

60± Acres

Recreation, Hunting, Development

Panola County, MS



\$237,000



Expect More. Get More.

**TOM
WISEMAN**
ASSOCIATE BROKER

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TWiseman@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



TomSmithLandandHomes.com

Office: 662.268.6333

Property Information

Location:

- Joiner Road

Coordinates:

- 34.2913, -89.7632

Property Use:

- Recreation
- Residential
- Hunting
- Trail Riding
- Development

Property Highlights

- 60± Acres
- Convenient to Batesville and Oxford
- Extensive road frontage
- Mixed pine and hardwood timber
- Interior roads need clearing
- 2 Ponds

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The Property

60± Acres

This 60± acre tract located on paved Joiner Road east of Batesville, MS, is perfect for recreation or development. Its location, approximately 25 minutes from the Oxford Square and 15 minutes from downtown Batesville, 1,100± feet of road frontage, along with the available electric and water services, make for a highly desirable development tract. The mixed hardwood and pine timber, interior roads (need some cleaning up), and two ponds provide all that is needed for a great hunting, fishing, or other outdoor recreational property.



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Aerial Map

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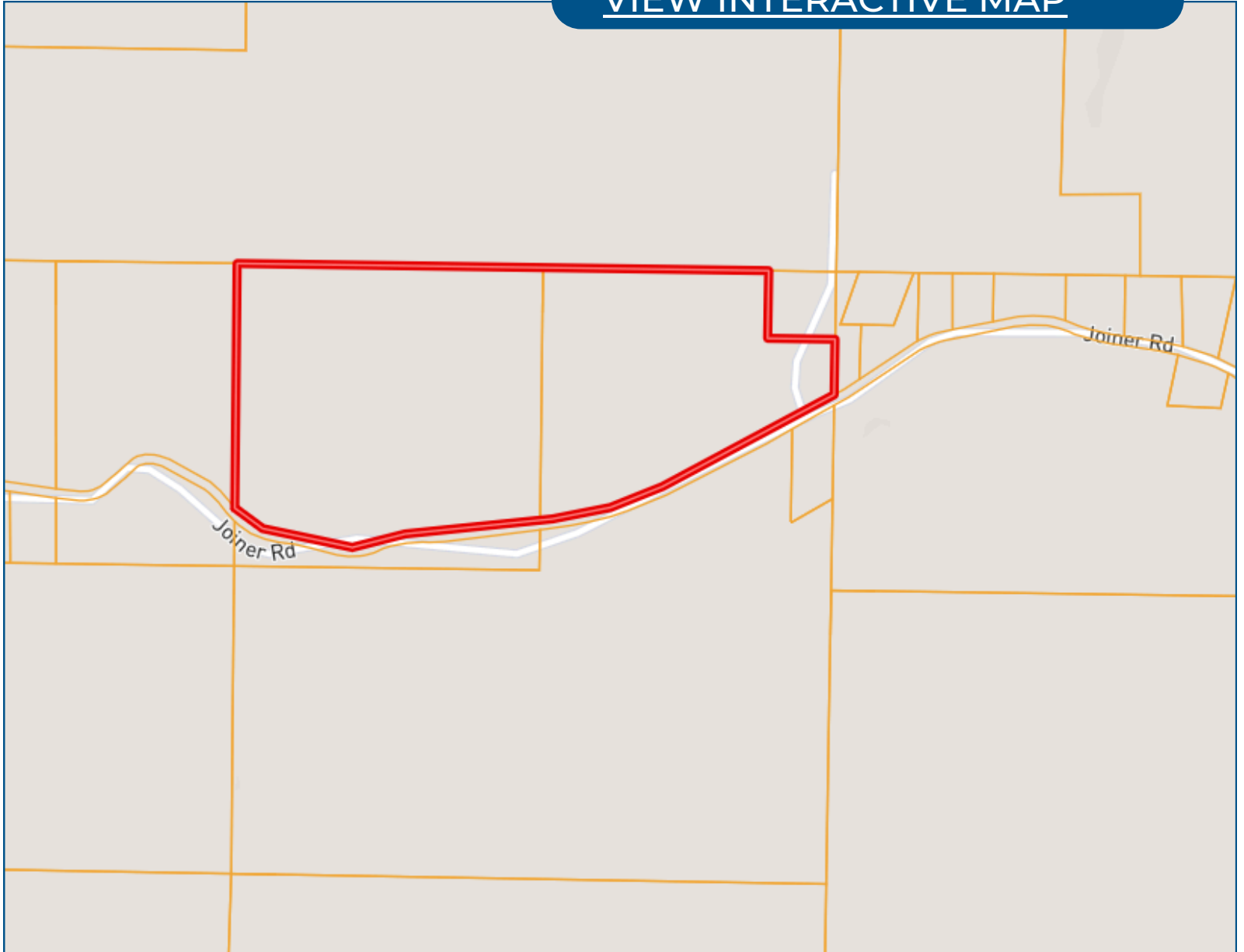
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Ownership Map

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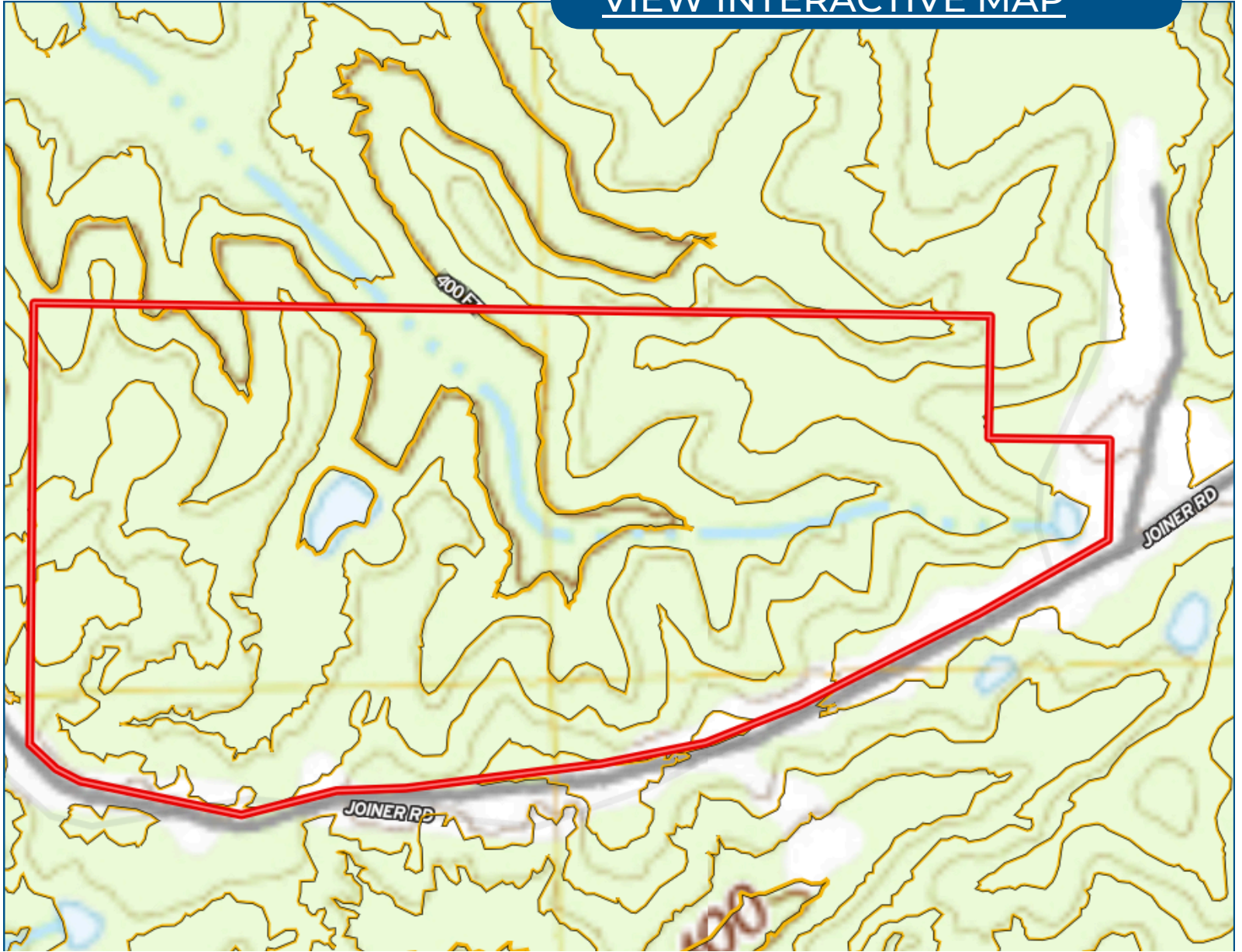
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Topo Map

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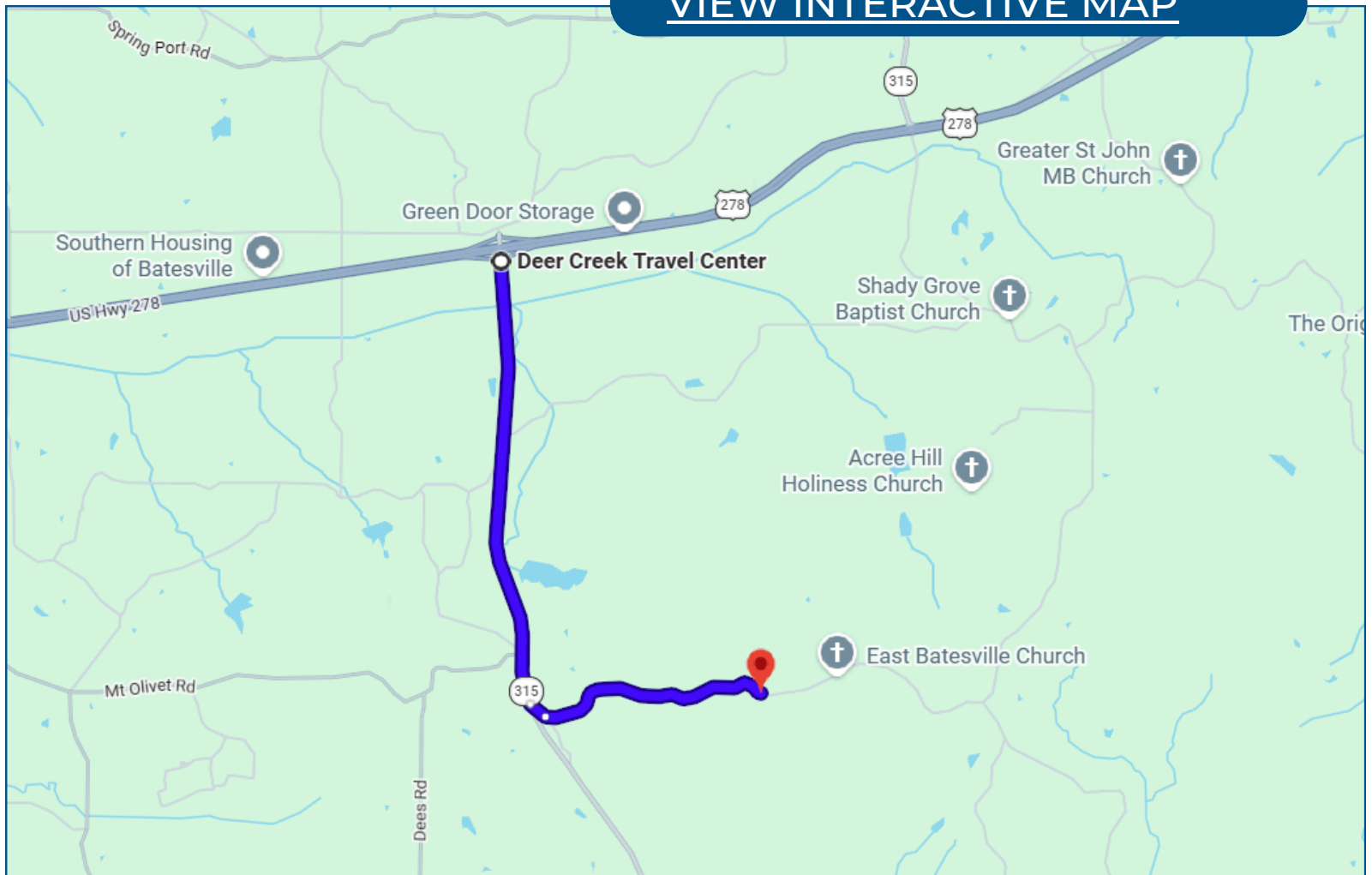
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Directional Map

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From the intersection of US Hwy 278/Hwy 315: Take Hwy 315 south 2.7 miles to Joiner Road. Turn left and travel 1.4 miles to the property on the left.

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Listing Agent



TOM WISEMAN ASSOCIATE BROKER

Certified Appraiser & Registered Forester

Tom has lived in New Albany all his life. He graduated from Mississippi State University in 1985 with a BS in Forestry and is a Registered Forester and Certified General Appraiser. He retired from the Right of Way Division of the Mississippi Department of Transportation in 2014 with 29 years as a staff appraiser, review appraiser, and forester.

Tom and his wife, Veronica, are active within The First Baptist Church New Albany. Tom is an avid outdoorsman and is involved with the Trail Life USA Troop MS-356. His outdoor activities also include hunting, fishing, bicycling, and golf. With a passion for the outdoors and being raised on the land, he is the perfect choice to assist you in finding the ideal place for your family's next home or tract of land.

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**CALL TOM WISEMAN
TODAY!**

