



# SMALLTOWN

## HUNTING PROPERTIES & REAL ESTATE<sup>SM</sup>

Office 769-888-2522



130.4± ACRES IN PANOLA COUNTY, MS  
\$1,300,000



# Property Profile

## Southern Cross Farm

### Location:

- Crenshaw, MS
- MS Highway 310
- 20± Miles Northwest of Batesville

### Coordinates:

- 34.5105,-90.1201

### Property Information:

- 130.4± Acres
- 4,100± SqFt Cabin Built In 2005 and Renovated in 2010
- 6 Bed/3 Bath, Living Room, Great Room, Kitchen, and MORE
- 18X38 Workshop, Shed, RV Carport, and 1-Car Carport
- Indian Creek Frontage
- Great Interior Roads
- Good Hunting with Multiple Wildlife Plots and Stands
- Mainly Mature Timber
- Conveniently Located 35± Miles Southwest of Southaven

### Property Use:

- Family or Corporate Retreat
- Recreational
- Home Place

### Tax Information: 2021 \$4,760.34

- Parcel 1: 1101-0200000-0000600
- Parcel 2: 1101-0200000-0000602



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**MICHAEL OSWALT**

PRINCIPAL BROKER | Licensed in MS and AR

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P.O. Box K - Flora, MS 39071





Welcome to Southern Cross Farm in the hills of Panola County, MS. Southern Cross Farm was developed in 2010 for the sole purpose of being the ultimate family gathering place; in fact, the Christmas decorations never come down. The owner said there could be as many as 30 folks visiting the farm during the holiday season. As you enter the gate and wind along the ¼ mile asphalt driveway, you start to feel the privacy and seclusion as you get deeper in the woods. The cabin sits almost in the middle of the 130.4± acre property. I told the owner at first glimpse I felt like I had arrived in Gatlinburg, Tennessee. He laughed and responded, “most of the decorations actually came from Gatlinburg”. Every detail was meticulously thought of for accommodating and entertaining the family.



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Information is believed to be accurate but not guaranteed.





The 6-bedroom 3 bath cabin was originally constructed in 2005. A 2000± square foot addition and complete renovation was completed in 2010 bringing the total square footage to 4100±. The cabin can comfortably sleep 15 to 20 people with the ability to accommodate many more for just visiting. Some features include rustic wood construction, metal roof, interior wood burning stove, exterior stone fireplace, living room, great room, kitchen, breakfast nook/poker room, and endless exterior covered porches. Enjoy all these aspects while overlooking the stocked pond (bass/bream/crappie) equipped with multiple decks for fishing and additional lounging. Outback you will find a huge, enclosed gathering room, 18x38 workshop, shed, RV carport, and 1-car carport.



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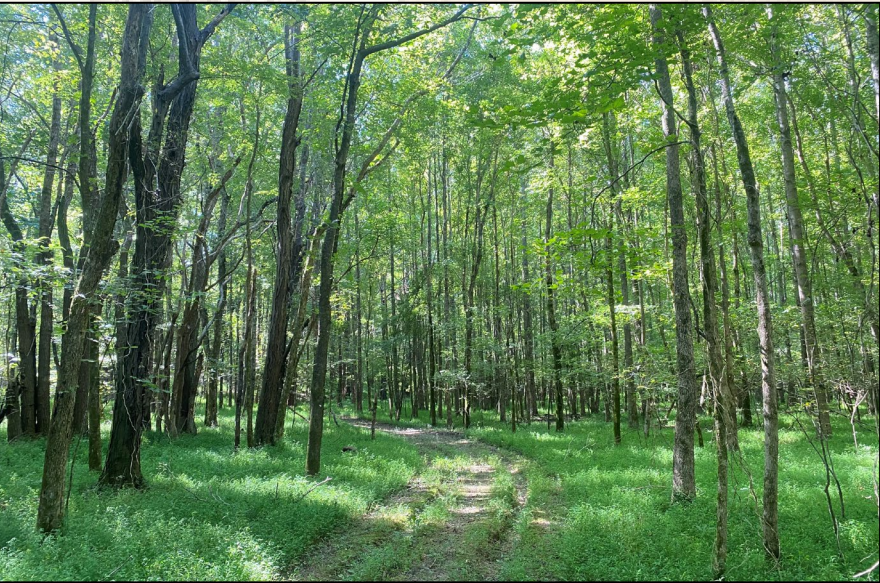
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When leaving the cabin area, you will notice the maintained interior road system leading just about anywhere you will want to ride on the property. There are multiple wildlife plots in place with some being equipped with stands. The deer and turkey numbers are excellent in this area if hunting is on your list. The property enjoys mainly mature timber, a small pecan grove, and Indian Creek frontage. The list literally goes on and on. You must see this one to fully take it in!

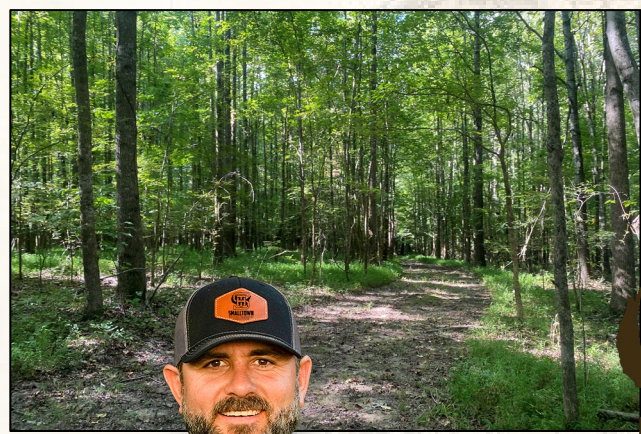


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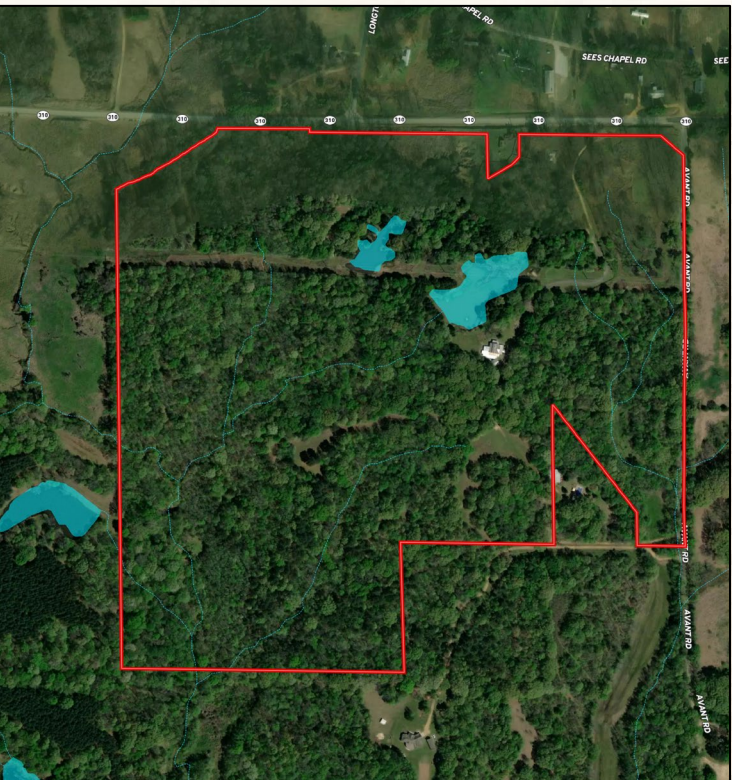
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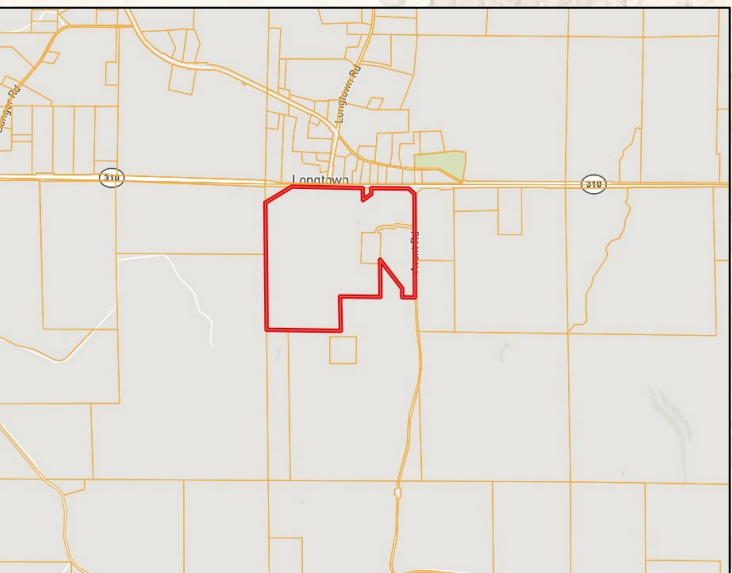
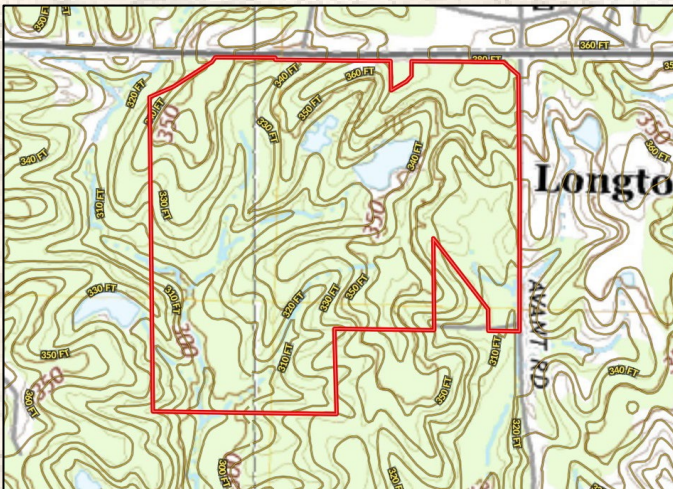
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The location is convenient being just less than 35 miles southwest of Southaven and less than 20 miles northwest of Batesville (all paved road travel). If you have been looking for a secluded family compound, corporate getaway, or a home in the woods, call Michael Oswalt for your private showing today. 2021 Taxes \$4,760.31

[MapRight Link](#)



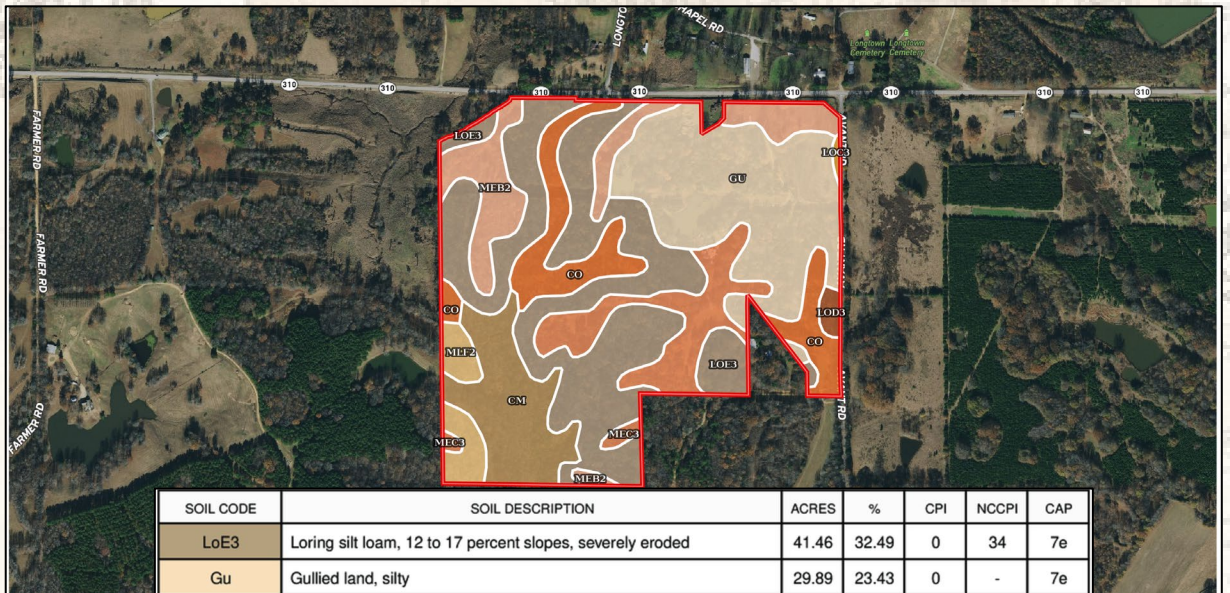
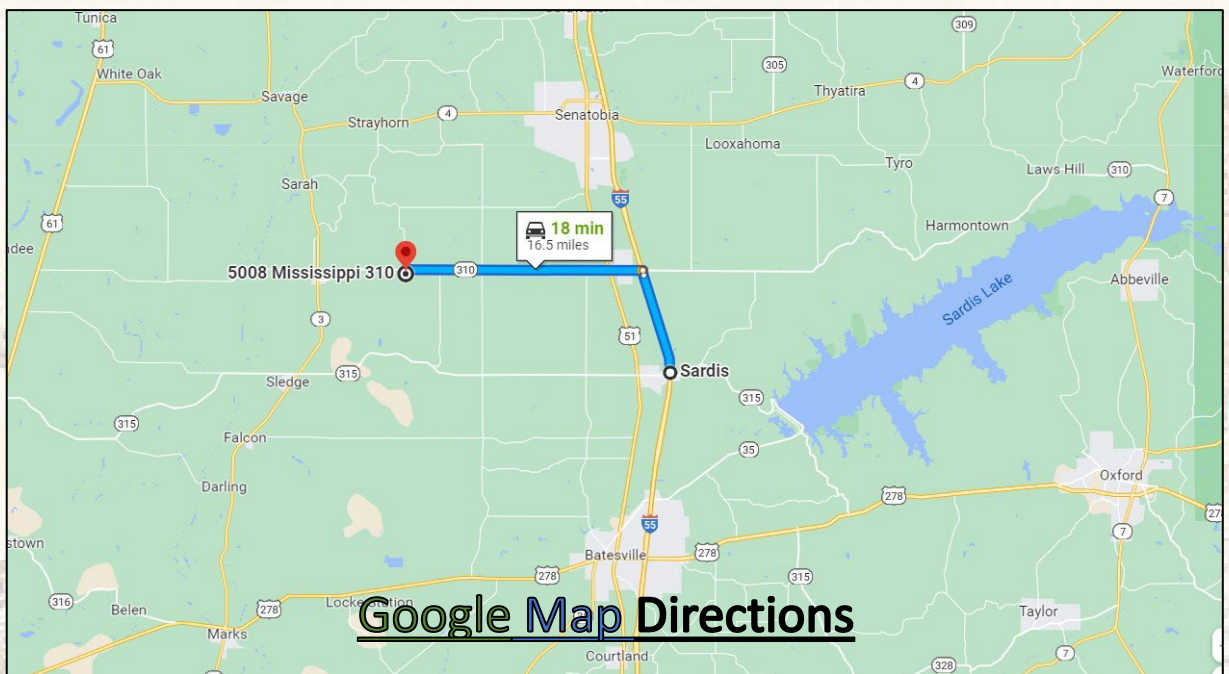
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