



75± ACRES
PANOLA COUNTY, MS
\$262,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

LOCATION:

- Ballentine Road
Sardis, MS 38666
- Access by Deeded Easement
- Panola County
- 7± Miles W of I-55
- 8.5± Miles SW of Sardis
- 9.1± Miles NW of Batesville
- 21± Miles S of Senatobia
- 34.7± Miles W of Oxford

COORDINATES:

- 34.40016, -90.01404

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Timber Investment
- Potential Campsite

PROPERTY INFORMATION:

- 75± Acres
- Natural Mix of Pine & Hardwood
- Two Ponds
- Creek Frontage
- Established Internal Road System
- Adjoins Charles Ray Nix WMA
- Areas for Potential Food Plots
- Deer and Turkey
- Electricity by Tallahatchie Valley EPA
- Water by Hebron Water Association INC.
- North Panola School District

TAX INFORMATION:

- 2024 - \$230.38
- Parcel #: 1141-1100000-0000600



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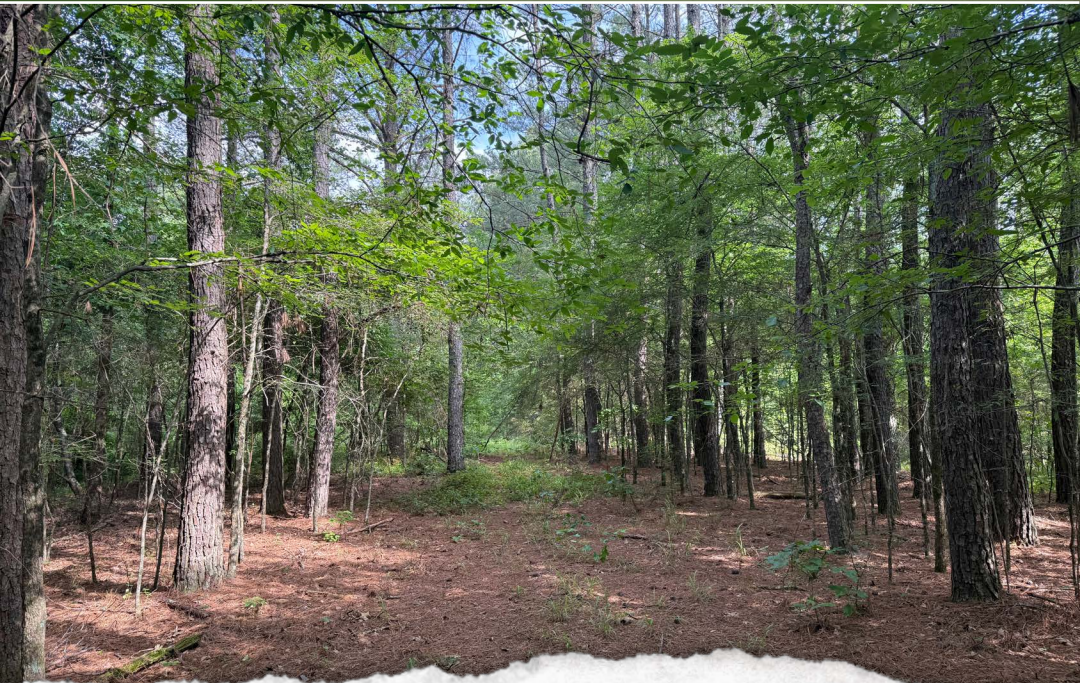


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WELCOME TO THE PANOLA 75

WELCOME TO THE PANOLA 75, LOCATED LESS THAN TEN MILES NORTHWEST OF BATESVILLE, MS. Situated on the north side of the paved Ballentine Road, the 75± acre Panola County property is accessed by a deeded easement from the southeast corner of the tract. The entire west side of the property borders the very well-managed Charles Ray Nix Wildlife Management Area. This neighboring WMA is constantly managed with timber thinnings, prescribed burns, and hundreds of acres of ag fields with a rotational crop plan consisting of corn, soybeans, and cotton.

A wooded road winds the ridge top near the middle of the property, taking you through an excellent stand of various-aged pines and hardwoods. On either side of this tract, you will find mature hardwood bottomlands. A few open sites along the road would make excellent spots for potential food plots.



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MORE ABOUT THE PANOLA 75

Two ponds are in the middle of the property, along with a creek that traverses the northern portion. The gently rolling ridges in the front of the property, along with the big, mature hardwood bottomlands, offer an abundance of resources for the local wildlife, making this place a deer and turkey haven.

Take advantage of the excellent hunting opportunities and timber investment potential, and with a little bit of dozer work, this place can be home to your future hunting camp! Just imagine hunting out your back door. Tallahatchie Valley EPA offers electricity, while Hebron Water Association Inc. provides water.

The Panola 75 is conveniently located near Sardis, Senatobia, and Oxford and is worth considering if you are searching for a hunting and timberland tract in North Mississippi.

**Contact Caleb Warren or Luke Gossett
today to schedule your private tour!**



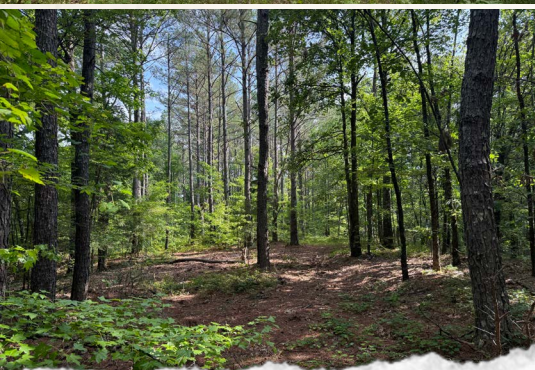
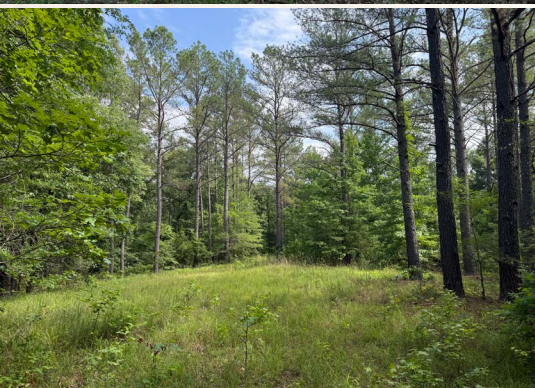
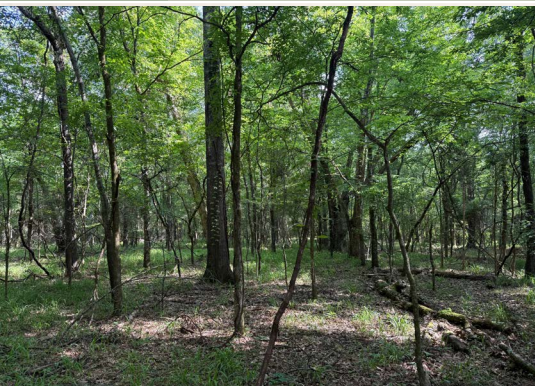
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PANOLA COUNTY, MISSISSIPPI



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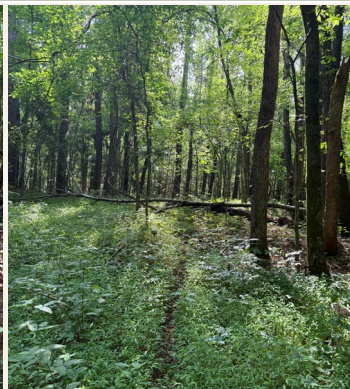
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Information is believed to be accurate but not guaranteed.

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PANOLA COUNTY, MISSISSIPPI



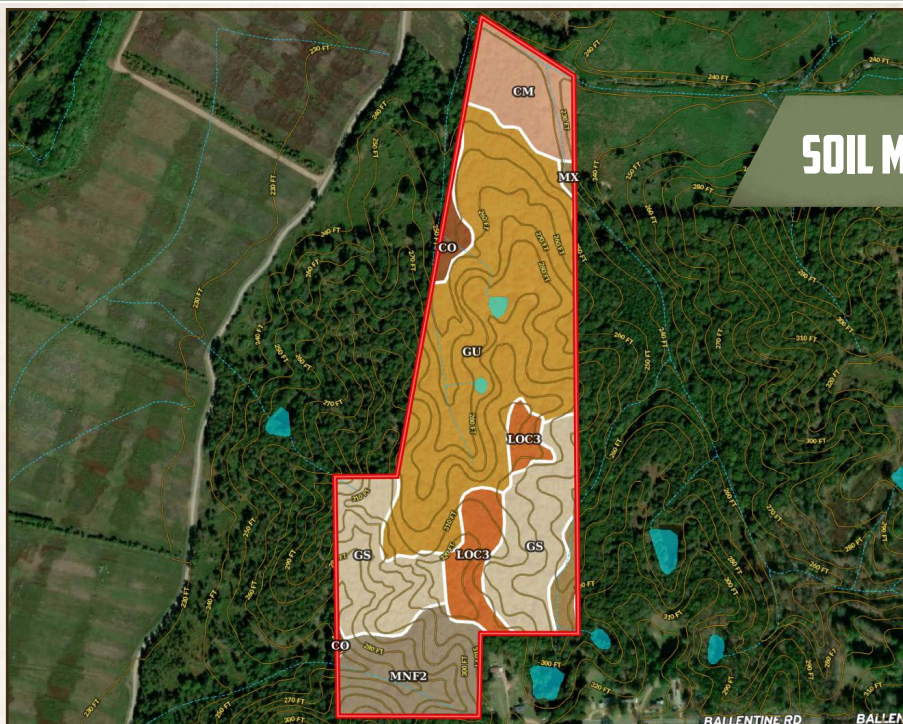
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gu	Gullied land, silty	32.31	45.66	0	-	7e
Gs	Gullied land, sandy	15.81	22.34	0	-	7e
MnF2	Memphis, Natchez, and Guin soils, 17 to 40 percent slopes, eroded (memphis, natchez, saffell)	8.34	11.79	0	17	7e
Cm	Collins silt loam (occasionally flooded)	6.03	8.52	0	56	2w
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	5.19	7.33	0	46	4e
Mx	Mixed alluvial land (bruno and Collins soils, frequently flooded)	1.72	2.43	0	60	5w
Co	Collins silt loam, local alluvium (occasionally flooded)	1.35	1.91	0	80	2w
TOTALS		70.75(*)	100%	-	13.13	6.21



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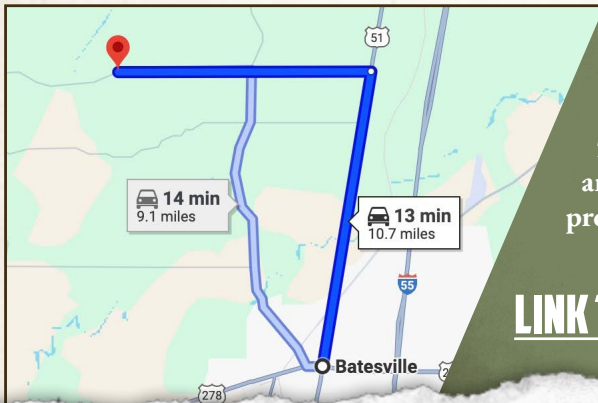
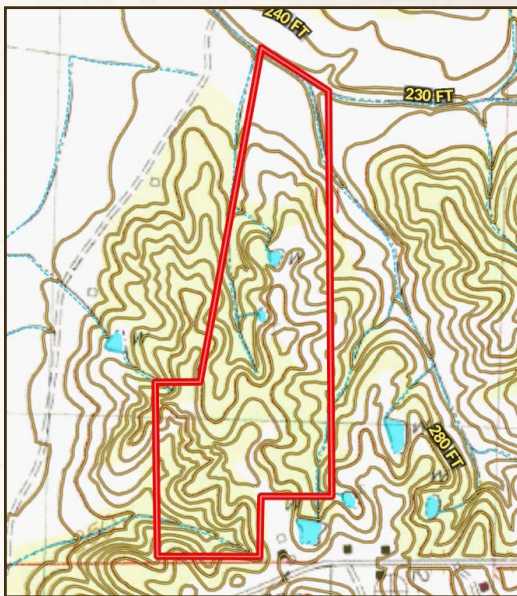
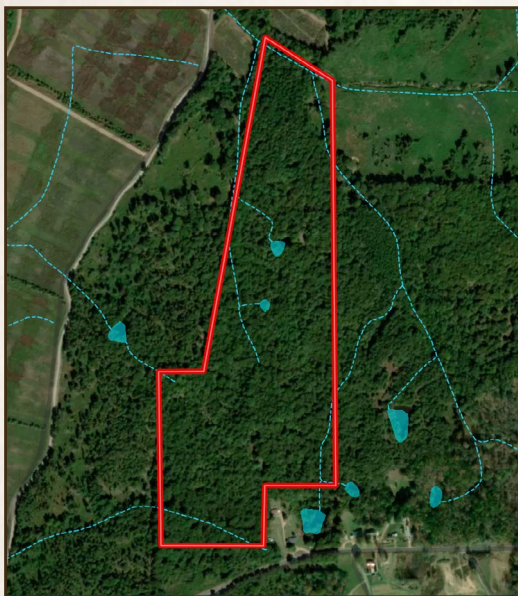
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land id. **LINK**

TOPOGRAPHY MAP



Directions From Batesville, MS:
Travel 5.8 miles north on Hwy 51. Turn left on Ballentine Road and proceed 4.9 miles west to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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