



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

30± ACRES
PANOLA COUNTY, MS
\$149,900

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

LOCATION:

- Avant Road
Crenshaw, MS 38621
- Panola County
- 5± Miles SE of Crenshaw
- 10± Miles W of Como
- 15± Miles NW of Batesville
- 24± Miles SW of Hernando

COORDINATES:

- 34.4918, -90.1159

PROPERTY USE:

- Recreational
- Hunting
- Potential Homesite

PROPERTY INFORMATION:

- 30± Acres
- Mature Hardwood Timber
- Scattered Pine
- Pond
- Good Deer and Turkey Hunting
- Water & Power Accessible Nearby
- Light Restrictions

TAX INFORMATION:

- Parcel #: 1101-1100000-0000300
(Partial)
- Taxes Will Be Calculated at Closing



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

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michael@smalltownproperties.com

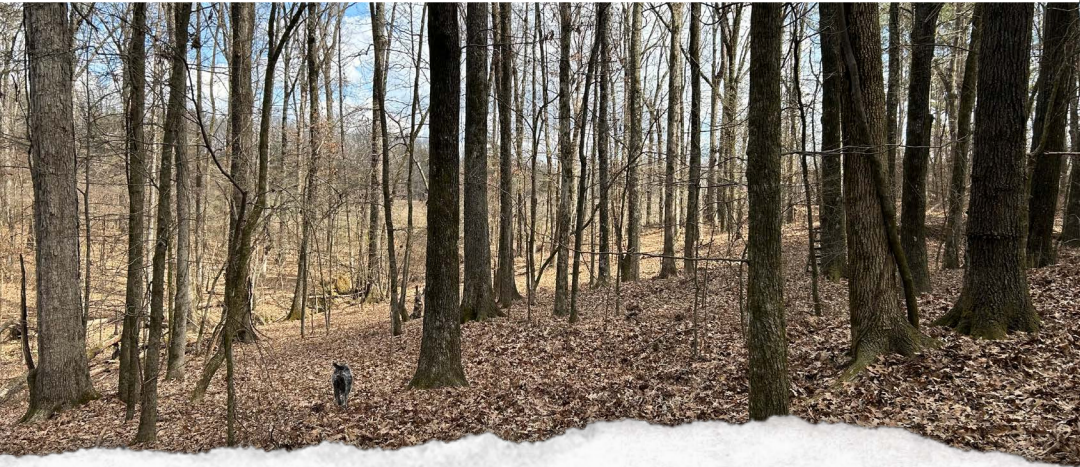
4848 Main St. - Flora, MS 39071

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WELCOME TO THE PANOLA 30

WELCOME TO THE PANOLA 30, A RAW TRACT OF LAND WITH BIG TIMBER! Located just five miles southeast of Crenshaw, MS, the 30± acre property includes mainly mature hardwood timber with some scattered pine. You will also find a small pond near the road on the east side. This area is popular for deer and turkey numbers, and the Panola County tract is no different. There were defined deer trails throughout the property on the initial visit. The setting would make a beautiful homesite tucked away in the woods. The utility providers include North Panola Water District and Energy Mississippi Inc. The property enjoys 1,400+ frontage feet along Avant Road with a dim gated entrance near the middle of the acreage. Light restrictions are in place—no mobile homes, no subdividing, and a 2,500± square foot minimum. The North Mississippi location is convenient, being just 10 miles west of Como, 15 miles northwest of Batesville, and 24 miles southwest of Hernando.

If you're looking for a place to build in the country, a small hunting tract to call your own, or a solid timber investment, give Michael Oswald a call today for your private tour of the Panola 30.



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Information is believed to be accurate but not guaranteed.

30± ACRES

PANOLA COUNTY, MISSISSIPPI



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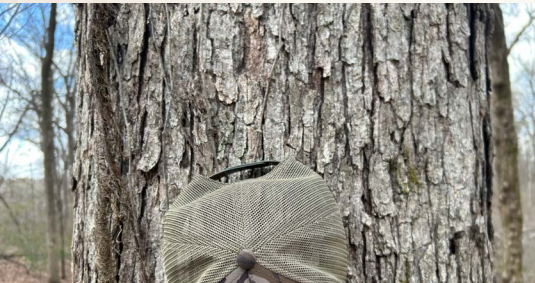
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gu	Gullied land, silty	46.26	75.66	0	-	7e
MeB2	Memphis silt loam, 2 to 5 percent slopes, moderately eroded, northern phase	14.7	24.04	0	80	2e
Cm	Collins silt loam (occasionally flooded)	0.18	0.29	0	56	2w
TOTALS		61.14(*)	100%	-	19.4	5.78



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land id. LINK



Directions From Como, MS: Travel 10.2 miles west on MS-310. Turn left onto Avant Road and continue 1.5 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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