



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

**6.95± ACRES WITH A HOME**  
**PANOLA COUNTY, MS**  
**\$181,900**



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# THE PANOLA 6.95

## PROPERTY PROFILE

### LOCATION:

- 586 McKinney Road  
Sardis, MS 38666
- Panola County
- 1.5± Miles E of the  
Charles Ray Nix WMA
- 4.6± Miles SW of Sardis
- 8.7± Miles N of Batesville
- 13.8± Miles W of the Beach  
Point Ramp at Sardis Lake
- 32.8± Miles W of Oxford
- 45.4± Miles S of Southaven

### COORDINATES:

- 34.41135, -89.96082

### PROPERTY USE:

- Residential
- Hunting
- Recreational

### PROPERTY INFORMATION:

- 6.95± Acres
- 1,140± SqFt Mobile Home
- 3 Bedrooms/2 Baths
- Utilities by TVEPA and  
HEBRON Water Assn.
- North Panola School District

### TAX INFORMATION:

- 2024 - \$96.32



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**CALEB WARREN**

LAND SPECIALIST

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[caleb@smalltownproperties.com](mailto:caleb@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PANOLA 6.95

**THE PANOLA 6.95—A PLACE FOR PEACEFUL COUNTRY LIVING WITH HUNTING AND FISHING OPPORTUNITIES.** The 6.95± acre property is in an excellent location, being less than two miles from the Charles Ray Nix WMA, less than five miles from Sardis, and just over 32 miles west of Oxford.

The Panola County property features a like-new 2004 Clayton Homes Sensation mobile home, a small pond, and frontage on McKinney Road. Enjoy 1,140± square feet of an open floor plan design with three bedrooms and two full baths, including a split primary bathtub/shower. The move-in-ready home is set up with TVEPA and HEBRON Water Association. This property is in the North Panola School District.



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# MORE ABOUT THE PANOLA 6.95

Opportunities for year-round recreation and hunting are right out your back door—access thousands of acres with the Charles Ray Nix WMA right down the road. The infamous Sardis Lake is only 20 minutes away with excellent fishing and boating activities.

If you have been looking for a small acreage tract, the Panola 6.95 is worth considering.

**Give Caleb Warren a call today to schedule a showing  
and make 586 McKinney Road your new address!**



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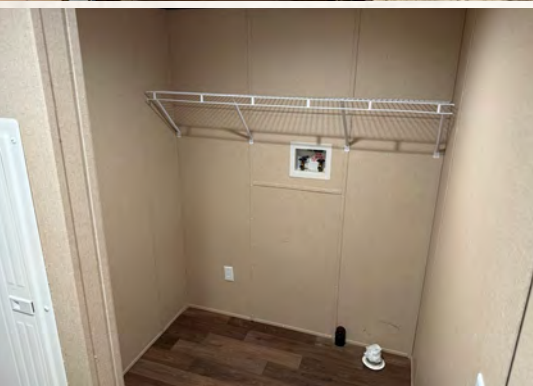
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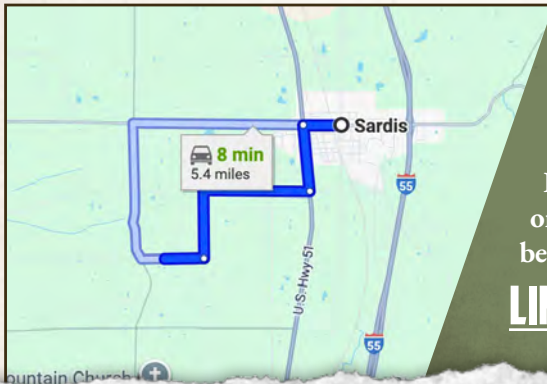
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Directions From the Intersection of W Lee Street and Hwy 51 in Sardis, MS: Travel 1.0 mile south on Hwy 51. Turn right on Davis Chapel Road and proceed 1.5 miles. Turn left on Sanders Road and continue 1.0 mile. Turn right on McKinney Road and the property will be on your right in 0.6 miles.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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