



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SEVEN 5± ACRE LOTS AVAILABLE
MARSHALL COUNTY, MS
PRICES & ACREAGE VARY



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

THE MARSHALL LOTS

PROPERTY PROFILE

LOCATION:

- Old Hwy 7
Waterford, MS 38685
- Marshall County
- 6.6± Miles N of Abbeville
- 8± Miles NE of Wyatt Crossing
Boat Landing on Sardis Lake
- 15± Miles S of Holly Springs
- 16± Miles N of Oxford
- 50± Miles SE of Memphis

COORDINATES:

- 34.58725, -89.49319

PROPERTY USE:

- Home Sites
- Development
- Investment

PROPERTY INFORMATION:

- Seven Lots
 - Lot 1 - \$59,500 - 5.02± Acres
 - Lot 2 - \$59,500 - 5.02± Acres
 - Lot 3 - \$59,500 - 5.01± Acres
 - Lot 4 - \$54,900 - 5.01± Acres
 - Lot 5 - \$49,000 - 5.02± Acres
 - Lot 6 - \$54,900 - 5.02± Acres
 - Lot 7 - \$62,500 - 5.21± Acres
- Marshall County School District
- Utilities Available

TAX INFORMATION:

- TBD



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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 LOTS

IF YOU HAVE BEEN LOOKING FOR A BEAUTIFUL PLACE TO PLANT YOUR ROOTS NEAR OXFORD OR HOLLY SPRINGS, LOOK NO FURTHER! These seven potential home sites in Marshall County, MS, offer the perfect blend of country feel with major cities in close proximity. Situated less than 16 miles from Oxford, you will have dining, shopping, and entertainment within a short drive. If you enjoy the outdoors, Wyatt Boat Landing is less than 10 miles away, allowing you to enjoy Sardis Lake for hunting, fishing, and recreational activities. Each ready-to-build, cleared lot is approximately five acres and features ample road frontage, power, and NorthEast Sparc at the road. You will have enough room to enjoy your spacious yard with the family and friends. Whether you're looking to build your forever home or invest in a high-potential piece of dirt, these Marshall County lots are worth a look!

**Contact Hunter Robison for more
information and to schedule a viewing.**



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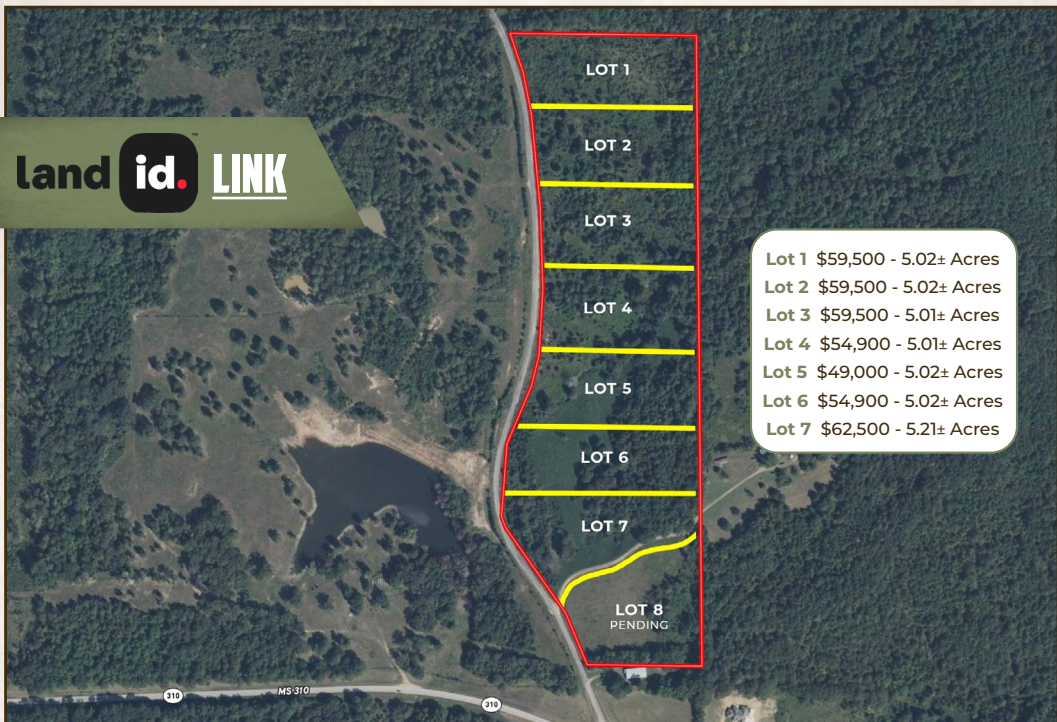
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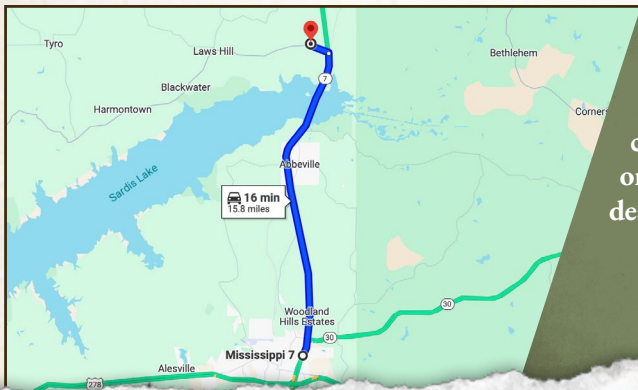
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MARSHALL COUNTY, MISSISSIPPI

land **id.** LINK



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Directions From Oxford, MS:
Travel 14.8 miles NE on MS-7
N. Turn left onto MS-310 W and
continue 0.9 miles. Turn right
onto Old Oxford Road and the
destination will be on your right.

**LINK TO GOOGLE
MAP DIRECTIONS**



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