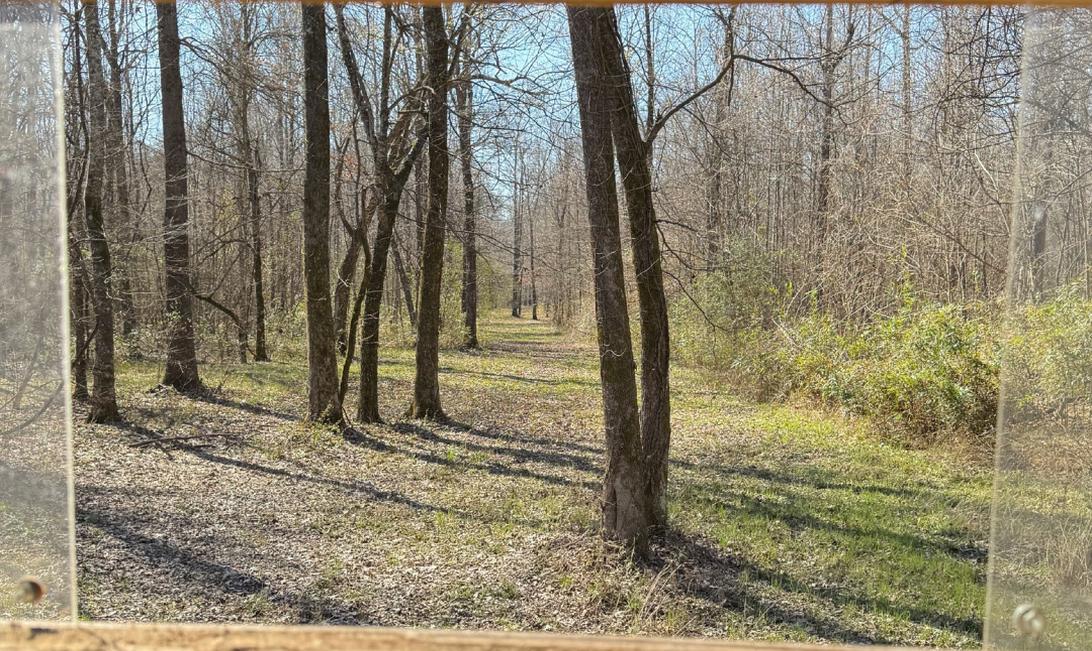


39.95± ACRES
PANOLA COUNTY, MS
\$149,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE PANOLA 39.95

PROPERTY PROFILE

LOCATION:

- Curtis Road
Batesville, MS 38606
- Panola County
- 11.5± Miles W of Batesville
- 40± Miles W of Oxford
- 51± Miles N of Grenada
- 71± Miles S of Memphis, TN

COORDINATES:

- 34.3399549, -90.1015051

PROPERTY USE:

- Hunting
- Recreation
- Investment

PROPERTY INFORMATION:

- 39.95± Acres
- 8" Well on Site
- Food Plot in Place
- Shooting House
- Internal Road System
- Utilities at the Road
- Power: TVA
- Water: Enon Locke Station
& Curtis Water Association

TAX INFORMATION:

- 2024 - \$202.29



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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 39.95

LOCATED JUST WEST OF BATESVILLE, MS, THIS 39.95± ACRE MISSISSIPPI DELTA TRACT OFFERS A RARE OPPORTUNITY FOR THE HARDCORE HUNTER OR OUTDOOR ENTHUSIAST. This area of Panola County is known for its trophy whitetail deer, high duck numbers, and thriving turkey population. The parcel provides access from the southeast corner off Curtis Road, offering an excellent entry point for deer hunting with prevailing winter winds ensuring minimal disturbance to the wildlife while maximizing hunting potential. A previously established food plot with a perfectly situated box stand is already in place. A large flock of longbeards was spotted on the initial property evaluation, which is a rare find in this region of the state.



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MORE ABOUT THE PANOLA 39.95

Situated within the Mississippi Flyway, this property offers outstanding duck hunting potential. The low-lying area in the center of the tract is bordered by a levee on the north end, offering flooding capabilities. The current owner installed an 8-inch well near the entrance, which, with the addition of a pump, can be used to flood and control water throughout the winter months for waterfowl hunting. The property boasts a mix of mature oak timber and thick understory areas, providing natural bedding, cover, and browse for wildlife.

There are no encumbrances, and it may be eligible for government programs that could provide potential income, adding further value to this already excellent hunting tract. Whether you're seeking a place to hunt trophy deer, chase wild turkeys, or enjoy waterfowl hunting in the Mississippi Flyway, this place has it all.

Call Hunter Robison today to schedule a private tour!



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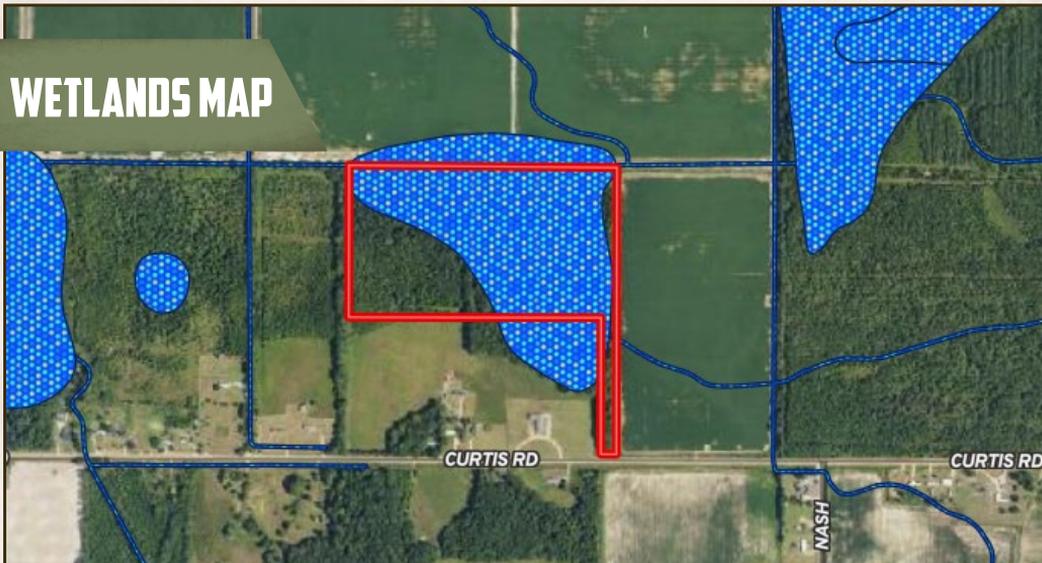
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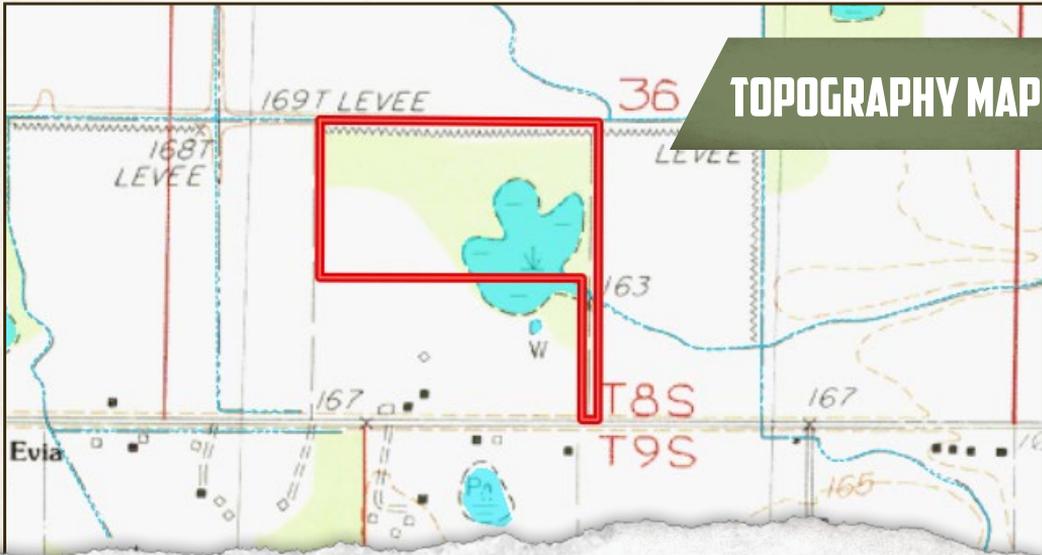
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WETLANDS MAP



TOPOGRAPHY MAP



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SOIL MAP

Code	Description	Acres	%	CPI	NCCPI	CAP	?
Fw	Falaya and Waverly silt loams (frequently flooded)	27.16	67.97%	-	66	4w	?
Wa	Waverly silt loam, 0 to 2 percent slopes, frequently flooded, long	12.79	32.01%	-	49	5w	?
Totals	39.96 ac ?	0 CPI Average	60.54 NCCPI Average	4.32 Cap. Average			



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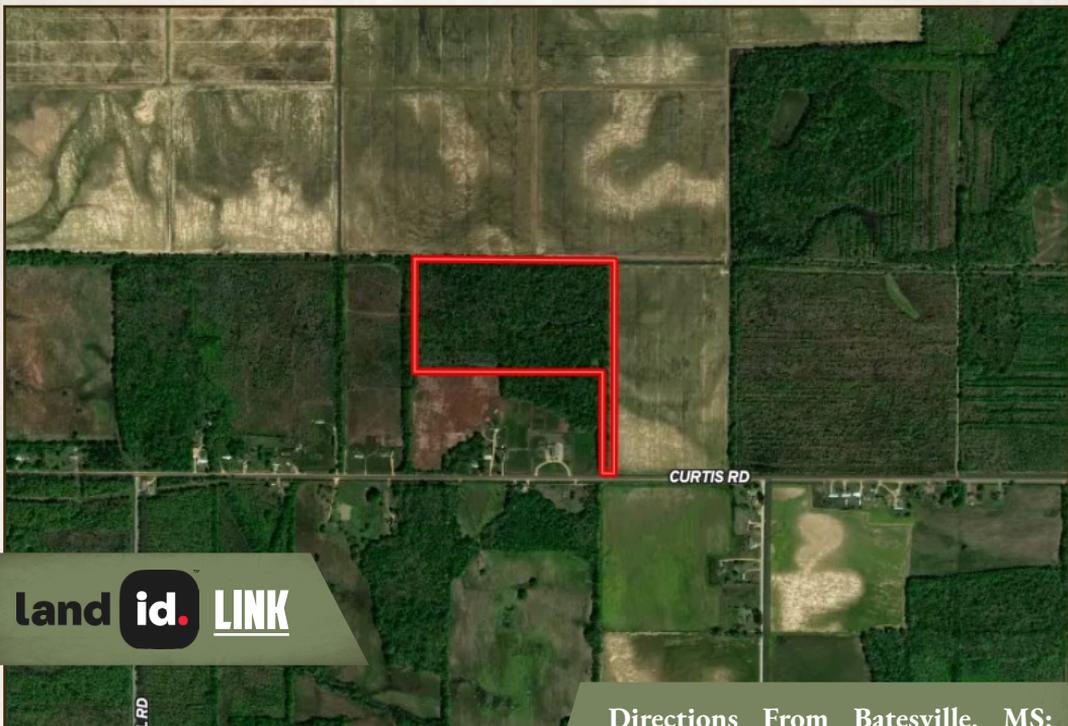
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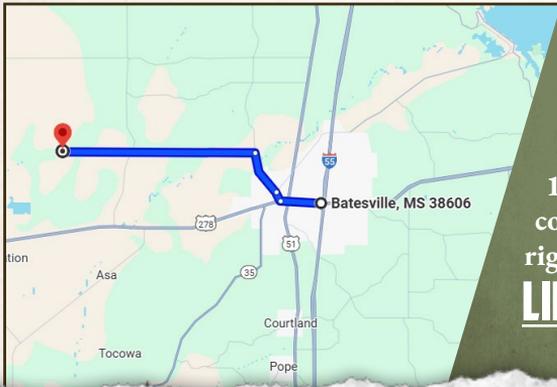
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39.95± ACRES

PANOLA COUNTY, MISSISSIPPI



land id. LINK



Directions From Batesville, MS:
Travel south on US-51 S toward US-278 E. Turn right onto US-278 W and proceed 0.3 miles. Turn right onto Eureka Street and proceed 0.4 miles. Continue onto Panola Avenue and travel 1.9 miles. Turn left onto Curtis Road and continue 7.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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