



# SMALLTOWN

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

**42.2± ACRES**  
**PANOLA COUNTY, MS**  
**\$211,000**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE PANOLA 42.2

## PROPERTY PROFILE

### LOCATION:

- Indian Creek Road  
Crenshaw, MS 38621
- Panola County
- 7.5± Miles E of Crenshaw
- 12± Miles W of Como
- 44± Miles NW of Oxford
- 60± Miles S of Memphis

### COORDINATES:

- 34.48425, -90.11996

### PROPERTY USE:

- Potential Homesite
- Pastureland
- Investment
- Recreational
- Hunting

### PROPERTY INFORMATION:

- 42.2± Acres
- Frontage on Indian Creek Road
- Rolling Terrain
- Cattle Pond
- Hardwood Draw
- Mostly Fenced for Cattle
- Homesite
- Deer, Turkey & Small Game
- Power On Site
- New Survey Available

### TAX INFORMATION:

- TBD



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**LUKE HEISKELL**

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PANOLA 42.2

**WELCOME TO THE PANOLA 42.2, A WONDERFULLY LAID-OUT PARCEL WITH LOADS OF POTENTIAL!** Located on Indian Creek Road between Crenshaw and Como, this 42.2± acre Panola County, MS property offers recreational and hunting opportunities, a home site, room for your cattle, and more.

The land is partially fenced with some cattle pastures and a small pond. You will find mixed hardwoods and plentiful wildlife. Over the years, many turkeys and deer have been harvested. If you are interested in building your dream home or a weekend retreat, there are several access points with gated entrances. For your convenience, power is available on site. A new survey was recently completed and is available.

**Contact Luke Heiskell today to learn more about the Panola 42.2 and to schedule a personal tour.**



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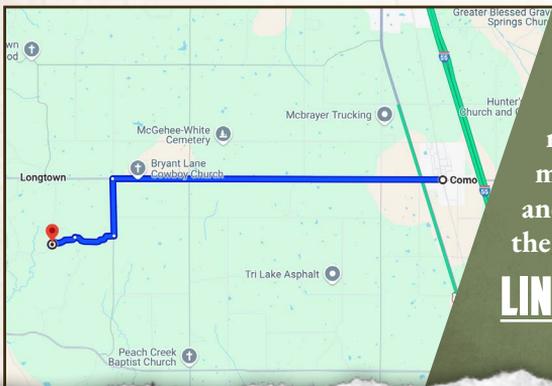
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PANOLA COUNTY, MISSISSIPPI

land id. LINK



Directions From Como, MS: Travel 8.7 miles west on MS-310 W/E Oak Street. Turn left onto Pleasant Grove Road and continue 1.5 miles. Turn right onto Avant Road and proceed 1.1 miles. Turn left onto Indian Creek Road and in 0.6 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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