

A Hunter's Paradise

996 +/- Acres in Panola County, MS



\$3,575,000



Directions: From I-55 South exit at Batesville, MS, enter Hwy 6 west, turn right on Eureka Street for 0.6 of a mile. Travel 1.6 miles on Old Panola to Curtis Road. Turn left on Curtis Road and travel 6.2 miles the property will be on the right.

Address: 7065 Curtis Road, Batesville, MS 38606



Call me today!

PATRICK MCBRIDE, MANAGING BROKER
Patrick@TomSmithLand.com
601.209.3284 office | 662.934.1323 cell
2692 W. Oxford Loop, STE 103 | Oxford, MS 38655



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Check out this extremely RARE property with over 996 +/- acres in one continuous block in Panola County, MS. Located a quick 45 minutes from Memphis, 30 Minutes to the Oxford Square, or 10 minutes to 1-55 at Batesville, MS. This property has been well kept and maintained for many years and has been managed extensively for wildlife and holds an abundance of turkey and deer. This turn key property offers a rustic 3-bedroom, 2 full bath cabin with an open concept kitchen and den for all your family

hunting stories over dinner. Next to the cabin is a very nice 40x40 pavilion with electricity and water, offering a stove, fridge, sink, firepit, and much more, making it a great family gathering area or the perfect peaceful setting for your wedding venue.

Included in this one-of-a-kind property is a caretaker home, a metal shop for all your equipment, a skinning shed with a walk-in cooler, and much more. The caretakers home has a storage container beside it and storage shed for your personal items. You

will also find a 10x10 dog kennel with water and concrete floors. Next to this is a 16x16 deer cleaning shed with a 16x20 covered awning that has a walk-in cooler, water, and power. Just beyond the home is a 100x60 metal shop with electricity, water, and concrete floors. A wash pad in front of the shop is convenient for your tractor and toys after your hunting adventures. This tract offers a huge bonus of CRP payments on a portion of the property until 2032. There are many open areas to have fall and spring time food plots for deer and turkey with shooting houses in place. A well and levee system are in place to have a flooded timber hole for your morning duck hunts.

The excellent road system allows travel throughout the entire property going out beyond the cabin and outbuildings. This property has several hundred acres of huge mature pristine hardwood timber.

Call Patrick today for your own private showing of this fantastic property.



PATRICK MCBRIDE, MANAGING BROKER
Patrick@TomSmithLand.com
601.209.3284 office | 662.934.1323 cell
2692 W. Oxford Loop, STE 103 | Oxford, MS 38655



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



PATRICK MCBRIDE, MANAGING BROKER
 Patrick@TomSmithLand.com
 601.209.3284 office | 662.934.1323 cell
 2692 W. Oxford Loop, STE 103 | Oxford, MS 38655



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



PATRICK MCBRIDE, MANAGING BROKER
 Patrick@TomSmithLand.com
 601.209.3284 office | 662.934.1323 cell
 2692 W. Oxford Loop, STE 103 | Oxford, MS 38655



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



PATRICK MCBRIDE, MANAGING BROKER
 Patrick@TomSmithLand.com
 601.209.3284 office | 662.934.1323 cell
 2692 W. Oxford Loop, STE 103 | Oxford, MS 38655



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



PATRICK MCBRIDE, MANAGING BROKER
 Patrick@TomSmithLand.com
 601.209.3284 office | 662.934.1323 cell
 2692 W. Oxford Loop, STE 103 | Oxford, MS 38655



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



PATRICK MCBRIDE, MANAGING BROKER
 Patrick@TomSmithLand.com
 601.209.3284 office | 662.934.1323 cell
 2692 W. Oxford Loop, STE 103 | Oxford, MS 38655

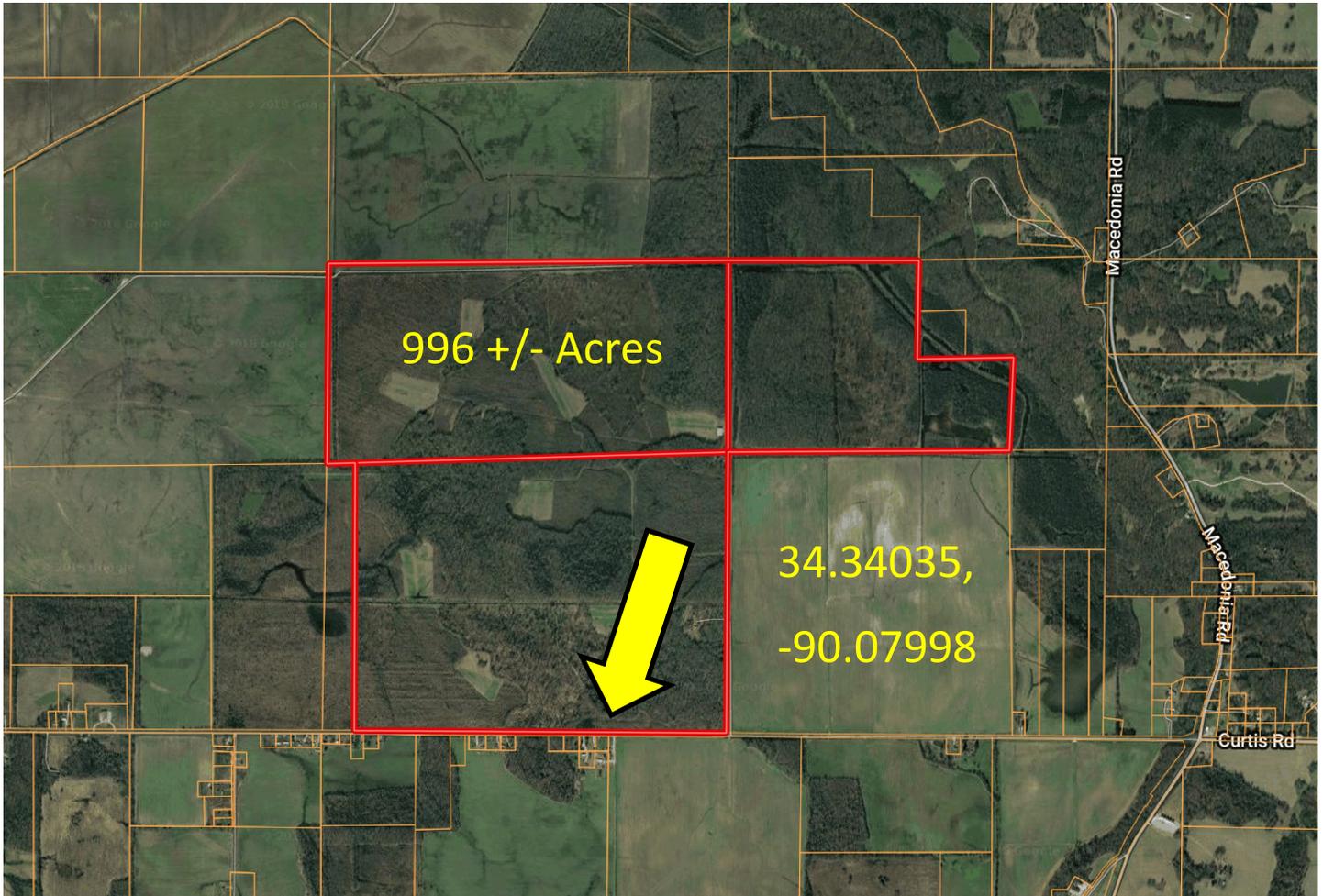


Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Map



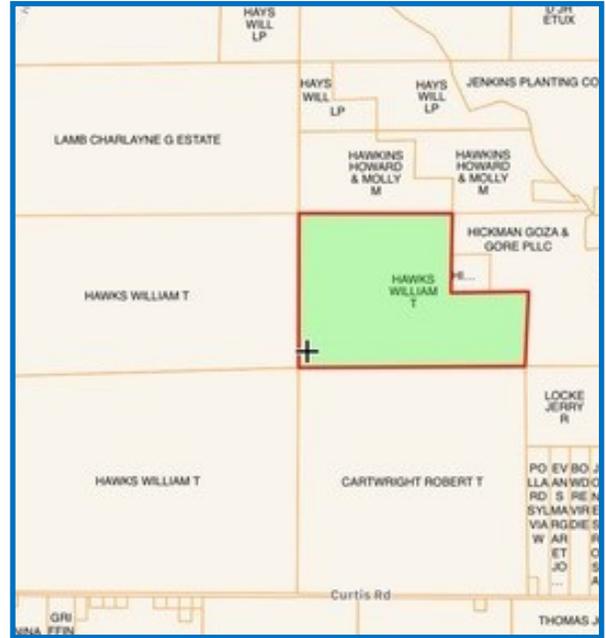
PATRICK MCBRIDE, MANAGING BROKER
Patrick@TomSmithLand.com
601.209.3284 office | 662.934.1323 cell
2692 W. Oxford Loop, STE 103 | Oxford, MS 38655



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Property Map



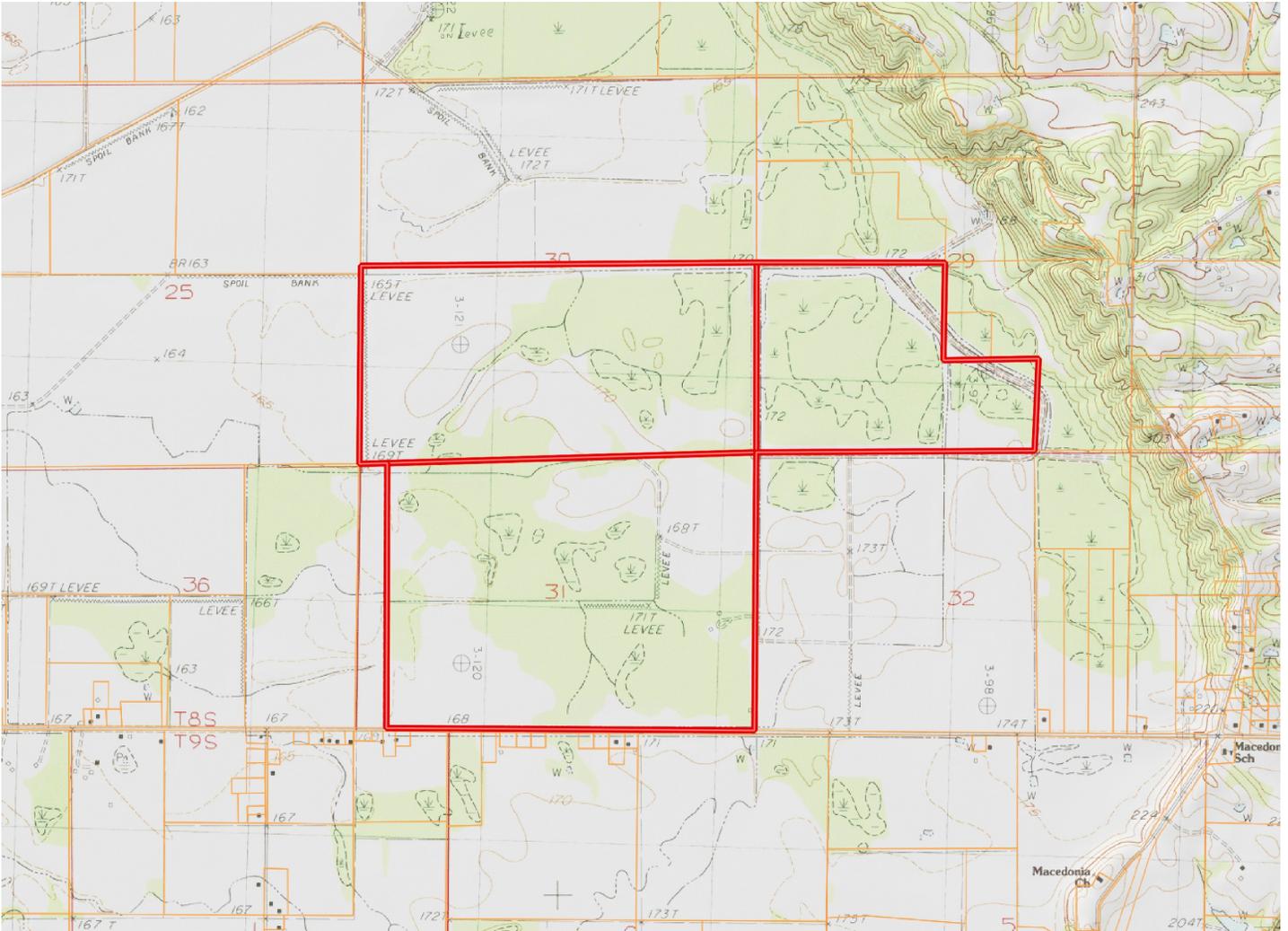
PATRICK MCBRIDE, MANAGING BROKER
 Patrick@TomSmithLand.com
 601.209.3284 office | 662.934.1323 cell
 2692 W. Oxford Loop, STE 103 | Oxford, MS 38655



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Topo Map



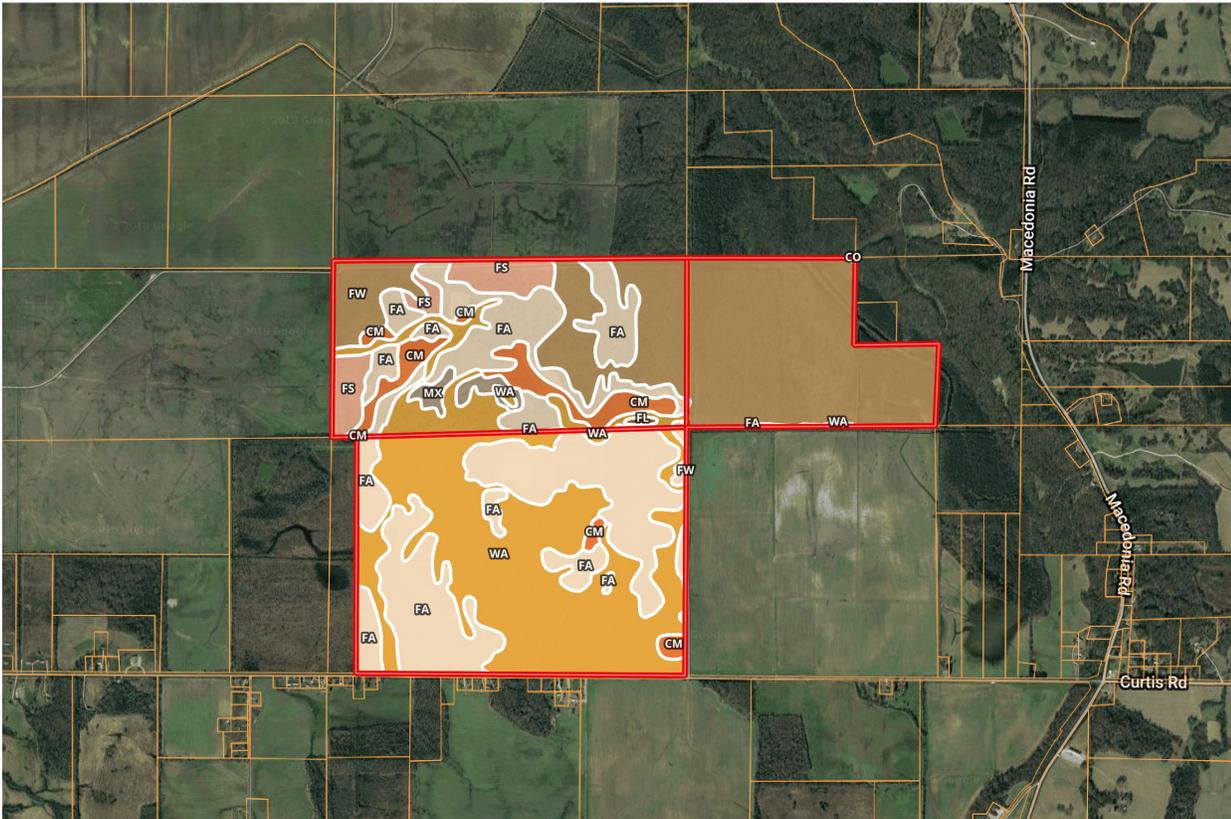
PATRICK MCBRIDE, MANAGING BROKER
Patrick@TomSmithLand.com
601.209.3284 office | 662.934.1323 cell
2692 W. Oxford Loop, STE 103 | Oxford, MS 38655



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Soil Map



▣ All Polygons 1450.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Fw	Falaya and Waverly silt loams (frequently flooded)	301.7	20.8	4w
Cm	Collins silt loam (occasionally flooded)	49.3	3.4	2w
Fa	Falaya silt loam (occasionally flooded)	498.5	34.37	2w
Wa	Waverly silt loam (frequently flooded)	549.8	37.91	5w
Fl	Falaya silt loam, local alluvium (occasionally flooded)	1.1	0.08	2w
Mx	Mixed alluvial land (bruno and Collins soils, frequently flooded)	11.7	0.81	4w
Fs	Falaya silty clay loam (arkabutts) (occasionally flooded)	38.2	2.63	3w
Co	Collins silt loam, local alluvium (occasionally flooded)	0.1	0.01	2w
TOTALS		1450.5	100%	3.6

▣ Boundary 998.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Fw	Falaya and Waverly silt loams (frequently flooded)	301.7	30.22	4w
Wa	Waverly silt loam (frequently flooded)	288.6	29.91	5w
Cm	Collins silt loam (occasionally flooded)	43.4	4.34	2w
Fl	Falaya silt loam, local alluvium (occasionally flooded)	1.1	0.11	2w
Fa	Falaya silt loam (occasionally flooded)	303.5	30.4	2w
Mx	Mixed alluvial land (bruno and Collins soils, frequently flooded)	11.7	1.17	4w
Fs	Falaya silty clay loam (arkabutts) (occasionally flooded)	38.2	3.82	3w
Co	Collins silt loam, local alluvium (occasionally flooded)	0.1	0.01	2w
TOTALS		998.3	100%	3.56

▣ Boundary 452.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Fw	Falaya and Waverly silt loams (frequently flooded)	0.0	0.0	4w
Cm	Collins silt loam (occasionally flooded)	5.9	1.31	2w
Fa	Falaya silt loam (occasionally flooded)	195.0	43.12	2w
Wa	Waverly silt loam (frequently flooded)	251.3	55.56	5w
TOTALS		452.2	100%	3.67

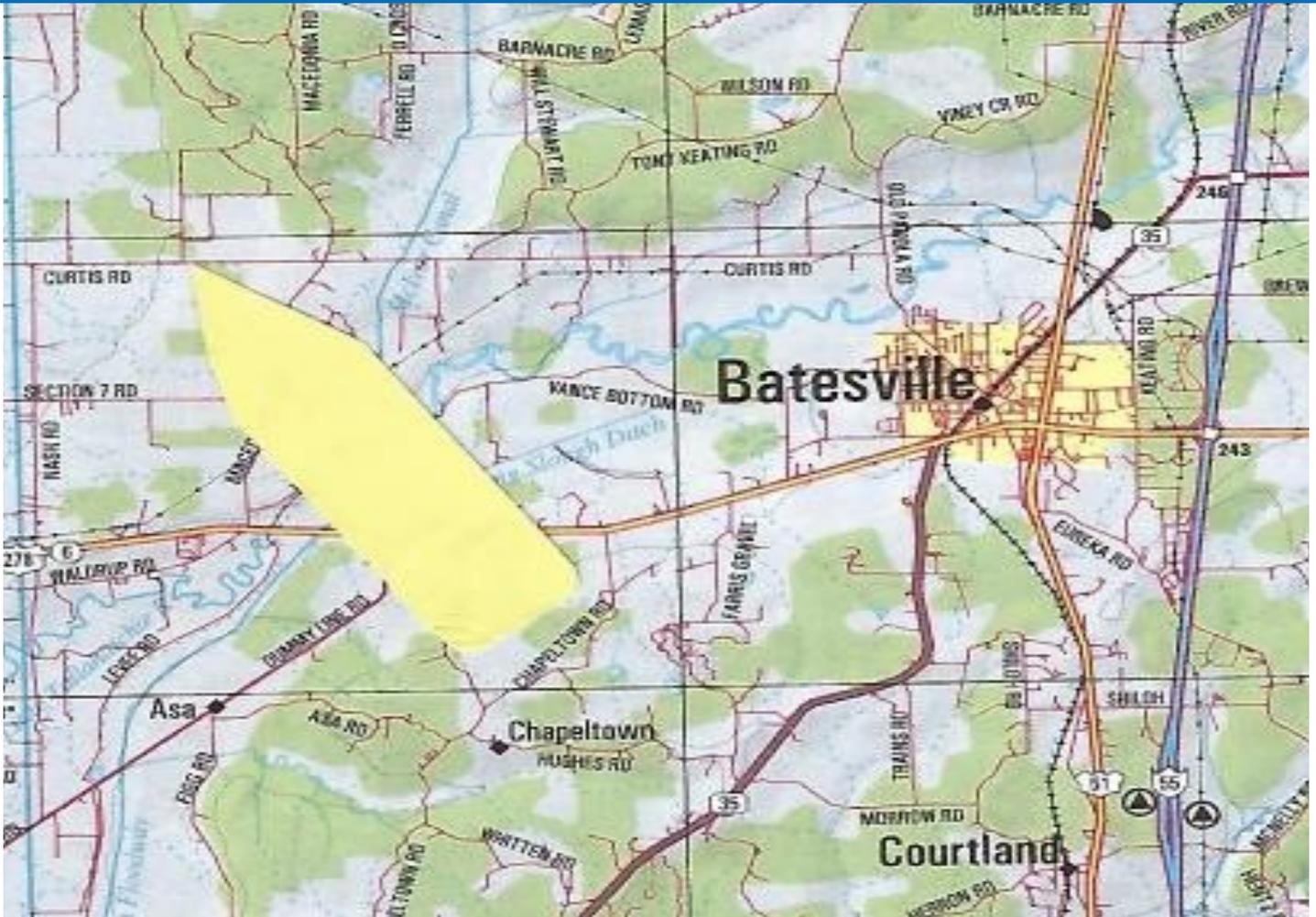
PATRICK MCBRIDE, MANAGING BROKER
 Patrick@TomSmithLand.com
 601.209.3284 office | 662.934.1323 cell
 2692 W. Oxford Loop, STE 103 | Oxford, MS 38655



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Directional Map



Directions: From I-55 South exit at Batesville, MS, enter Hwy 6 west, turn right on Eureka Street for 0.6 of a mile. Travel 1.6 miles on Old Panola to Curtis Road. Turn left on Curtis Road and travel 6.2 miles the property will be on the right.

Address: 7065 Curtis Road, Batesville, MS 38606

PATRICK MCBRIDE, MANAGING BROKER
Patrick@TomSmithLand.com
601.209.3284 office | 662.934.1323 cell
2692 W. Oxford Loop, STE 103 | Oxford, MS 38655



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.