



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

91.3± ACRES
PANOLA COUNTY, MS
\$365,200

PRIME PASTURE GROUND

THE PANOLA 91.3

PROPERTY PROFILE

LOCATION:

- Henderson Road
Batesville, MS 38606
- Panola County
- 9.2± Miles SE of Batesville
- 15.4± Miles NW of Water Valley
- 22.6± Miles W of Oxford

COORDINATES:

- 34.2689, -89.8207

PROPERTY USE:

- Recreation
- Hunting/Fishing
- Multiple Potential Home Sites
- Livestock Operation
- Hay Production

PROPERTY INFORMATION:

- 91.3± Total Acres
- 24± Acres of Timber
- Mostly Pasture Ground
- Fenced/Cross-Fenced
- 60'x50' Pole Barn
- Grain Bin
- 2 Ponds
- Road Frontage
- Utilities Nearby
- Additional Acreage is Available

TAX INFORMATION:

- TBD at Closing
- Part of: Parcel#: 117827000000000900



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

CALEB WARREN | LAND SPECIALIST
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50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PANOLA 91.3

LOCATED ALONG HENDERSON ROAD IN BATESVILLE, MISSISSIPPI, THIS 91.3± ACRE PROPERTY OFFERS A GREAT COMBINATION OF PRODUCTIVE PASTURELAND, FUNCTIONAL IMPROVEMENTS, AND EXCELLENT RECREATIONAL POTENTIAL.

The Panola County tract is fully fenced and cross-fenced, making it well suited for hay production, grazing, or a working cattle operation. A large 50' x 60' red barn, complete with double sliding doors and generous overhangs, provides ample space for equipment, hay storage, and day-to-day farm use.

The property features two well-positioned ponds that offer fishing opportunities while also serving as dependable water sources for livestock and wildlife.

[CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO](#)



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MORE ABOUT THE PANOLA 91.3

A block of timber along the rear of the tract creates natural cover and bedding areas that support a healthy population of deer and turkey. The mix of open ground and wooded edge provides excellent habitat diversity, and the addition of food plots or further improvements could further enhance the hunting.

With its open layout and multiple potential homesites, the Panola 91.3 is ideal for someone looking to build a country home, start or expand a cattle operation, establish a hay farm, or develop a private recreational getaway.

For a versatile, manageable-sized tract that offers both immediate use and long-term potential, the Panola 91.3 is a solid choice!

Contact Hunter Robison or Caleb Warren today to schedule a private showing and experience #TheSmallTownWay!

Additional acreage is available



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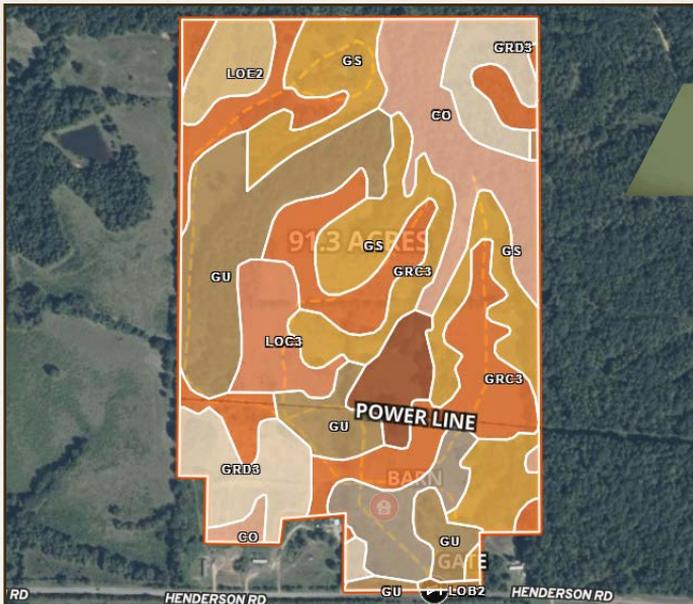


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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gs	Gullied land, sandy	21.07	22.25	0	-	7e
GrC3	Grenada silt loam, 5 to 8 percent slopes, severely eroded	20.86	22.03	0	45	4e
Gu	Gullied land, silty	16.85	17.79	0	-	7e
Co	Collins silt loam, local alluvium (occasionally flooded)	10.15	10.72	0	80	2w
GrD3	Grenada silt loam, 8 to 12 percent slopes, severely eroded (loring)	9.94	10.5	0	41	6e
GrB3	Grenada silt loam, 2 to 5 percent slopes, severely eroded	4.65	4.91	0	46	3e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	4.44	4.69	0	46	4e
RpE2	Ruston, Providence, and Eustis soils, 12 to 17 percent slopes, eroded (smithdale, providence and eustis)	3.34	3.53	0	53	6e
LoE2	Loring silt loam, 12 to 17 percent slopes, eroded	3.11	3.28	0	38	6e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	0.28	0.3	0	55	3e
TOTALS		94.69(*)	100%	-	30.49	5.28



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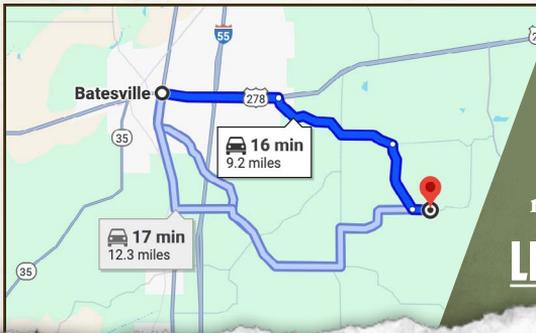
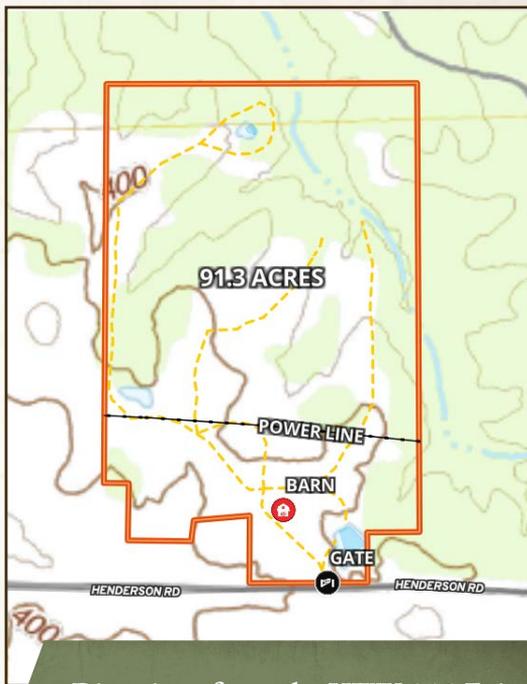
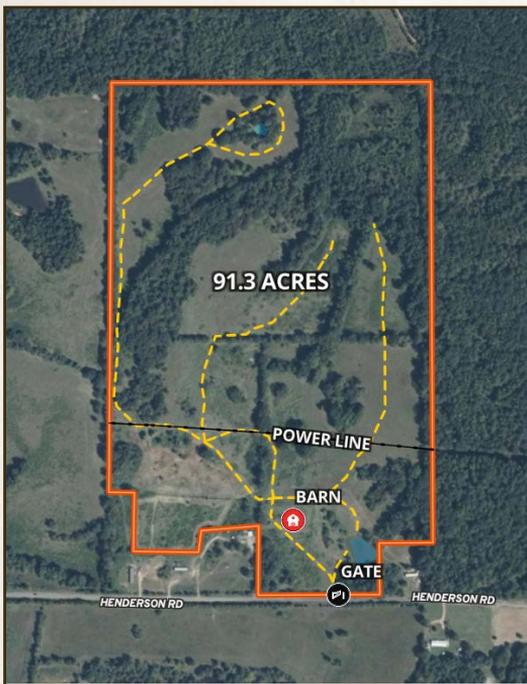


91.3± ACRES

PANOLA COUNTY, MISSISSIPPI

land id. LINK

TOPOGRAPHY MAP



Directions from the HWY 315 Exit off HWY 6: Travel 2.4 miles south on HWY 315. Turn right on Mt. Olive Road and continue 0.7 miles. Turn left onto Dees Road and proceed 1.4 miles. Continue on Henderson Road for 1.3 miles, and the gate will be on your right.

LINK TO GOOGLE MAP DIRECTIONS



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