

SANDHILL COUNTRY ESTATE
16945 HWY 315
Sardis, MS 38666

\$2,250,000
97 +/- acres
Panola County



SANDHILL COUNTRY ESTATE

Sardis, MS / Panola County

SUMMARY

Address

16945 HWY 315

City, State Zip

Sardis, MS 38666

County

Panola County

Type

Recreational Land, Residential Property, Lot

Latitude / Longitude

34.4379 / -89.9664

Dwelling Square Feet

6000

Bedrooms / Bathrooms

4 / 4

Acreage

97

Price

\$2,250,000

Property Website

<https://www.mossyoakproperties.com/property/sandhill-country-estate-panola-mississippi/18821/>



PROPERTY DESCRIPTION

This Panola County property is located just west of Sardis, MS and has it all! The main house is an absolute show place, with approximately 6,000 square feet of living area. It has four bedrooms and three full bathrooms. The master suite is approximately 1,600 square feet and has its own sitting area and fireplace. The house features multiple gas log fireplaces, a cellar/storm shelter, a theater/game room, an office/sitting room, an infinity pool, two two-car garages, lake views; the list goes on! There are more than 50 acres of mature hardwoods with food plots, excellent for hunting deer, turkey and small game or just enjoying the outdoors. There are three stocked lakes loaded with fish. There is a two-bedroom guest house on a lake located in a secluded area of the property. The property also has a gathering hall/event space that has been used for weddings and an opry that has professional lighting and sound system, a kitchen and food service stations. The gathering hall also has living quarters that include a kitchen, living room, dining room, two bedrooms and two full bathrooms. For larger gatherings, there is an outdoor amphitheater in a grove of large oak trees that has a covered stage, professional lighting and can accommodate up to 4,000 people. If that is not enough, there is a golf course on the property with multiple tee boxes and three greens that make up a total of 11 holes. The tee boxes, fairways and greens are all irrigated, and the greens have tile drainage systems just like any country club golf course. There are also three equipment sheds on the property. You must see it to really understand how awesome this property is!



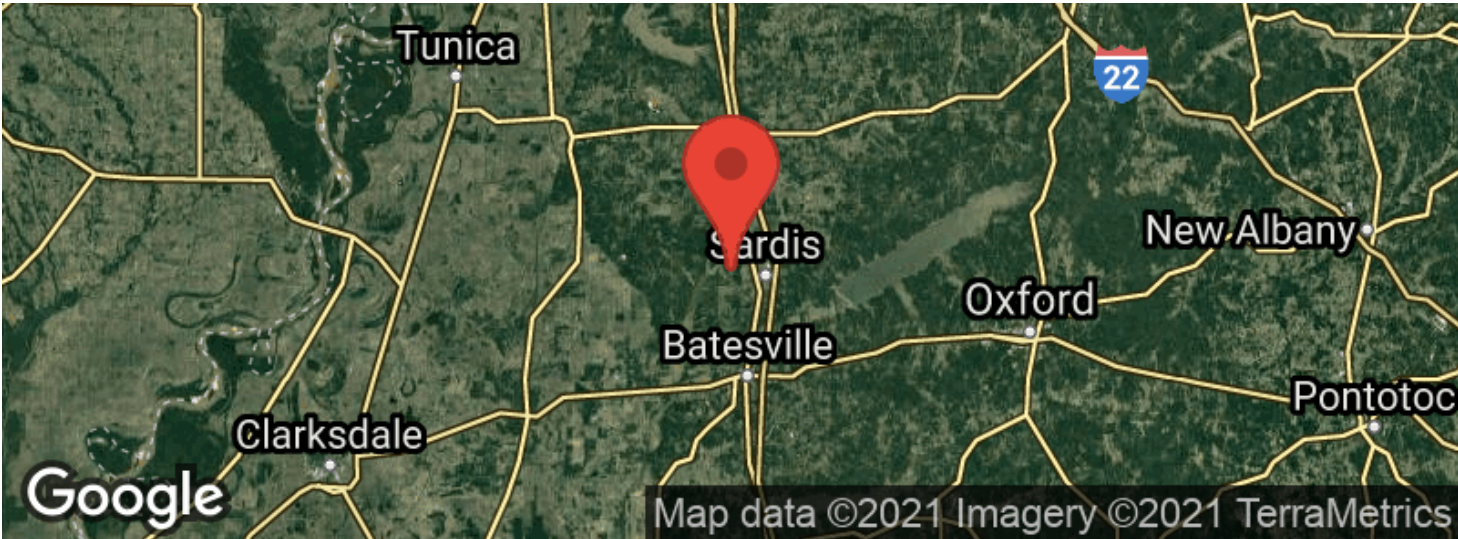
SANDHILL COUNTRY ESTATE
Sardis, MS / Panola County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

5741 Highway 45 Alternate South

City / State / Zip

West Point, MS 39773

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Bottomland Real Estate

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West Point, MS 39773

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