

35.9± Acres in Panola County, MS
\$161,550



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

Office 662-846-1425

Property Profile

The Panola 35.9 “Panola Paradise”

Location:

- Panola County, MS
- Ferrell Road Frontage
- 5± Miles Northwest of Batesville
- 28± Miles West of Oxford
- 2 ± Miles East of the Delta

Coordinates:

- 34.36019, 90.04803

Property Information:

- 35.9 ± Acres
- 25 ± Acres Mature Hardwoods
- 15 ± Acres of Open Pasture
- Food Plots in place

Property Use:

- Recreational
- Potential Home Site
- Investment

Tax Information:

- \$163.62 Total for 2022
- Parcel # 1148-2800000-0000301



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Information is believed to be accurate but not guaranteed.

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Welcome to the Panola Paradise Farm located in the rolling hills of western Panola County MS. This 35.9+/- tract offers something for everyone. With approximately 21+/- Acres of Hardwood Timber and 15+/- Acres of Rolling Pasture this tract is perfect for the hunter, investor, or family looking for the perfect place to build their dream home in the Mississippi countryside. Access is readily available with extensive frontage on Ferrell Road on the south end east side of the property access is readily available. Two gates are in place on both entrances to the farm.



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The property is home to several different species of hardwood timber including Oak, Persimmon, Ash, and Pecan. Additional Sawtooth Oak trees have been planted as a buffer along the edge of one of the pastures. The current owner has the property set up ideally for deer hunting. A large strip of grasses has been planted across the larger pasture connecting two blocks of timber and creating the perfect travel corridor for deer and other wildlife.



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In the smaller pastures on the front of the property small pines have been planted(pines could be bush hogged or cleared at a minimal cost at this point). There are two food plots already in place and one large box stand that is ready to hunt. A small pond is located in the middle of the property providing a water source for all wildlife. With two entrance points and a nice road system you can access your favorite hunting spot no matter the wind direction to keep from spooking that big buck. The area is known to hold an abundance of turkeys as well.



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If you are searching for that perfect tract to build your new home on in Panola County look no further. Being only 5+/- Miles Northwest of Batesville, 14+/- Miles Northeast of Marks and 9+/- Miles Southwest of Sardis this property is in an excellent location. Ferrell Road Frontage and several open pastures along the road would make ideal home sites. Community water and electricity are available along the road.

Whether you are looking for a small hunting tract, a timber investment, or the perfect country home location, the Panola Paradise Farm checks all the boxes. Call Ford True or Michael Oswalt today to schedule a private showing.

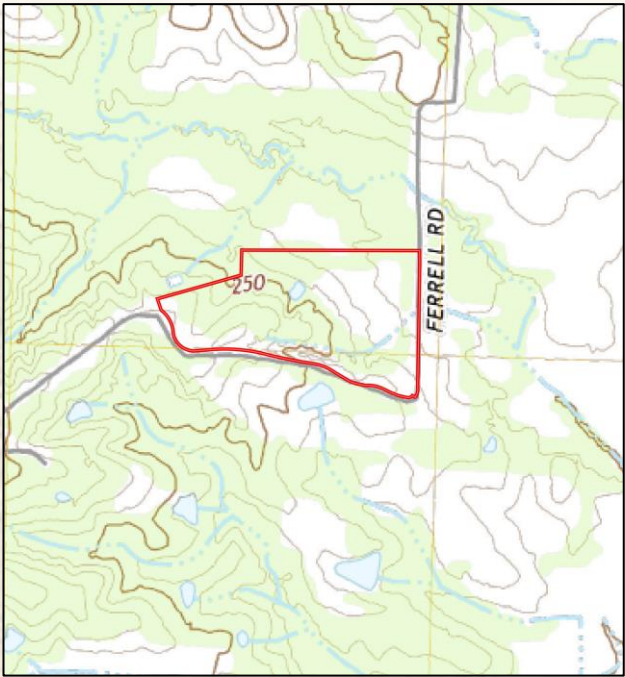


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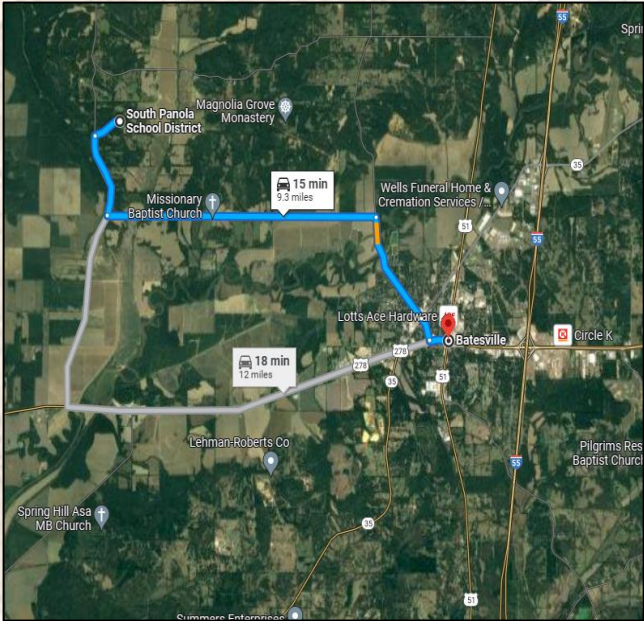
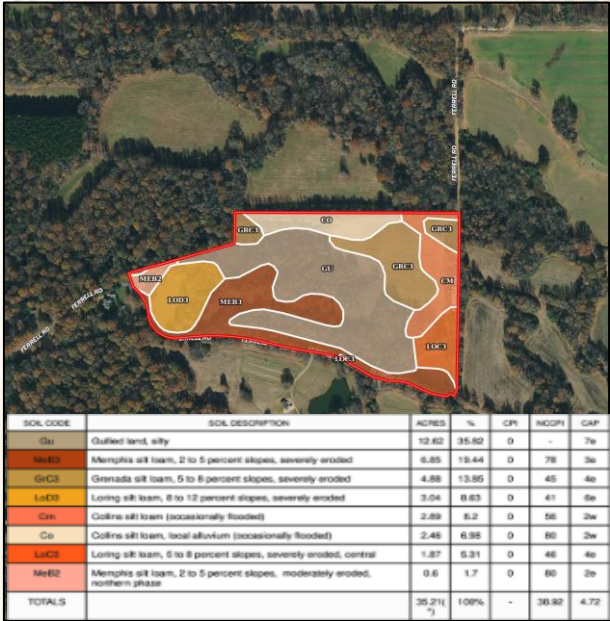
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[Map Right Link](#)

[Google Map Link](#)



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