



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE SM

**235± ACRES WITH A SHOP HOUSE
PANOLA COUNTY, MS**

\$1,099,800



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

THE PANOLA 235

PROPERTY PROFILE

LOCATION:

- 2776 Sees Chapels Road Sarah, MS 38665
- Panola County
- 1.25± Miles E of the MS Delta
- 13± Miles W of Como
- 26± NW of Batesville
- 50± Miles NW of Oxford
- 61± Miles SW of Memphis, TN

TAX INFORMATION:

- 2025 Taxes: \$2,853.85
 - 1058-2800000-0001101
 - 1058-2800000-0001000
 - 1058-3300000-0000300
 - 1059-3200000-0000100

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Weekend Getaway

COORDINATES:

- 34.5302, -90.1519

PROPERTY INFORMATION:

- 235± Acres
- 1,500± SqFt Shop House
 - 3 Bedrooms/1 Bathroom
 - Living Room
 - Kitchen
 - Attached Shop
- Pole Barn for Storage
- Hardwood Timber
- Multiple Food Plots
- Deer Stands
- Extensive Internal Road System
- 2 Stocked Fishing Lakes
- Utilities Available
- Deer & Turkey



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
EXECUTIVE BROKER, AR
DESIGNATED BROKER, MO


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

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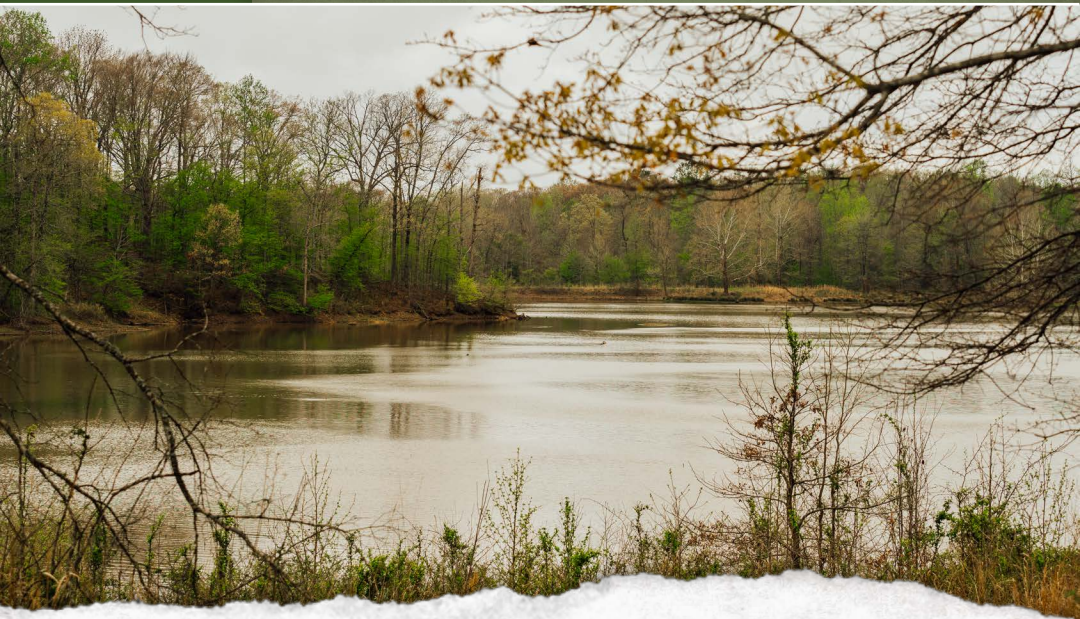
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WELCOME TO THE PANOLA 235

WELCOME TO THE PANOLA 235, LOCATED JUST 12± MILES WEST OF COMO IN PANOLA COUNTY, MISSISSIPPI. This 235± acre recreational property offers a rare combination of hunting, fishing, and accommodations, making it an ideal year-round getaway. If you've been searching for a hard-to-find hunting and fishing combo tract, the Panola 235 deserves a spot at the top of your list.

The Panola 235 features a 1,500± square foot shop house built in 2022. Inside, you'll find three bedrooms, one bathroom, and a kitchen and living room combo that provides a comfortable space to relax after a day of hunting and fishing. Attached is a nice shop area for storing your hunting gear and equipment, along with a nearby pole barn for additional storage of tractors and implements. Utility providers include the Tallahatchie Valley EPA for power, ASL Water Association, INC for water, and septic sewage.



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MORE ABOUT THE PANOLA 235

A standout feature of the Panola 235 is the two stocked fishing lakes, offering exceptional angling opportunities. One lake measures 7± acres, while the larger lake is around 15 acres. Both are stocked with bass, crappie, bream, as well as threadfin shad for forage, providing year-round enjoyment for family and guests.

The land is predominantly made up of hardwood timber and is well-managed for wildlife. Multiple food plots are already in place, along with deer stands, and there is plenty of room to expand. The area is known for excellent deer and turkey hunting, being located just 1.25± miles from the Mississippi Delta, making the Panola 235 a true paradise. An extensive internal road system allows for easy access throughout the property, including an all-weather road leading all the way back to the larger lake.

The Panola 235 is conveniently located 61± miles southwest of Memphis, Tennessee, and 26± miles northwest of Batesville, Mississippi, on a paved road for easy access.

**If you're looking for a recreational property
with year-round enjoyment, contact Michael Oswalt
today to schedule your private tour of the Panola 235.**



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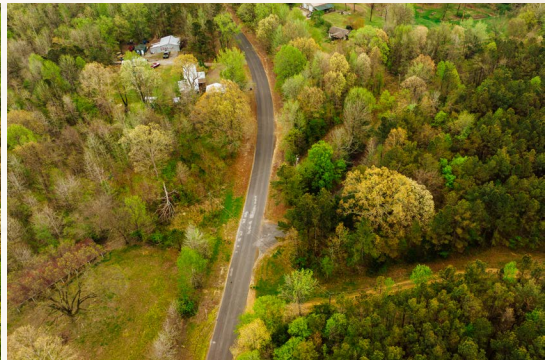
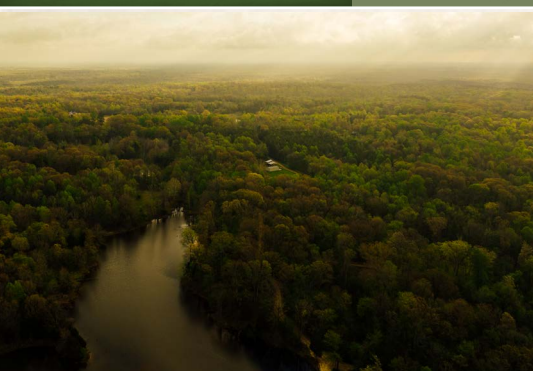
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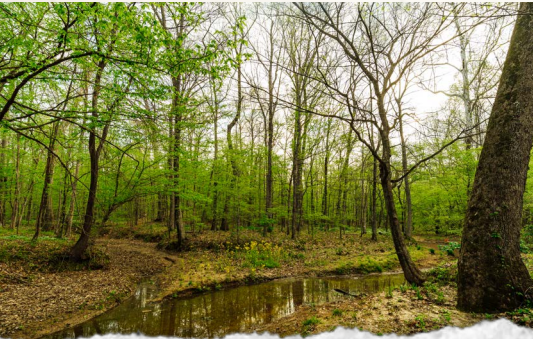
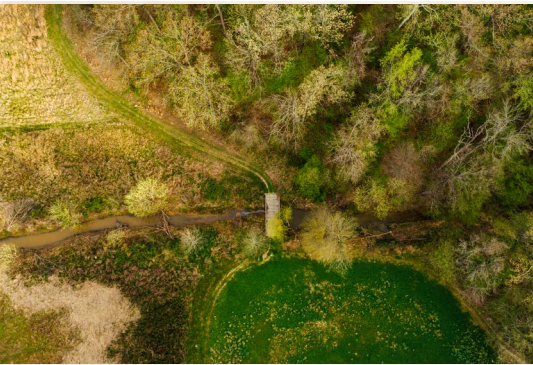
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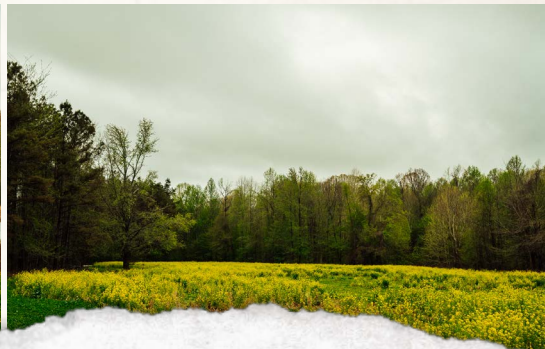
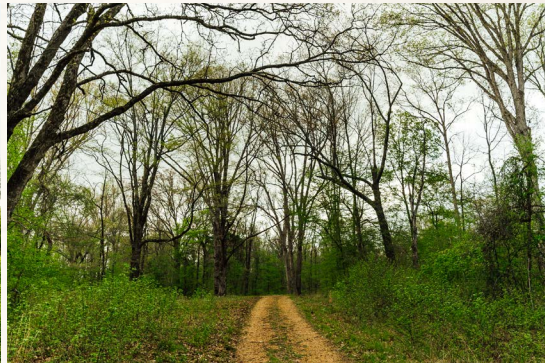
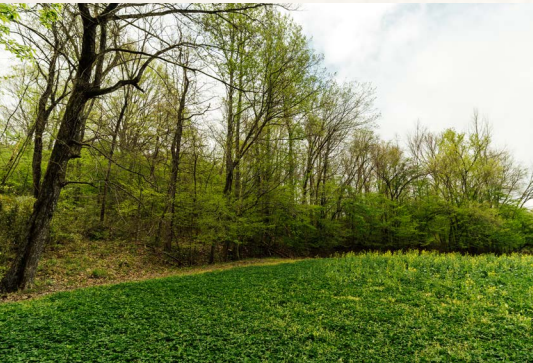
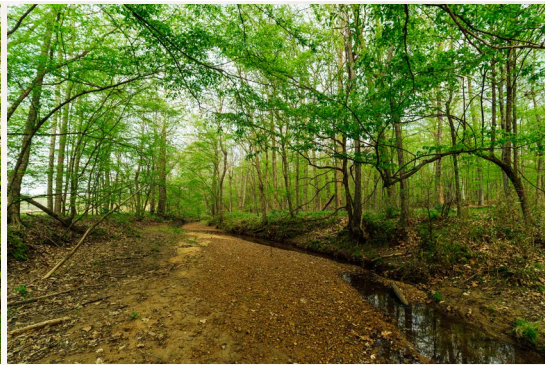
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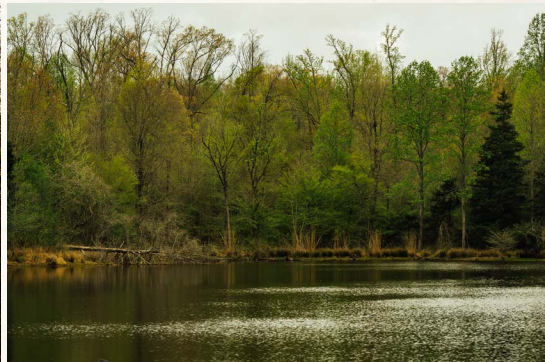
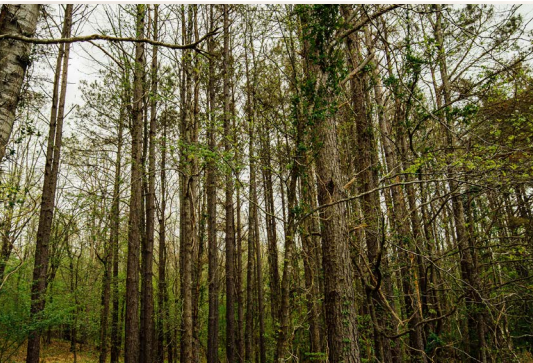
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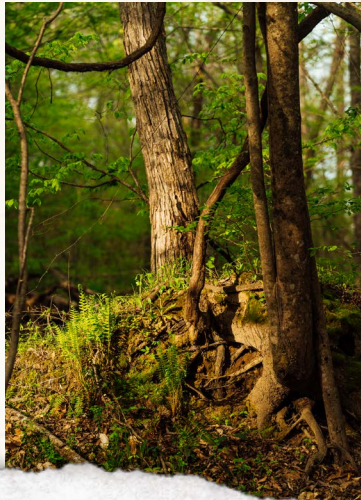
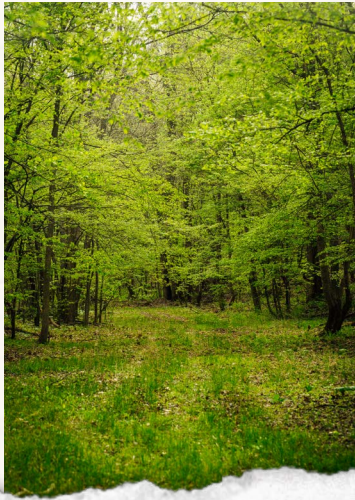
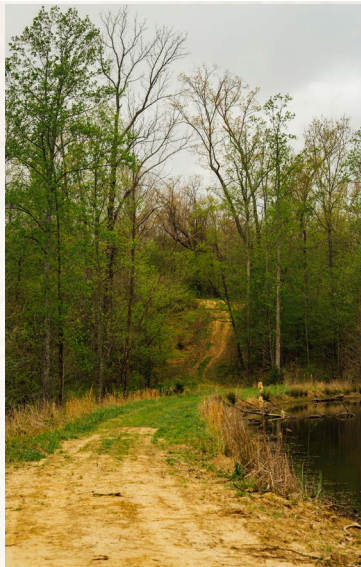
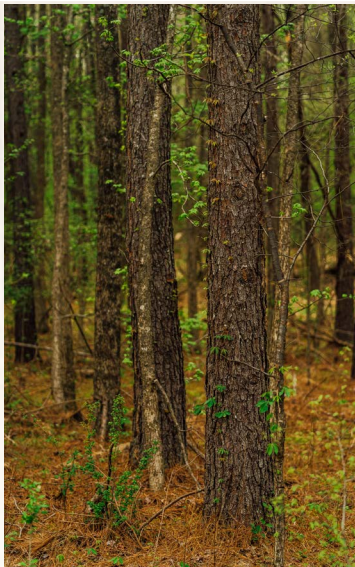
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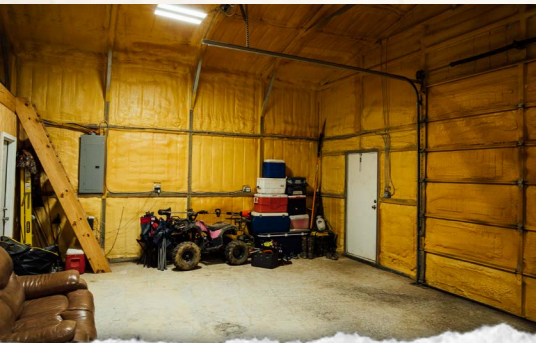
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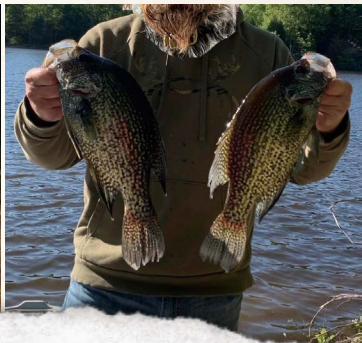
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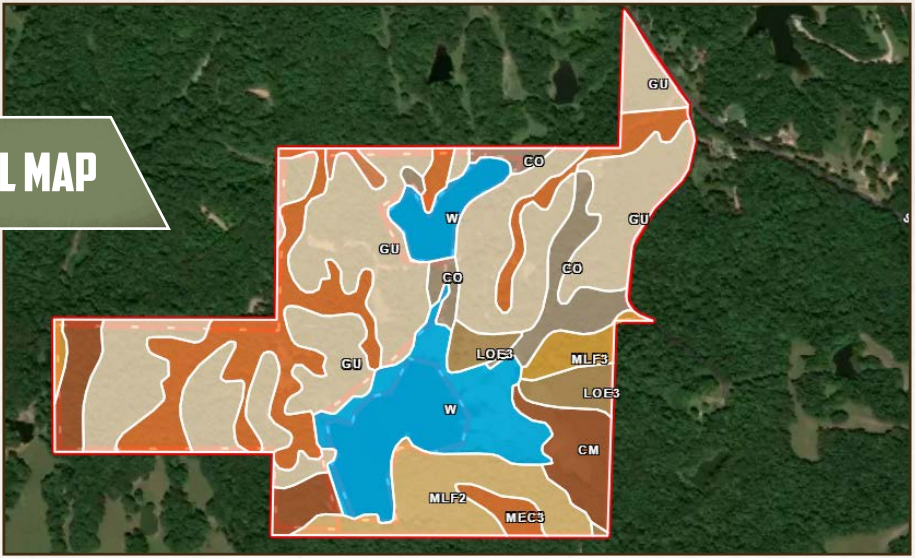
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gu	Gullied land, silty	94.09	40.29	0	-	7e
W	Water	37.85	16.21	0	-	-
MeC3	Memphis silt loam, 5 to 8 percent slopes, severely eroded	36.45	15.61	0	69	4e
Cm	Collins silt loam (occasionally flooded)	18.8	8.05	0	56	2w
MIF2	Memphis and Loring silt loams, 17 to 35 percent slopes, eroded	18.34	7.85	0	25	7e
Co	Collins silt loam, local alluvium (occasionally flooded)	13.57	5.81	0	80	2w
LoE3	Loring silt loam, 12 to 17 percent slopes, severely eroded	7.68	3.29	0	33	7e
MIF3	Memphis and Loring silt loams, 17 to 35 percent slopes, severely eroded	5.44	2.33	0	22	7e
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	1.29	0.55	0	41	6e
TOTALS		233.5 1(*)	100%	-	23.71	5.61



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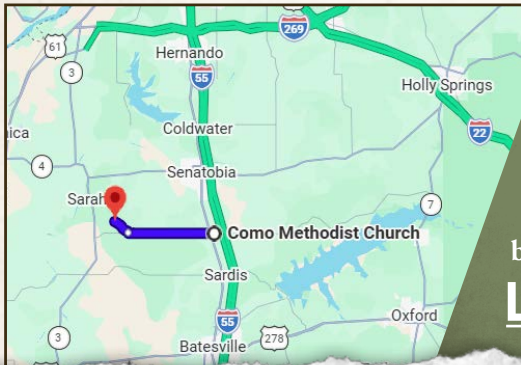
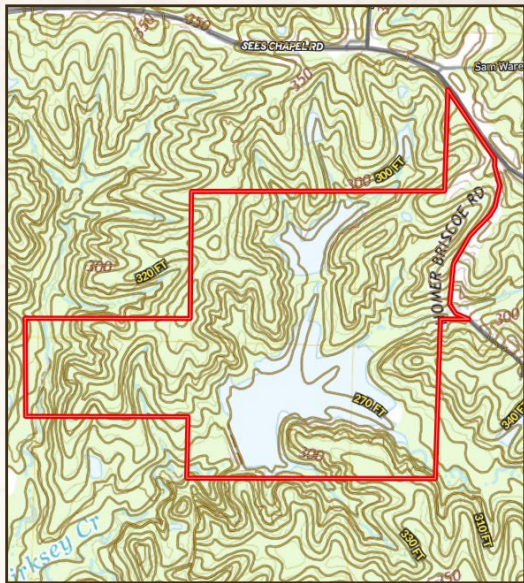
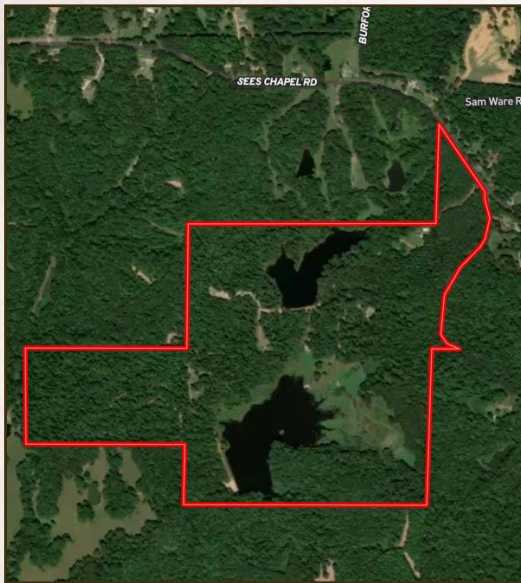


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land id. LINK

TOPOGRAPHY MAP



Directions From Batesville, MS: Travel north on US-51 for 14 miles. Turn left onto MS-310 W and continue for 9.9 miles. Turn right onto Longtown Road, proceed for 0.2 miles, and then turn left onto Sees Chapel Road. The property will be on the left in 2.1 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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