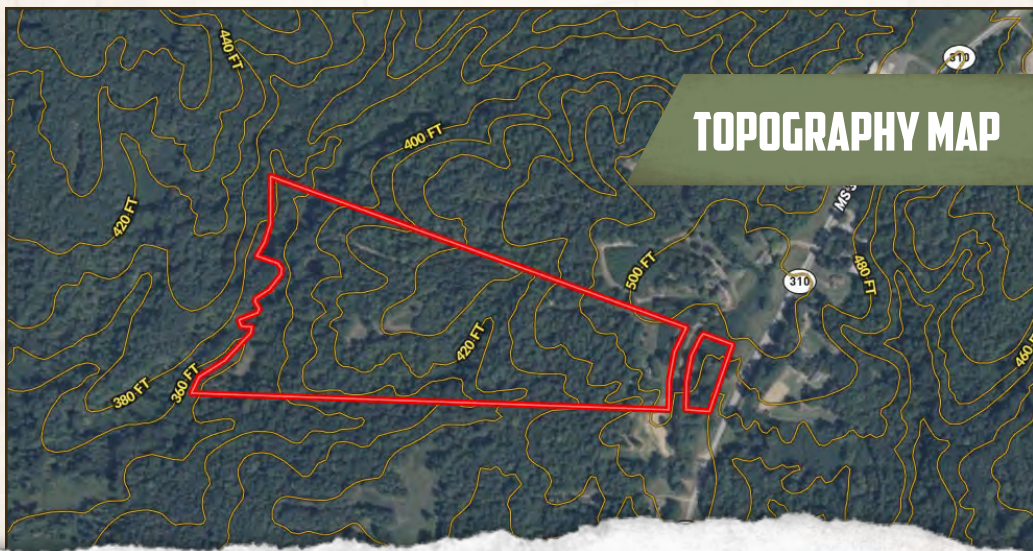
34.1± ACRES

MARSHALL COUNTY, MISSISSIPPI

WATER FEATURES MAP



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

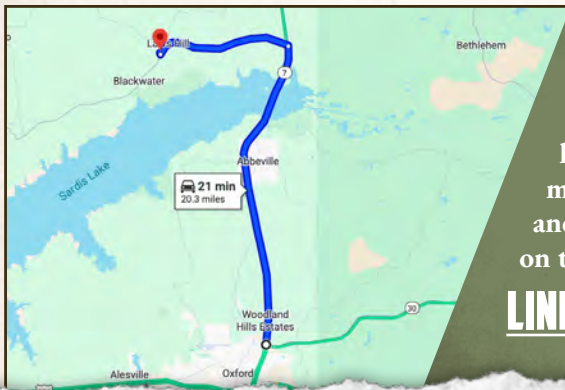
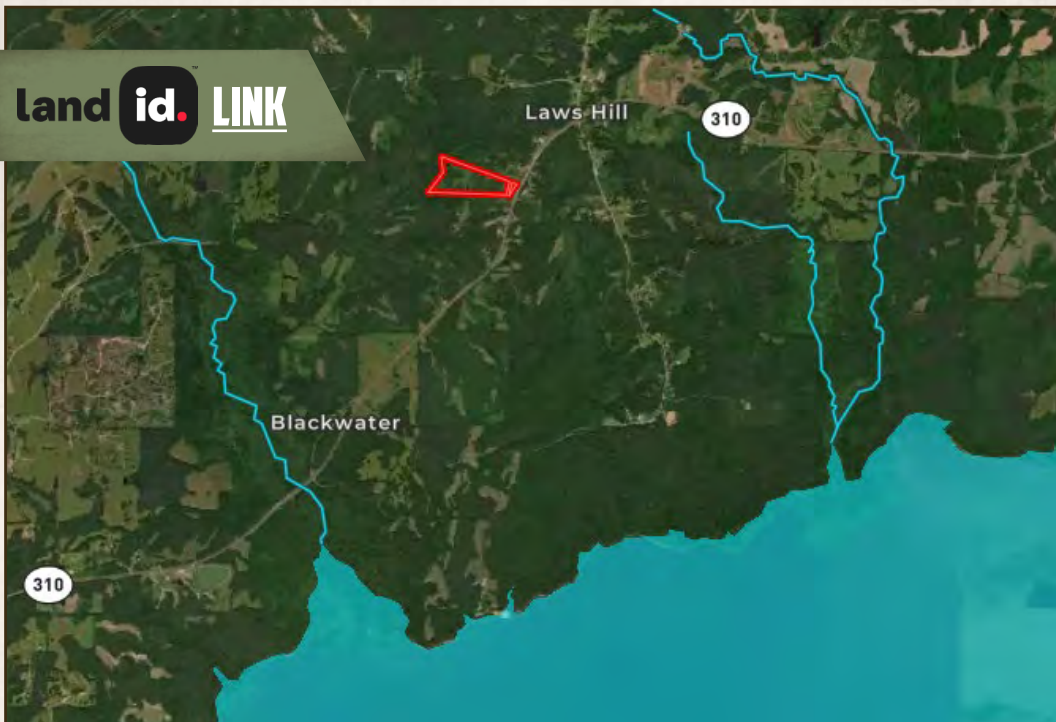
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

34.1± ACRES

MARSHALL COUNTY, MISSISSIPPI

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](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.