

SMALLTOWN

HUNTING PROPERTIES & REAL ESTATESM

Office 769-888-2522

127.049± Acres in Marshall County, MS

\$465,000

Property Profile

The Marshall 127.049

Location:

- Marshall County, MS
- Located in Waterford, MS
- Approximately 33 Minutes NE of Oxford

Coordinates:

- 34.6516, -89.4145

Property Information:

- 127.049± Acres
- Heavily Timbered
- Beautiful Barn
- Abundant Wildlife (Deer, Turkey, and Small Game)
- Wildlife Plots in Place

Property Use:

- Investment
- Good Hunting
- Excellent Recreation
- Great Getaway

Tax Information: 2021 - \$716

- Parcel 1#: 1051600204
- Parcel 2#: 1020900601



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MICHAEL OSWALT

PRINCIPAL BROKER

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michael@smalltownproperties.com

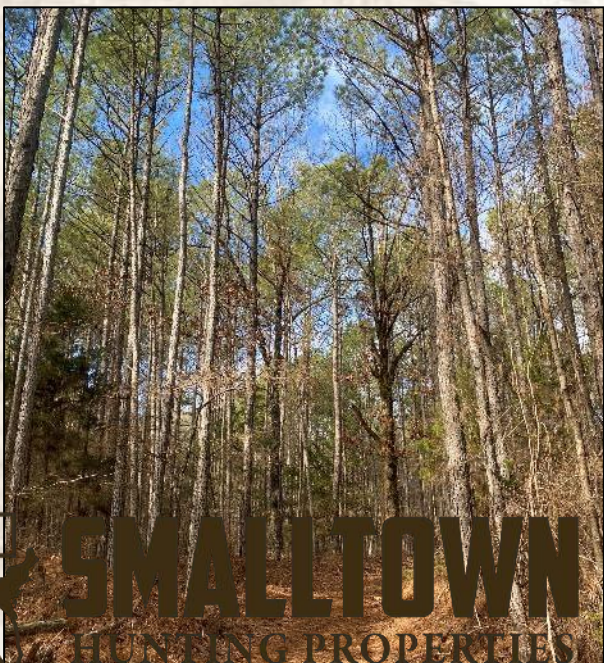
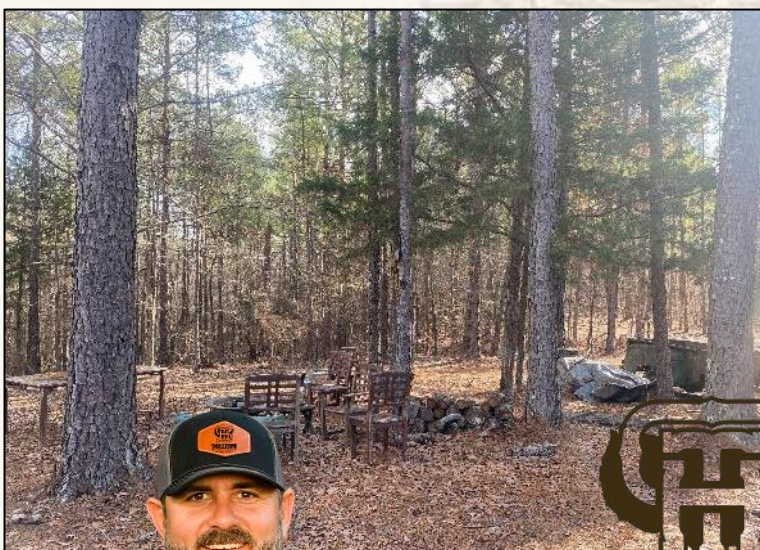
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Information is believed to be accurate but not guaranteed.

Welcome to The Marshall 127.049 situated just over 21 miles northeast of Oxford, Mississippi! This property is set up to be your perfect family getaway. From hunting to shooting to camping at the barn, you have everything you need in a recreational investment property. As you pull through one of the three gates along Musgray Road, you will quickly notice the big timber and seclusion of the property. The 1,280± square foot barn is located over 600 feet from the road. The barn was constructed in 2015 and features a slab foundation, storage rooms for your equipment and tools, sitting area, and an unfinished loft potentially consisting of two bedrooms and a bathroom. The utilities include a new 210' water well and underground electricity. No sewer system is in place. The property is adequately equipped with an interior road system leading you just about anywhere you want to go. As mentioned, the three gated entrances will allow for low pressure hunting as you won't blow out your entire property heading to your favorite stand. You will find multiple wildlife plots in place, a shooting range, big pine ridges, and hardwood bottoms.



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This area is known for an abundance of turkeys and the deer hunting is not too shabby either (look at the wildlife pictures – current owner doesn't turkey hunt). The location is excellent being just 18 minutes southeast of Holly Springs and 33 minutes northeast of Oxford.



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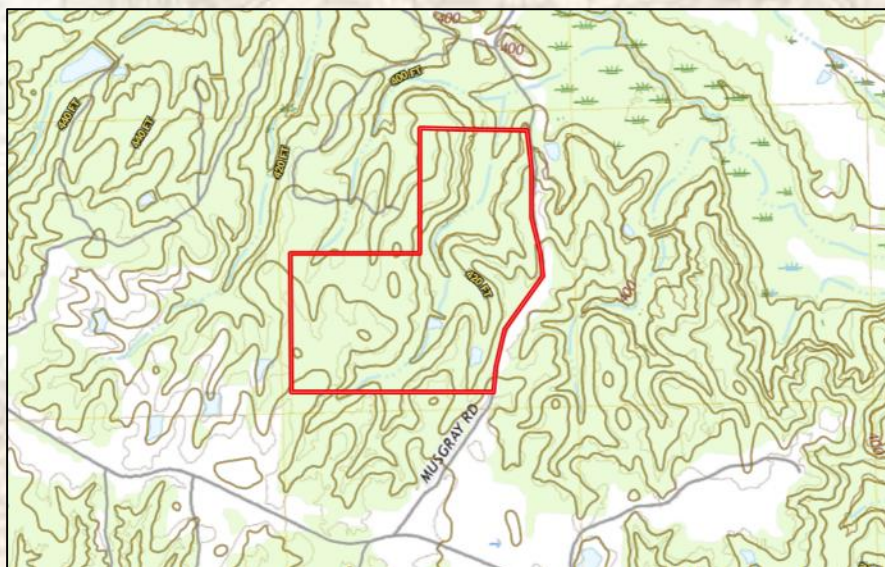
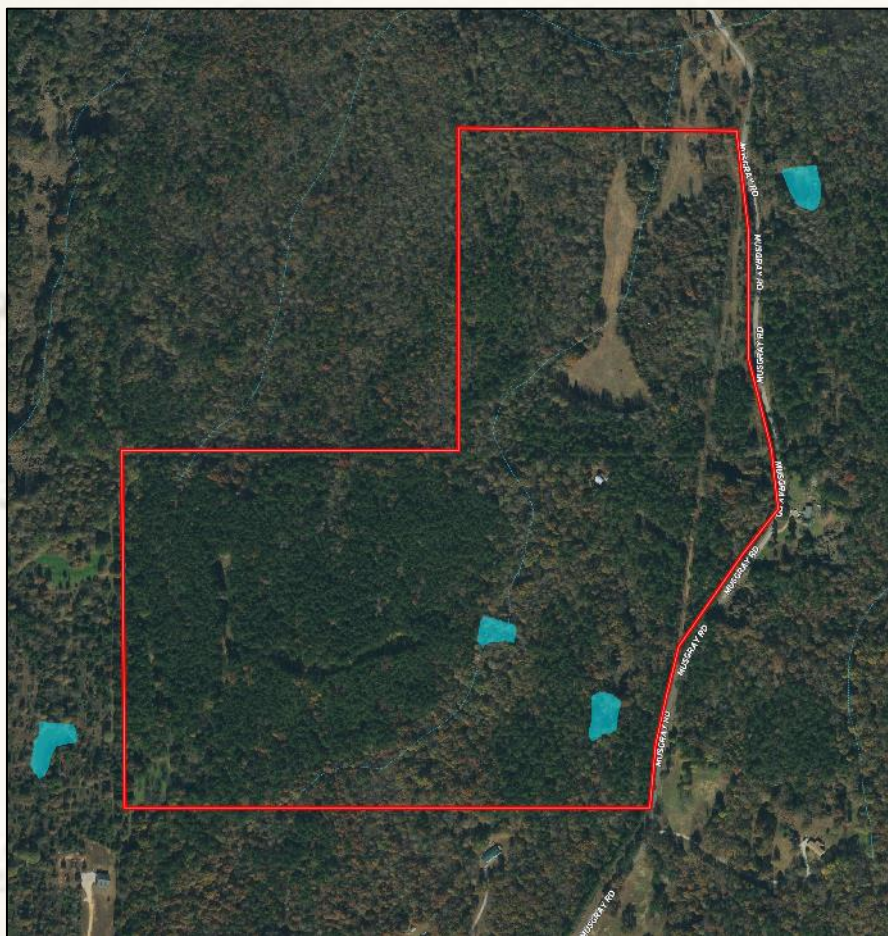
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MapRight
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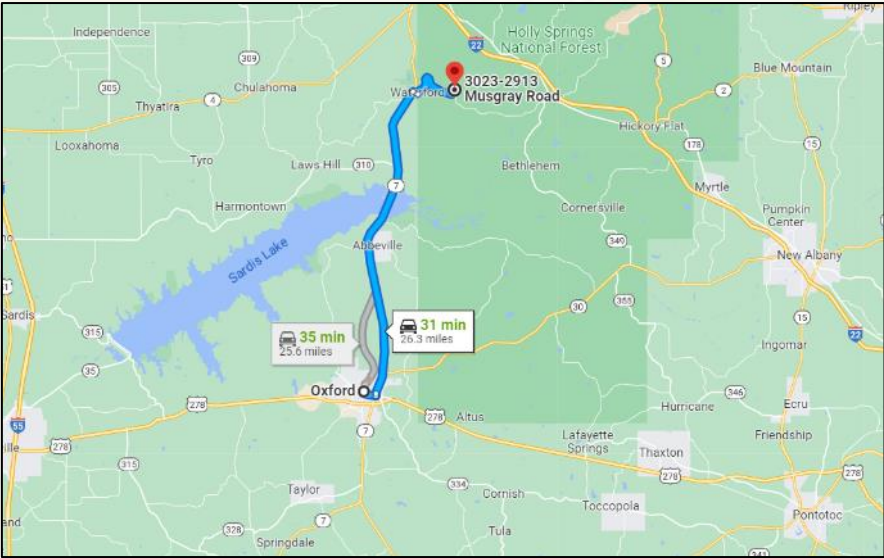
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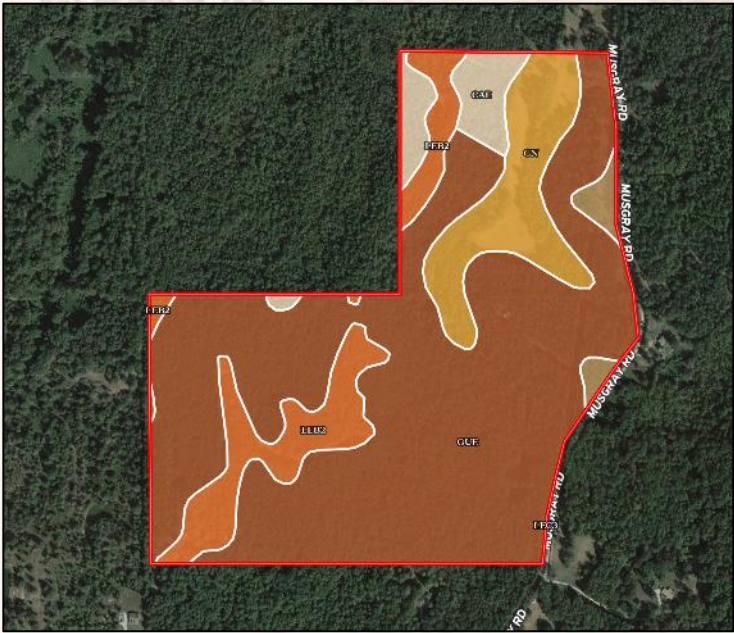
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Google Map Directions



If you have been looking for that hard to find getaway in North Mississippi, call Michael Oswalt for your private showing of The Marshall 127.049 today!

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GuE	Gullied land-Cahaba complex, 5 to 30 percent slopes (smithdale)	88.99	70.19	0	2	7e
LeB2	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	15.09	11.9	0	77	2e
CN	Collins-Arkabutla-Bruno association	14.06	11.09	0	61	4w
CaE	Cahaba and Lexington soils, 12 to 30 percent slopes (smithdale, lexington)	6.37	5.02	0	63	7e
LeC3	Lexington silt loam, 5 to 8 percent slopes, severely eroded	2.28	1.8	0	69	4e
TOTALS		126.79(*)	100%	-	21.74	6.02



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