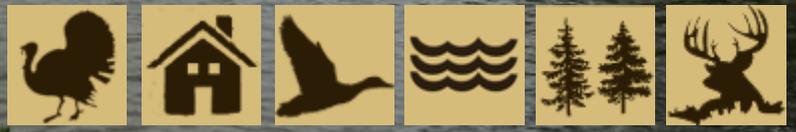


RECREATIONAL PARADISE

402 +/- ACRES IN PANOLA COUNTY



\$1,003,000



Directions: From Sardis, MS travel Highway 315 West to Pleasant Grove Road. Travel approximately 1/2 mile North, entrance to property will be on the right.

Address: 0 Pleasant Grove Road Sardis, MS 38666



VICKI LAWSON, REALTOR®
Vicki@TomSmithLand.com

601.209.3284 office | 901.238.7307 cell



Expect More. Get More.

call us today!

2692 W. Oxford Loop, STE 103 | Oxford, MS 38655



PATRICK MCBRIDE, MANAGING BROKER
Patrick@TomSmithLand.com

601.209.3284 office | 662.934.1323 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Looking for a recreational property and investment opportunity all in one? If so, this 402 +/- acre tract in Panola County, MS is exactly what you're looking for. This property has been well taken care of and managed by the same family for the last 13 years. Features a large lake stocked just waiting for your amazing fishing adventures. With 4 ponds and a creek scattered throughout the property, the wildlife will come to you! Great interior road system for your ATV and/or horse riding, and these trails are in excellent shape. You will find several established food plots that have been actively maintained, as well as an abundant source of food and cover for the wildlife currently in place. There is a huge presence of turkey on the property making it a turkey hunters paradise. Property has been under wildlife management practices with low pressure since ownership. This property has a mobile home that is included and is currently used as a camp. The camp is a 16x80 mobile home. There is a skinning shed with power and water included with plenty of space to park all your equipment. The location is ideal with short drive to/from Memphis and Oxford, so don't miss this opportunity, call Patrick today!



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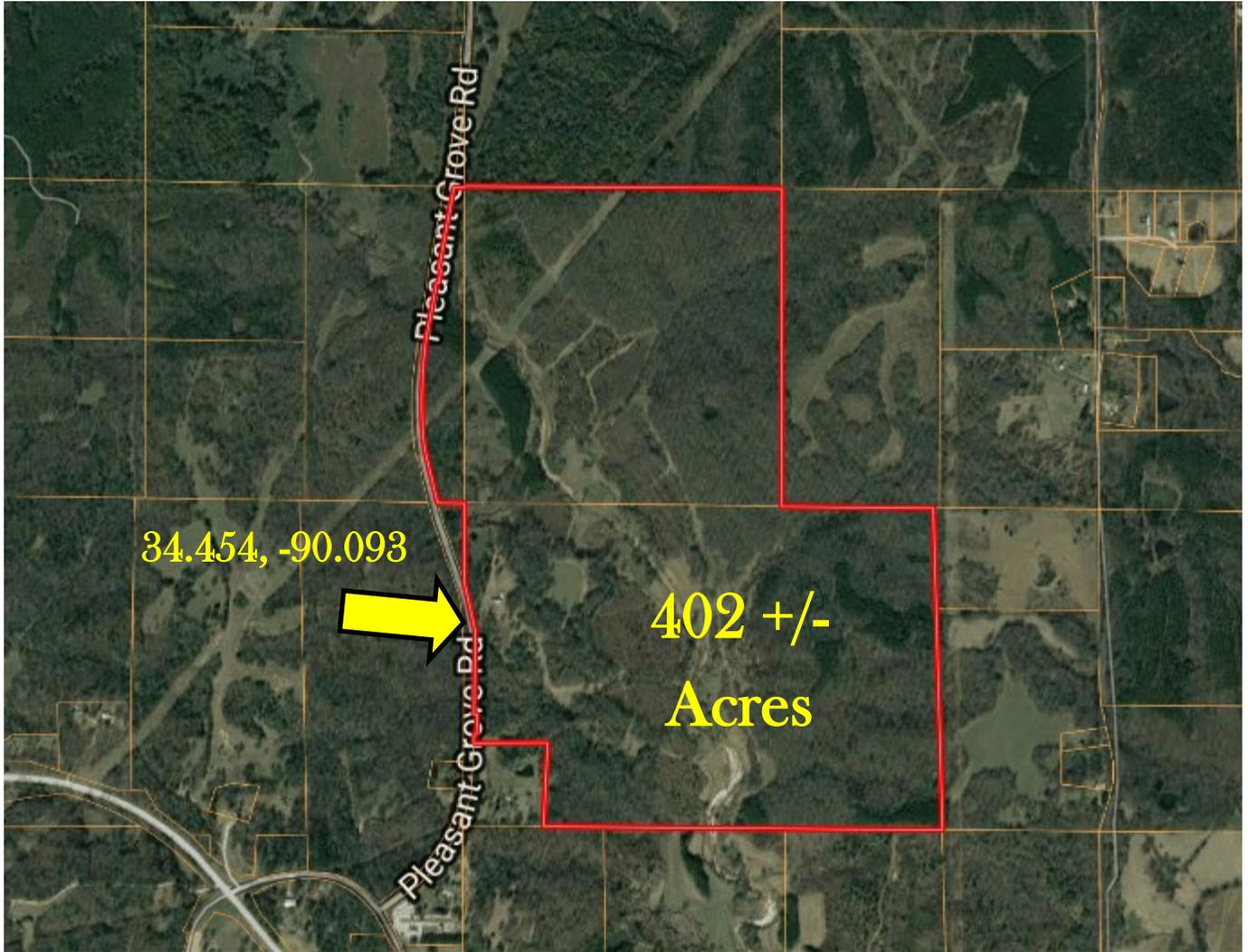
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AERIAL MAP



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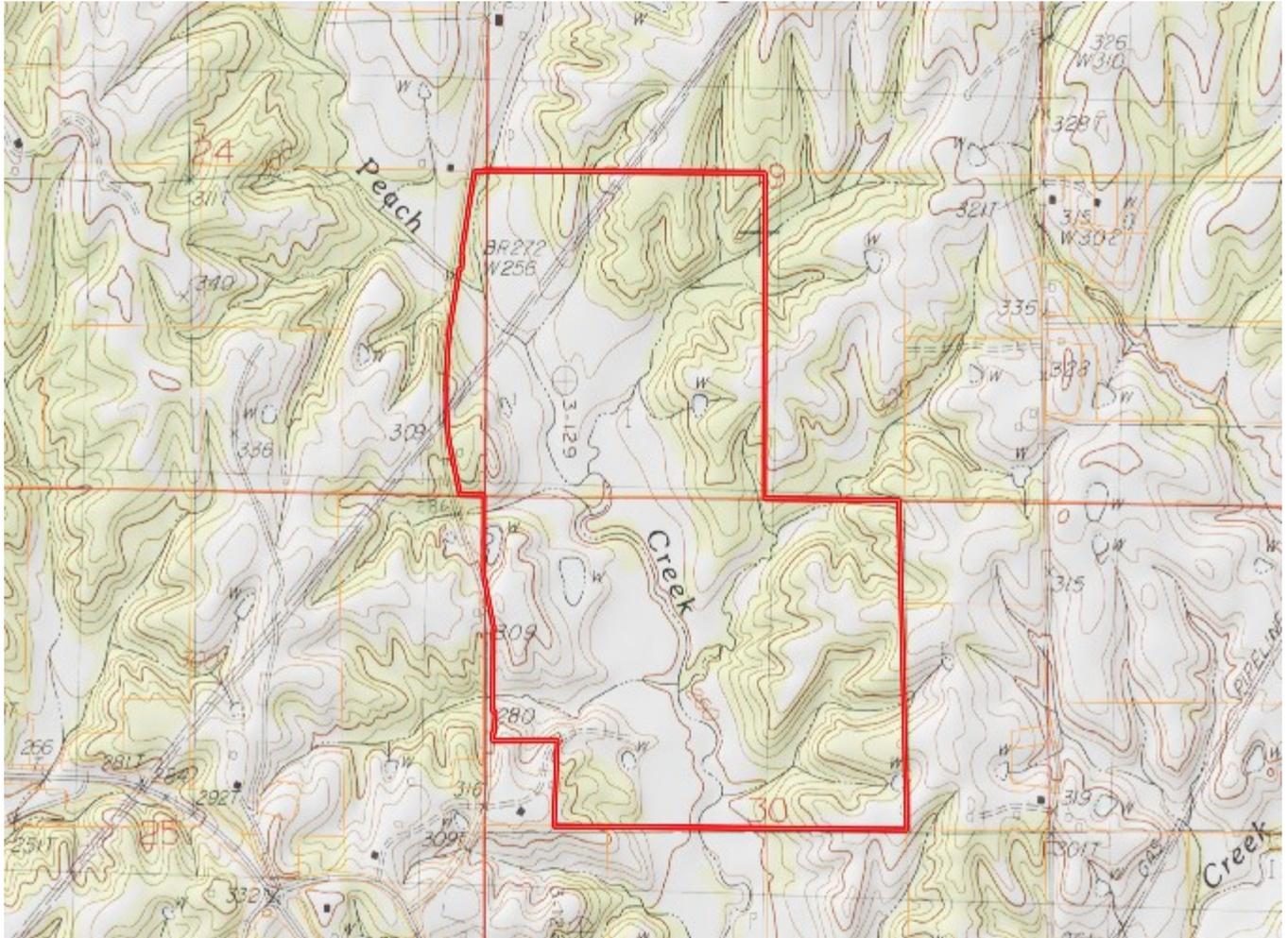
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TOPO MAP



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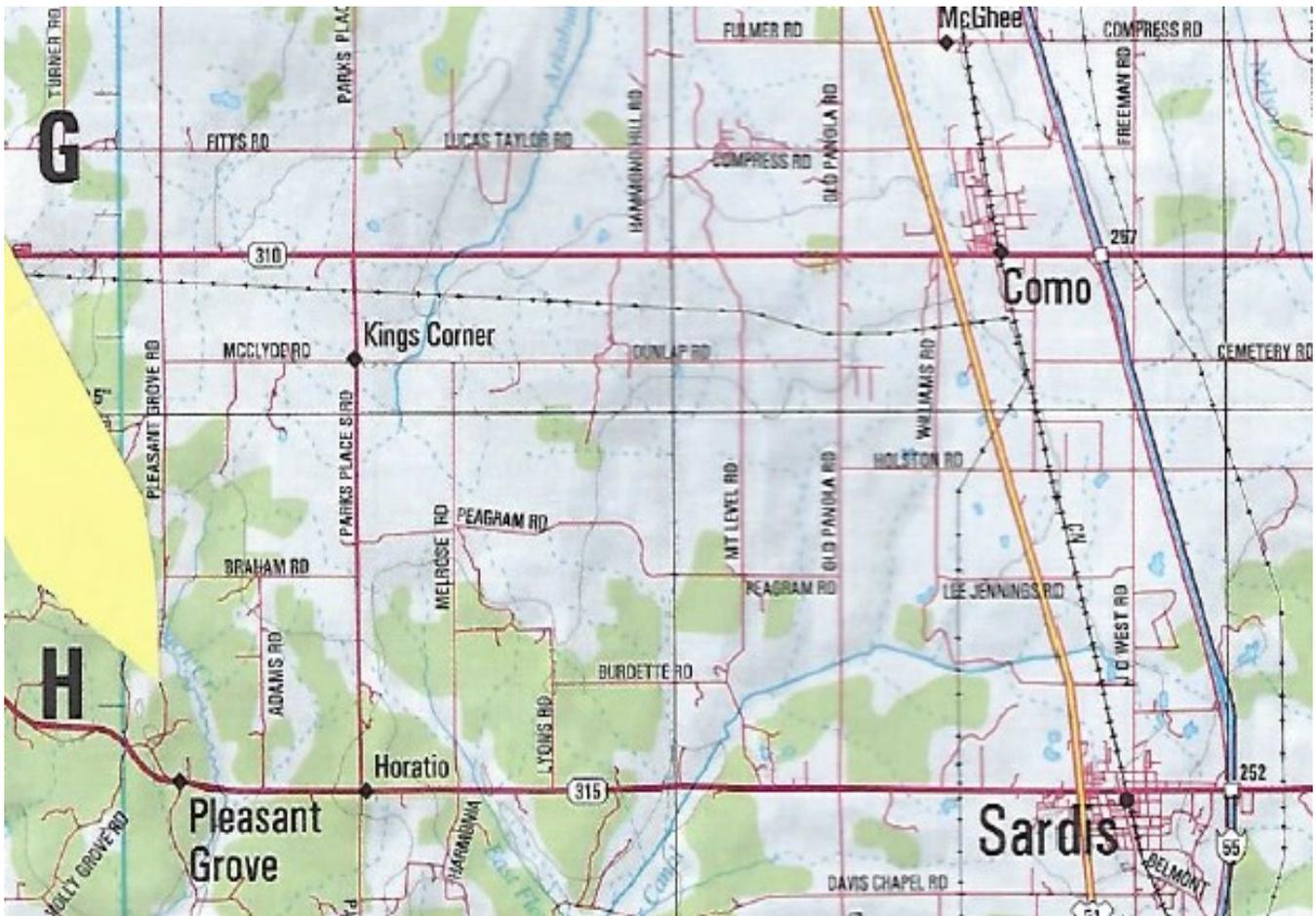
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DIRECTIONAL MAP



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