



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

3.1± ACRE LOT
PANOLA COUNTY, MS
\$49,500



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

THE PANOLA 3.1

PROPERTY PROFILE

LOCATION:

- Macedonia Road
Batesville, MS 38606
- Panola County
- 1.6± Miles W of Charles
Ray Nix WMA
- 13± Miles NW of Batesville
- 19± Miles NE of Marks
- 19± Miles W of Sardis Lake
- 36± Miles W of Oxford
- 80± Miles S of Memphis, TN

PROPERTY USE:

- Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 3.1± Acres
- Ample Road Frontage
- Cleared
- North Panola School District
- Utilities Available

COORDINATES:

- 34.39143, -90.05516

TAX INFORMATION:

- 2024 - \$240.85



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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 PANOLA 3.1

IF YOU HAVE BEEN LOOKING FOR THE PERFECT HOMESITE IN PANOLA COUNTY, MS, YOUR SEARCH ENDS HERE! This beautiful 3.1± acre lot, located on Macedonia Road just northwest of Batesville, is cleared and ready for you to build your dream home or weekend getaway. Nestled in a peaceful, country setting, this property offers a quiet and tranquil atmosphere, perfect for those looking to escape city life. With utilities readily available, the lot is waiting for construction.

The property is less than two miles from the Charles Ray Nix Wildlife Management Area, providing excellent hunting and recreational opportunities right at your doorstep. For those who enjoy outdoor activities, this lot is only 13 miles from Batesville, offering easy access to town amenities, and just 19 miles from Sardis Lake, a popular spot for fishing, boating, and other water activities.

Whether you're looking for a peaceful retreat or a place to build your forever home, this property offers an ideal combination of convenience and natural beauty.

Contact Hunter Robison today to learn more and schedule your own private showing of this piece of Panola County.



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PANOLA COUNTY, MISSISSIPPI



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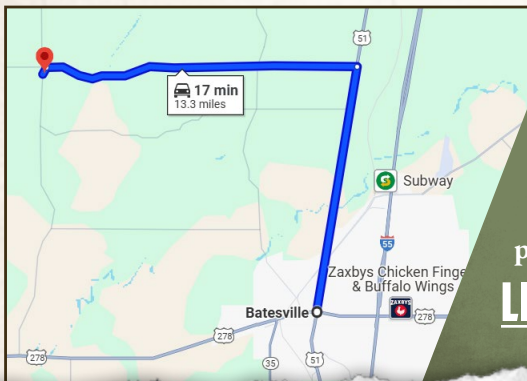
PANOLA COUNTY, MISSISSIPPI

BALLENTINE RD

BALLENTINE RD

MACEDONIA RD

land id. LINK



Directions From US-51 and HWY 6 in Batesville, MS: Travel 5.7 miles north on US-51 N toward Turner Street. Turn left onto Ballentine Road and continue 7.3 miles. Turn left onto Macedonia Road and in 0.2 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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