

1,135± ACRES
MARSHALL COUNTY, MS
\$3,518,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE MARSHALL 1,135

PROPERTY PROFILE

LOCATION:

- Highway 4
Holly Springs, MS 38635
- Marshall County
- 6± Miles SW of Holly Springs
- 18± Miles N of Oxford
- 26± Miles SE of Collierville
- 55± Miles NW of Tupelo

COORDINATES:

- 34.684, -89.526

TAX INFORMATION:

2024 Taxes: \$5,969.62

- 158-34-00300
- 162-03-00200
- 162-04-00100
- 162-10-00100
- 162-09-00100 (Part of)
- 162-09-00200
- 162-09-00301

PROPERTY USE:

- Recreational
- Deer and Turkey Hunting
- Investment
- Potential Homesite

PROPERTY INFORMATION:

- 1,135± Total Acres
- Predominantly 28-32 Year Old Pine Timber
- Scattered Hardwoods
- 3 Gated Entrances
- Shop with Attached Shed
- Metal Carport
- Well-Maintained Interior Roads
- High-Fenced Southern Boundary
- Numerous Wildlife Plots
- 20+ Shooting Houses and Stands
- Multiple Creeks
- Stocked Ponds
- Utilities Nearby



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

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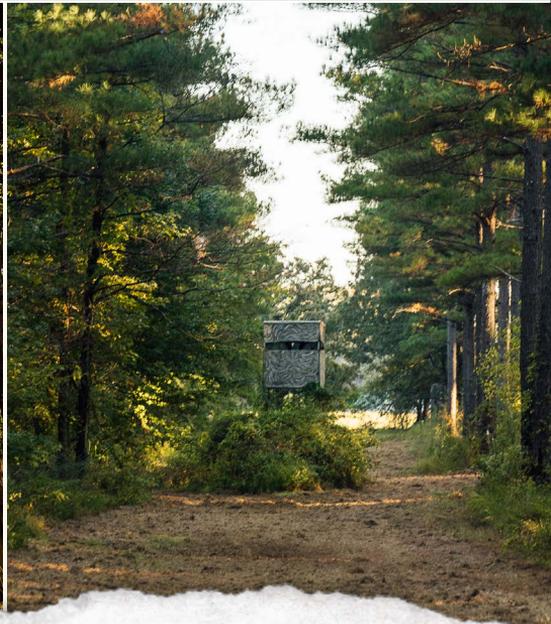
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WELCOME TO THE MARSHALL 1,135

WELCOME TO THE MARSHALL 1,135, A PREMIER RECREATIONAL TIMBERLAND TRACT LOCATED APPROXIMATELY SIX MILES SOUTHWEST OF HOLLY SPRINGS, MISSISSIPPI. The Marshall County property, under the same ownership since 1994, is predominantly managed pine timberland developed with wildlife in mind—no government programs, conservation easements, or carbon deals in place—just a clean slate for the next owner.

The 1,135± acre property features three gated entrances, one on the south side of Highway 4, and two along Wilkins Chapel Road to the north, allowing access from multiple directions and minimizing hunting pressure. The Highway 4 entrance has a long gravel drive leading to a newer two-door shop with an attached shed, metal carport, and enclosed storage room—perfect for housing buggies, tractors, and all your land maintenance equipment.



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MORE ABOUT THE MARSHALL 1,135

Once on the land, you'll find miles of well-maintained interior roads and a high fence that runs along the entire southern boundary for added privacy. This area is known for good deer and exceptional turkey hunting, and the Marshall 1,135 is no exception. The property has an impressive wildlife history, including deer scoring over 160", extremely high turkey numbers, and an annual doe harvest of around 40. There are numerous established wildlife plots with over 20 shooting houses and stands.

In addition to the incredible hunting, the property boasts multiple water features, including Pigeon Roost Creek and Sand Creek, as well as several ponds—some of which are stocked with bass and bream.



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MORE ABOUT THE MARSHALL 1,135

If you're looking to build a home or lodge, power and water, serviced by the City of Holly Springs, are available along Highway 4. The gently rolling topography provides a ton of building sites throughout the tract. Conveniently located 18 miles north of Oxford, 26 miles southeast of Collierville, and 55 miles northwest of Tupelo, this property offers privacy without sacrificing accessibility.

If you've been searching for that hard-to-find, sizable recreational timberland tract with proven wildlife history in North Mississippi, the Marshall 1,135 needs to be on your list.

Contact Michael Oswalt today to schedule your private tour and experience #TheSmallTownWay!



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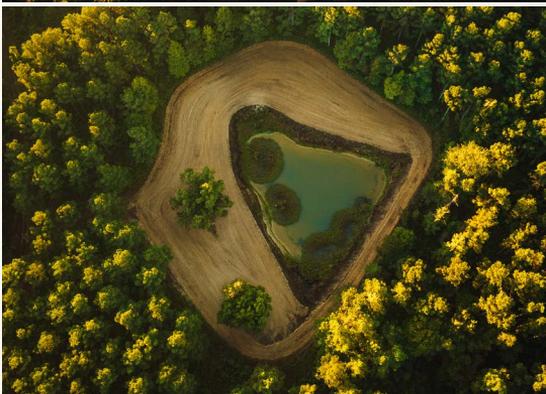
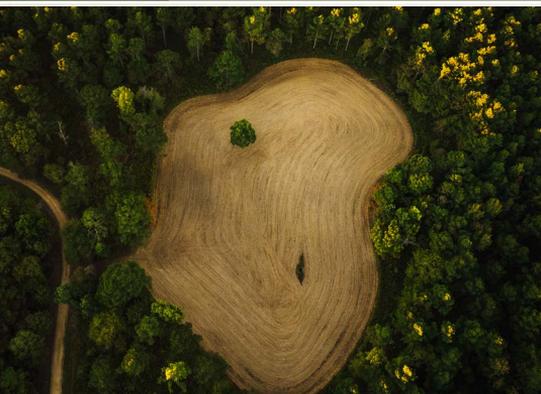
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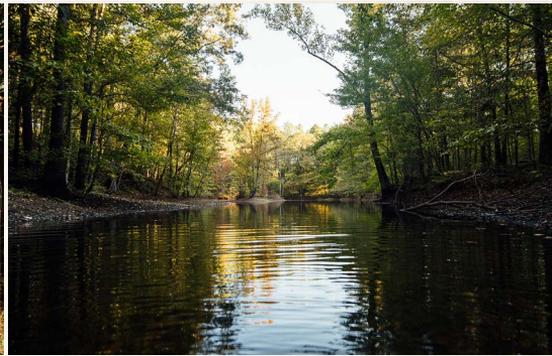
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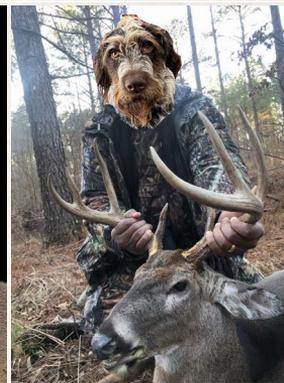
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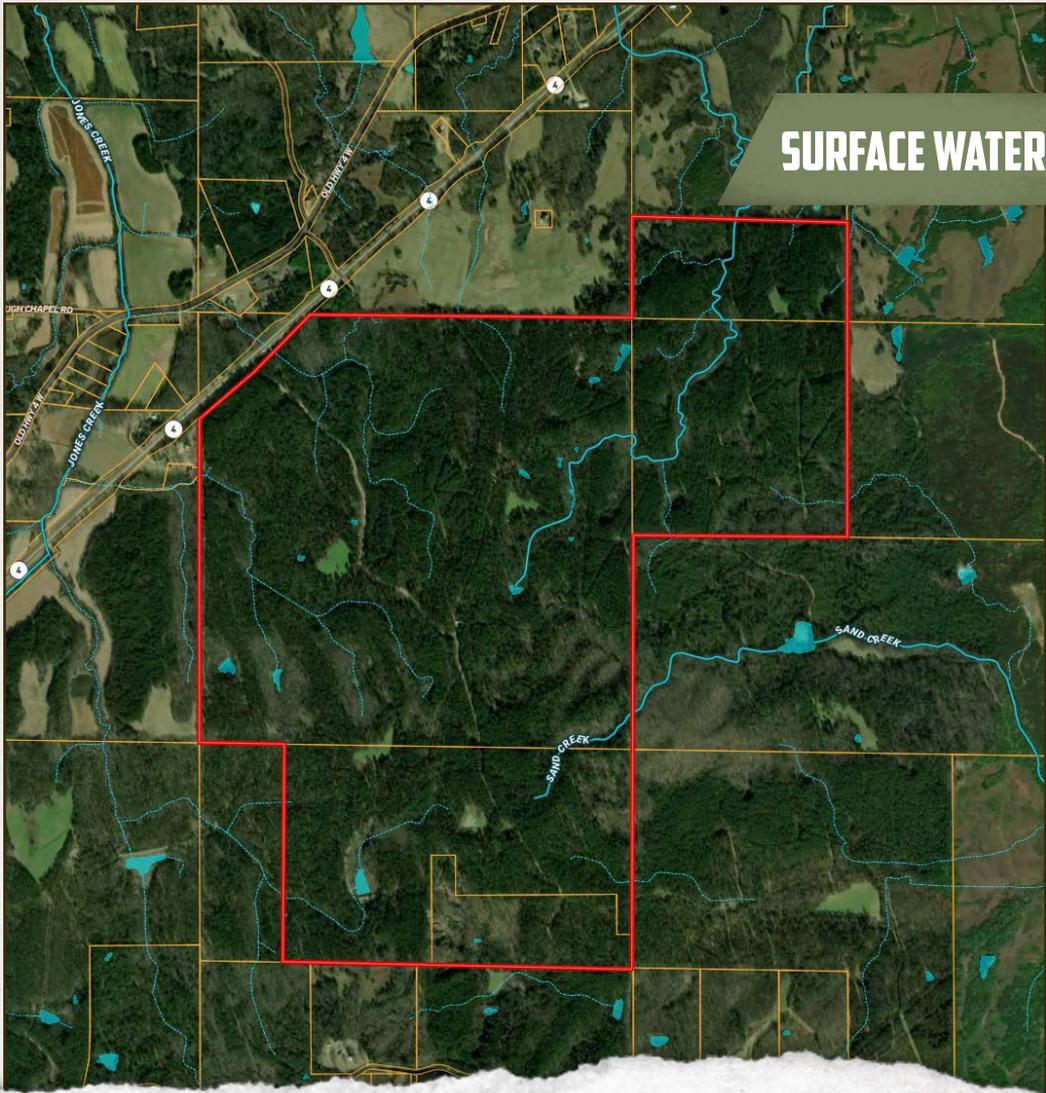
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SURFACE WATER



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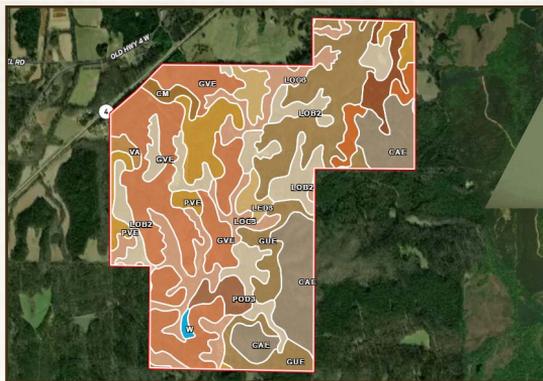
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GuE	Gullied land-Cahaba complex, 5 to 30 percent slopes (smithdale)	411.8 5	26.19	0	6	7e
GvE	Gullied land-Loring complex, 5 to 30 percent slopes	266.2 5	16.93	0	6	7e
CaE	Cahaba and Lexington soils, 12 to 30 percent slopes (smithdale, lexington)	225.3 3	14.33	0	63	7e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	167.9 5	10.68	0	55	3e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	136.6 5	8.69	0	46	4e
PvE	Providence-Cahaba complex, 12 to 30 percent slopes (providence, smithdale)	94.79	6.03	0	56	7e
Vo	Vicksburg and Ochlockonee soils	86.87	5.52	0	90	1
PoD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	35.31	2.25	0	38	6e
LeD3	Lexington silt loam, 8 to 12 percent slopes, severely eroded	34.18	2.17	0	68	6e
MeC3	Memphis silt loam, 5 to 8 percent slopes, severely eroded, northern phase	29.2	1.86	0	75	4e
MeB2	Memphis silt loam, 2 to 5 percent slopes, moderately eroded, northern phase	24.56	1.56	0	80	2e
LeC3	Lexington silt loam, 5 to 8 percent slopes, severely eroded	22.96	1.46	0	69	4e
Cm	Cascilla silt loam	13.23	0.84	0	90	1
LeB2	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	11.84	0.75	0	77	2e
Va	Vicksburg silt loam	8.11	0.52	0	90	1
W	Water	3.63	0.23	0	-	-
TOTALS		1572. 71(*)	100%	-	37.61	5.64



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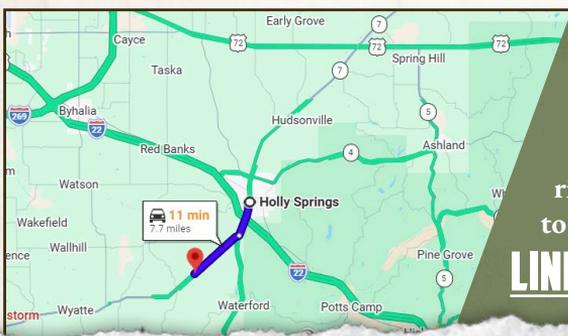
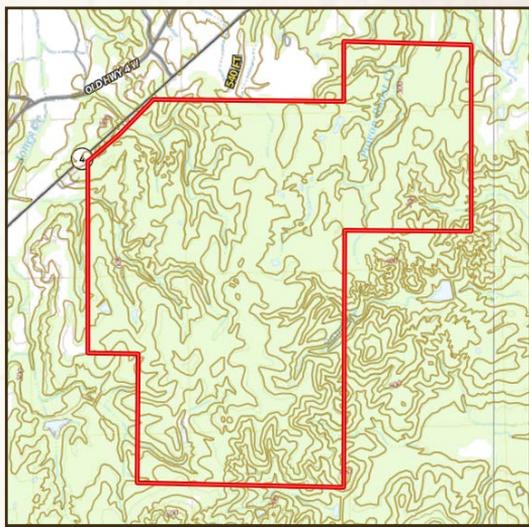
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LINK

TOPOGRAPHY MAP



Directions From the Intersection of Holly Street and MS-4 in Holly Springs, MS: Travel 2.8 miles south on MS-4 W/MS-7 S/S Craft Street. Turn right on MS-4 W and continue 4.7 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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