SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

73.13± ACRE HOMESTEAD
PONTOTOC COUNTY, MS

$799,900



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

THE PONTOTOC 73.13

PROPERTY PROFILE

LOCATION:

- 4291 Salmon Road
  Pontotoc, MS 38863
- Pontotoc County
- 10± Miles SW of Pontotoc
- 32± Miles SW of Tupelo
- 40± Miles SE of Oxford

TAX INFORMATION:

- 079-29-000-006.03
- 079-29-000-006.11
- 079-32-000-004.04
- 079-32-000-004.02
- 2025 Taxes: $638

PROPERTY USE:

- Recreational Retreat
- Hobby Farm
- Homestead

COORDINATES:

- 34.1776, -89.1223

PROPERTY INFORMATION:

- 73.13± Acres
- 6,460± SqFt Main Barn
- 2,880± SqFt Main House
- 2,604± SqFt New Barn
- 1,888± SqFt Woodshop
- 1,368± SqFt Guest House
- 396± SqFt Bunkhouse
- Additional Outbuildings
- Utilities Available Nearby
- Fenced Pasture
- Green House
- Pole Barn
- Pond





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MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PONTOTOC 73.13

WELCOME TO THE PONTOTOC 73.13, A UNIQUE AMISH HOMESTEAD PROPERTY LOCATED JUST SOUTHWEST OF PONTOTOC NEAR THE RANDOLPH COMMUNITY IN PONTOTOC COUNTY, MISSISSIPPI. Offering approximately 73.13 acres of beautiful, fenced pasture, a pond, and an impressive collection of homes, barns, workshops, and outbuildings, this property provides an exceptional opportunity for anyone looking to establish a self-sufficient homestead, hobby farm, or rural retreat in North Mississippi.

The Pontotoc 73.13 features a two-story main house offering 2,880± square feet, built in 2004, along with a 1,368± square foot guest house built in 1997 and a 396± square foot bunkhouse built in 2021. The improvements also include a 6,460± square foot main barn, a 1,888± square foot woodshop, a 2,604± square foot new barn/workshop, and several additional outbuildings, including a pole barn, greenhouse, buggy barn, woodshed, loafing shed, and silo. With this many improvements already in place, the Pontotoc 73.13 offers plenty of space and versatility for agricultural operations, livestock, equipment storage, woodworking, and everyday homestead living.





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MORE ABOUT THE PONTOTOC 73.13

Previously operated as a working Amish homestead, the property has been maintained without electricity or plumbing connected to the improvements. Water has been run to the barn, and electricity is available at the road, offering an opportunity for buyers to customize the utilities and improvements to fit their needs. The combination of open pasture, a pond, established infrastructure, and multiple buildings creates an excellent foundation for a self-sufficient lifestyle.

Conveniently located just 10± miles southwest of Pontotoc, 32± miles southwest of Tupelo, and 40± miles southeast of Oxford, the Pontotoc 73.13 offers the privacy and rural setting many buyers are searching for while remaining within a reasonable drive of nearby communities.

If you've been searching for a unique homestead, hobby farm, or rural property with acreage and an extensive collection of improvements in North Mississippi, the Pontotoc 73.13 deserves a closer look.

Call Luke Gossett or Michael Oswalt today to schedule a private showing and experience #TheSmallTownWay!





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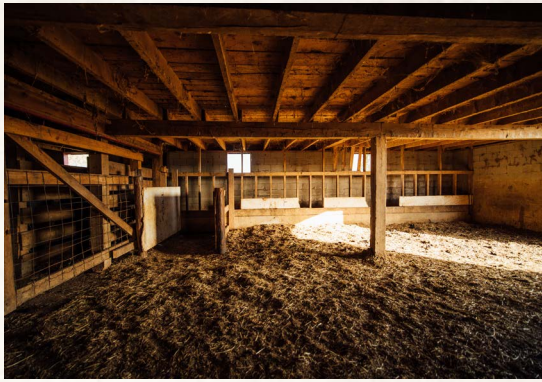


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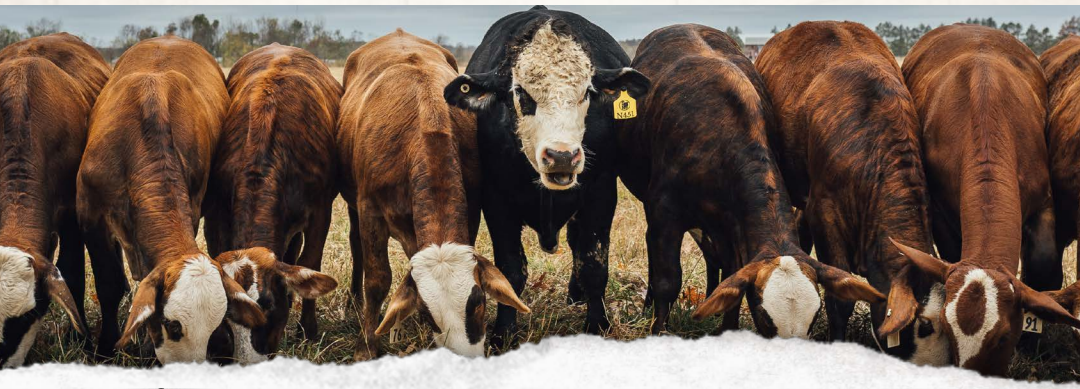
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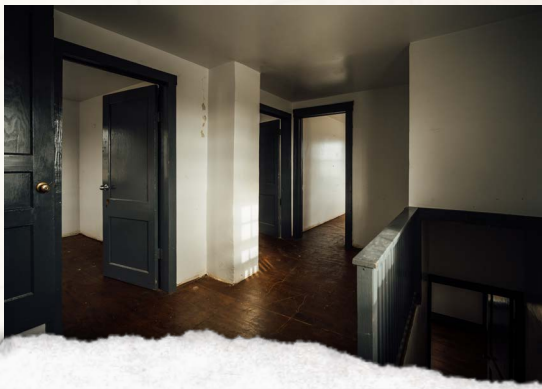














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TOPOGRAPHY MAP



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MsA	Mayhew silty clay loam, 0 to 2 percent slopes	51.69	70.81	0	63	3w
FkB	Falkner silt loam, 2 to 5 percent slopes	19.33	26.48	0	60	3e
Fa	Falaya soils (gillsburg)	1.97	2.7	0	71	2w
TOTALS		72.99(	100%	-	62.41	2.97



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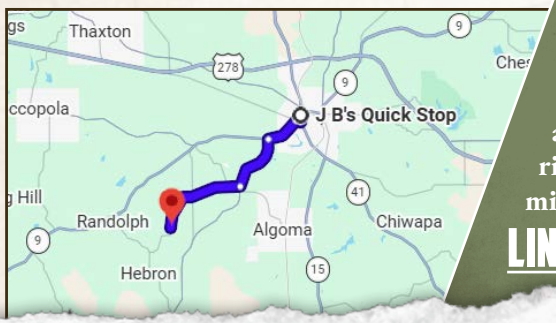
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land id. LINK



Directions From the Intersection of MS-341 S and Salmon Road in Pontotoc, MS: Travel south on MS-9 for 1.6 miles. Turn left onto MS-341 and continue south for 2.8 miles. Turn right onto Salmon Road and proceed 4.3 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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