



The Bear Creek 150 - Panola County - 150 ACRES

**Davis Chapel & Old Panola Road - Sardis
(7400 Old Panola Road - approximate 911 address)**

\$595,000

Landhawk Realty, LLC – www.landhawk.net



Deer and turkeys on an income-producing property! This diverse tract has a little bit of everything with row crop acreage, fenced cattle ground, a pretty block of hardwoods, nice home sites, two ponds, and Bear Creek running right through it. It's heavily populated with deer and turkeys and is less than a 5-minute drive to the McIvor Shooting Facility & just 10 minutes to the interstate. The property has frontage on both roads, and the farm ground and pasture land are both leased separately on a year-to-year basis.

(The adjoining 80-AC tract with lodge, lake, and shop can also be purchased with this or separately.)

Property Description:

- 70+/- AC with two ponds fenced for cattle with frontage on Davis Chapel and Old Panola with lots of pretty home sites, as well (see maps and photos)
- 40 acres of dry crop ground
- 25+/- acres of hardwoods unfenced

Location:

- 10 minutes from I-55
- 15 minutes from Sardis Lake & Mallard Pointe Golf Course
- 15 minutes from the Panola County Airport-PMU
- 45 minutes from Memphis
- 45 minutes from Oxford and Ole Miss
- Less than 5 minutes from the McIvor Shooting Range - MDWFP

Utilities & Notes:

- TVEPA electricity provider
- Fiber optic internet available with TVI-Fiber
- Community water is available with Pleasant Grove Water Association.
- garbage collection available with Panola County Solid Waste
- annual taxes - \$1,080

Farmer will have lease for the remaining 2023 year, & the same is for the pasture. Both are willing to continue. The cow farmer pays \$233 every 2 months & would need as much time as possible to get cows moved if new owners don't want to continue leasing. 40 AC crop ground is leased for \$95 an AC-\$3800 annually



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