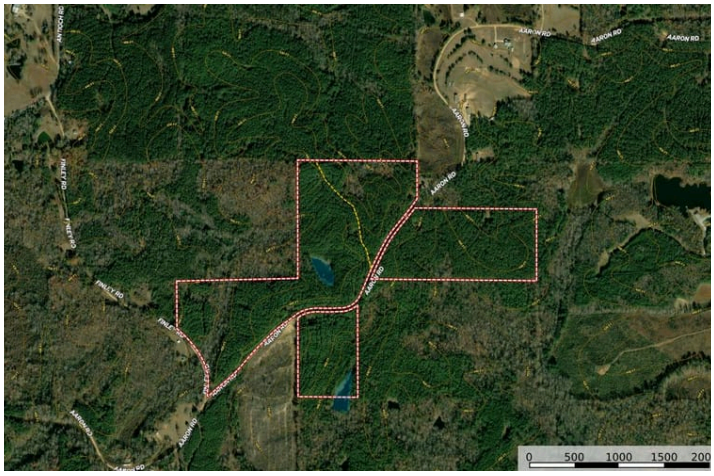
Toccopola 103.48+/- Acres
Aaron Road
Randolph, MS 38864

$310,454
103.48± Acres
Pontotoc County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
Aaron Road

City, State Zip
Randolph, MS 38864

County
Pontotoc County

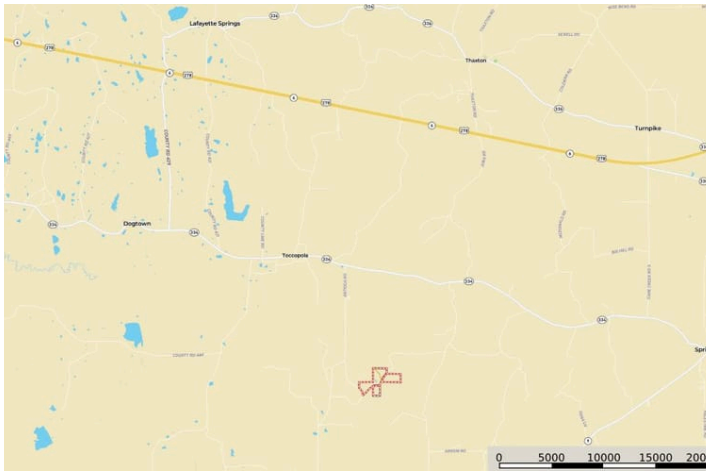
Type
Hunting Land, Recreational Land, Undeveloped Land, Lakefront

Latitude / Longitude
34.22465 / -89.20920

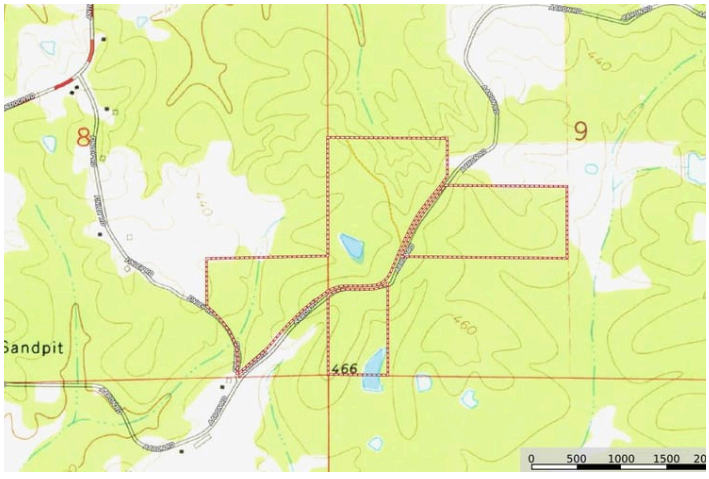
Acreage
103.48

Price
$310,454

Property Website
www.mossyoakproperties.com







MOSSY OAK PROPERTIES
Bottomland Real Estate
America's Land Specialist

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

PROPERTY DESCRIPTION

103.48 +/- Acres of Timberland, Development Potential & Recreational Property Near Pontotoc and Oxford, MS

This 103.48 +/- acre tract offers a unique combination of development potential, recreational opportunities, and long-term timber investment in a convenient North Mississippi location. The property is located approximately 15 miles from Pontotoc and 23 miles from Oxford, making it an attractive option for buyers looking for acreage within a reasonable drive of both communities.

The property was recently harvested within the last year, providing a clean slate for a new owner. With great road frontage, multiple access points, and power and water available along the road, this tract offers flexibility for a variety of future uses. The property also features excellent topography, making it well suited for potential division into smaller parcels.

For a land developer, the combination of acreage, road frontage, utilities, multiple access points, and favorable topography creates an opportunity to potentially divide the property into smaller tracts. For the recreational buyer, the property offers room to establish a new timber investment while developing a private hunting and recreational tract for the long term.

The property includes two ponds, measuring approximately 0.84 acres and 0.50 acres, providing valuable water sources and adding to the recreational appeal. The recently harvested acreage also gives a new owner the opportunity to establish a future timber stand and manage the property according to their own long-term goals.

Property Highlights:

- 103.48 +/- acres
- Approximately 15 miles from Pontotoc
- Approximately 23 miles from Oxford
- Recently harvested within the last year
- Great road frontage
- Multiple access points
- Power and water available along the road
- Excellent topography
- 0.84 acre pond
- 0.50 acre pond
- Potential for subdivision into smaller parcels
- Long-term timber investment potential
- Recreational and hunting potential

Whether you're looking for land for development near Oxford and Pontotoc, a timber investment, or a recreational hunting property, this 103.48 +/- acre tract offers the location, access, utilities, topography, and flexibility to make it an attractive North Mississippi land investment.

Hunter McCool, Certified Land Specialist

Central MS Managing Broker

Mossy Oak Properties Bottomland Real Estate

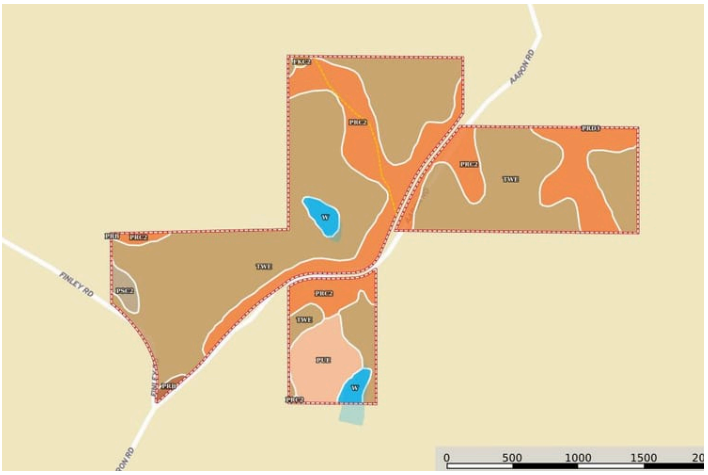
Licensed in MS and AR

Cell 662-295-7447

Office 662 495 1121

hmccool@mossyoakproperties.com




AARON RD
FINLEY RD
0
500
1000
1500

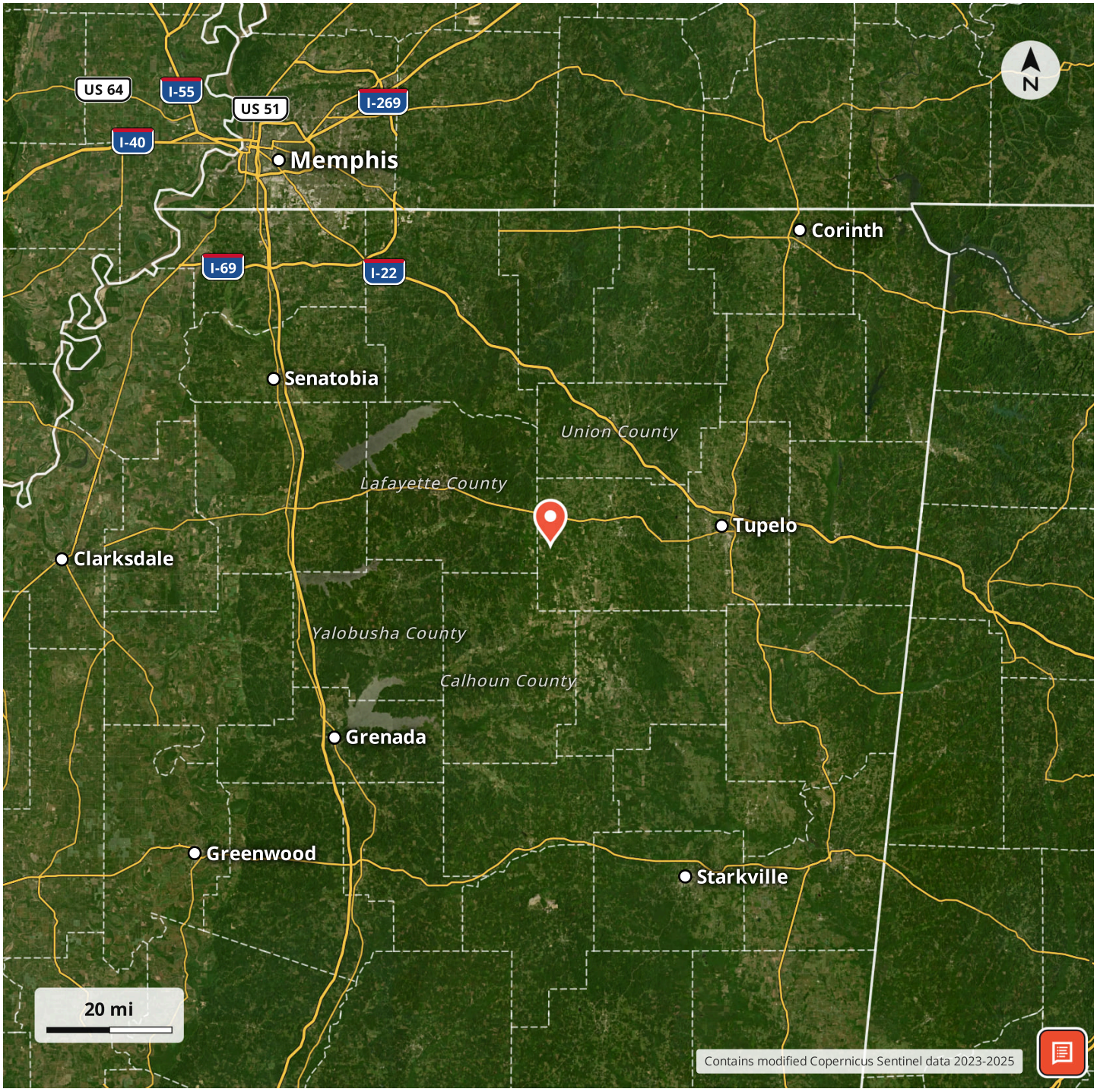




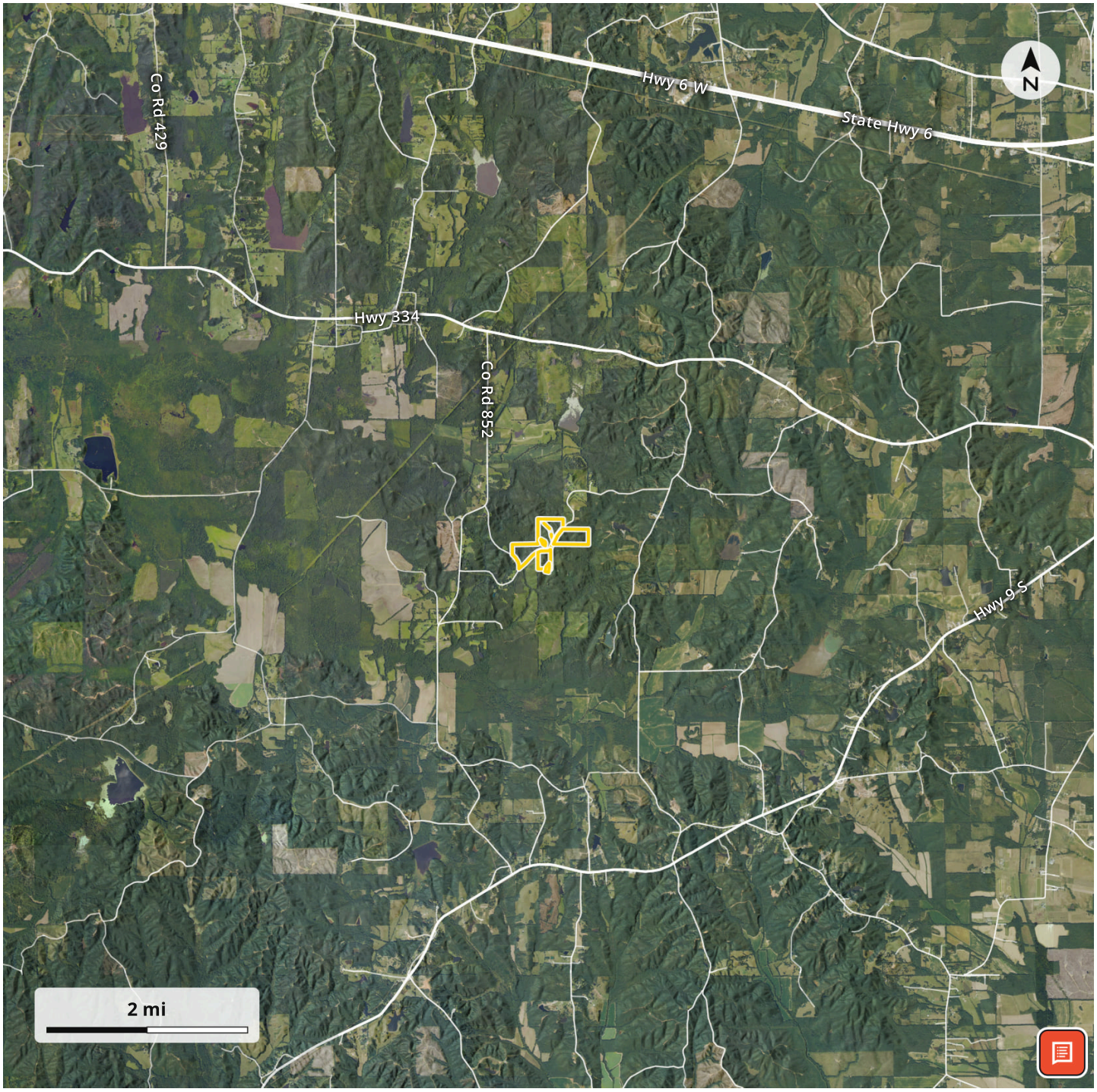




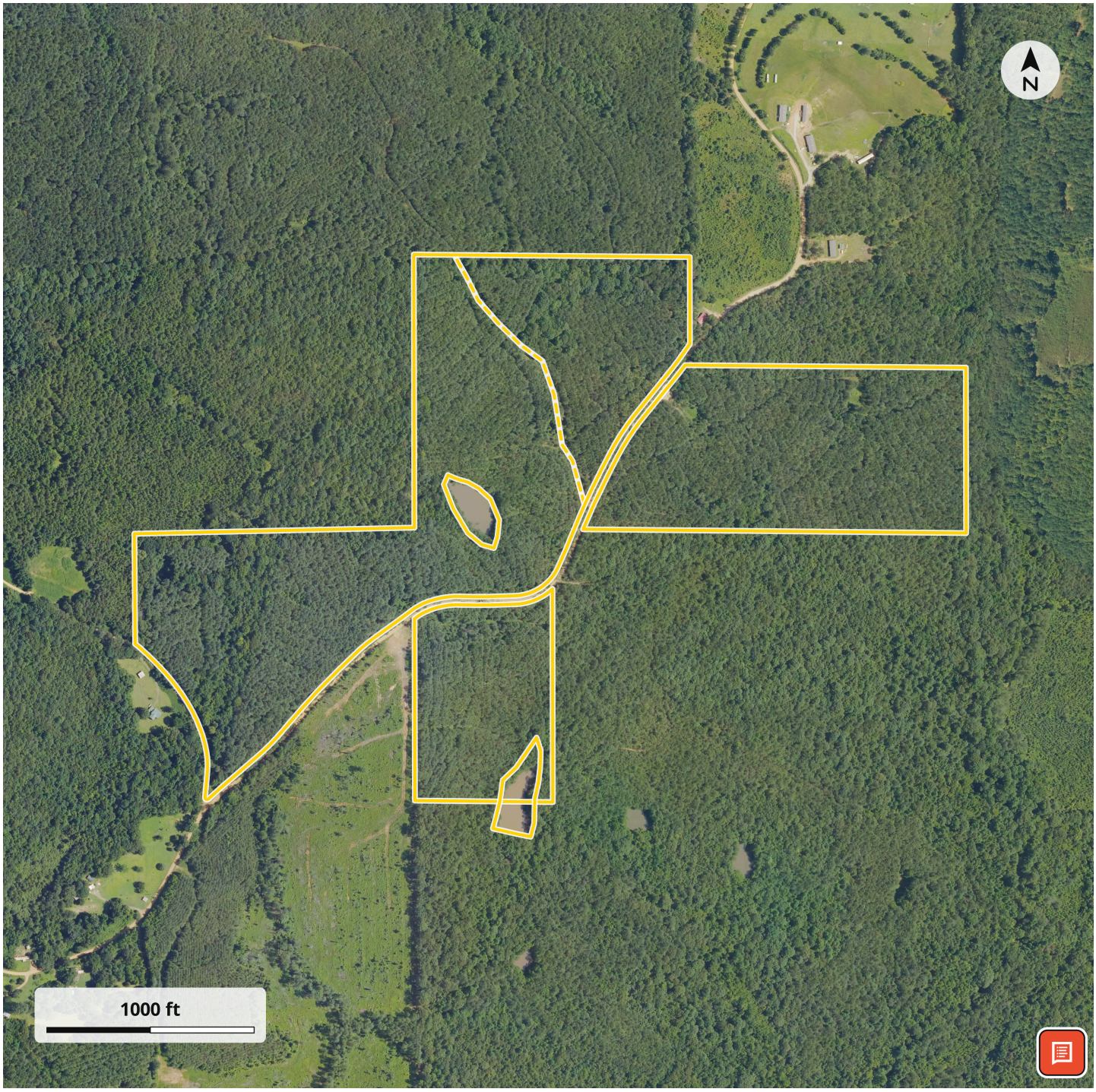
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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