



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

45± ACRES
PANOLA COUNTY, MS
\$225,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE PANOLA 45

PROPERTY PROFILE

LOCATION:

- Indian Creek Road
Crenshaw, MS 38621
- Panola County
- 7.5± Miles E of Crenshaw
- 12± Miles W of Como
- 44± Miles NW of Oxford
- 60± Miles S of Memphis

COORDINATES:

- 34.48425, -90.11996

PROPERTY USE:

- Potential Homesite
- Pastureland
- Investment
- Recreational
- Hunting

PROPERTY INFORMATION:

- 45± Acres
- Frontage on Indian Creek Road
- Rolling Terrain
- Cattle Pond
- Hardwood Draw
- Mostly Fenced for Cattle
- Homesite
- Deer, Turkey & Small Game
- Power On Site

TAX INFORMATION:

- TBD



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LUKE HEISKELL

LAND SPECIALIST

C: 662-719-5305

O: 662-238-4077

lheiskell@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE PANOLA 45

WELCOME TO THE PANOLA 45, A WONDERFULLY LAID-OUT PARCEL WITH LOADS OF POTENTIAL! Located on Indian Creek Road between Crenshaw and Como, this 45± acre Panola County, MS property offers recreational and hunting opportunities, a home site, room for your cattle, and more.

The land is partially fenced with some cattle pastures and a small pond. You will find mixed hardwoods and plentiful wildlife. Over the years, many turkeys and deer have been harvested. If you are interested in building your dream home or a weekend retreat, there are several access points with gated entrances. For your convenience, power is available on site.

Contact Luke Heiskell today to learn more about the Panola 45 and to schedule a personal tour.



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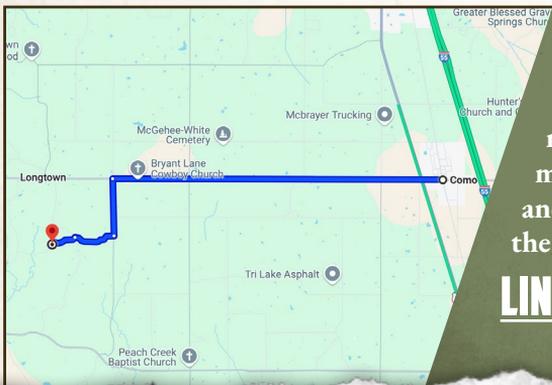
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land id. **LINK**



Directions From Como, MS: Travel 8.7 miles west on MS-310 W/E Oak Street. Turn left onto Pleasant Grove Road and continue 1.5 miles. Turn right onto Avant Road and proceed 1.1 miles. Turn left onto Indian Creek Road and in 0.6 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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