

RECREATIONAL PARADISE

231.8 +/- ACRES IN PANOLA COUNTY, MS



\$599,000

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 231.8 +/- 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. A large lake is stocked just waiting for your amazing fishing adventures. With four ponds and a creek scattered throughout the property, the wildlife will come to you! A great interior road system is in place 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. This tract has been under wildlife management practices with low pressure since ownership. A 16x80 mobile home is currently used as a camp and included in the purchase. 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 a short drive to/from Memphis and Oxford. Additional acreage is available, so don't miss this opportunity, call Patrick or Vicki today!



Expect More. Get More.

call us today!

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

VICKI LAWSON, REALTOR®
Vicki@TomSmithLand.com

601.209.3284 office | 901.238.7307 cell

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.





Expect More. Get More.

call us today!

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

VICKI LAWSON, REALTOR®
Vicki@TomSmithLand.com

601.209.3284 office | 901.238.7307 cell

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.









Expect More. Get More.

call us today!

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

VICKI LAWSON, REALTOR®
Vicki@TomSmithLand.com

601.209.3284 office | 901.238.7307 cell

PATRICK MCBRIDE, MANAGING BROKER
Patrick@TomSmithLand.com

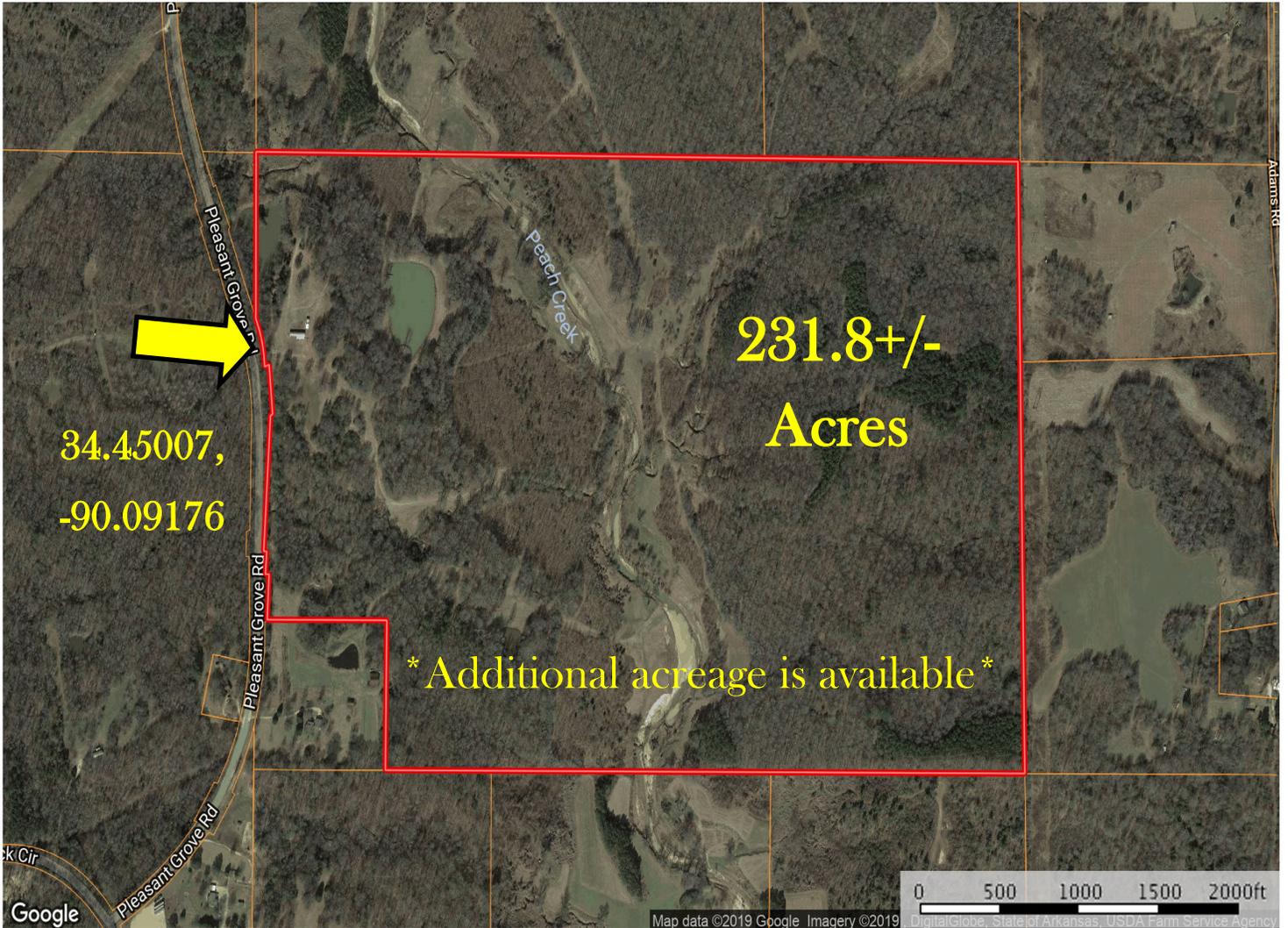
601.209.3284 office | 662.934.1323 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



AERIAL MAP



Expect More. Get More.

call us today!

VICKI LAWSON, REALTOR®
Vicki@TomSmithLand.com
601.209.3284 office | 901.238.7307 cell

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

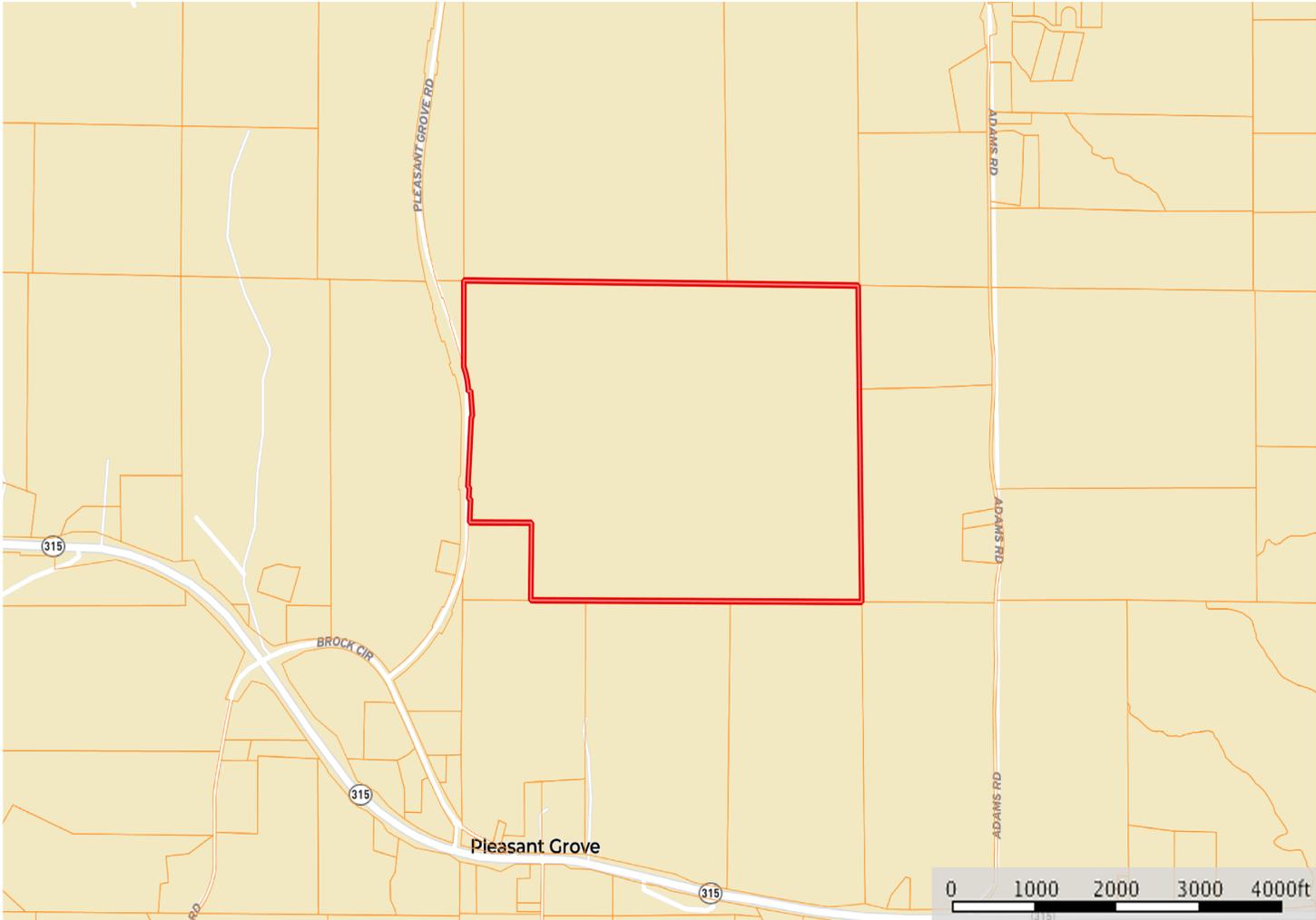
PATRICK MCBRIDE, MANAGING BROKER
Patrick@TomSmithLand.com
601.209.3284 office | 662.934.1323 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



OWNERSHIP MAP



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

VICKI LAWSON, REALTOR®

Vicki@TomSmithLand.com

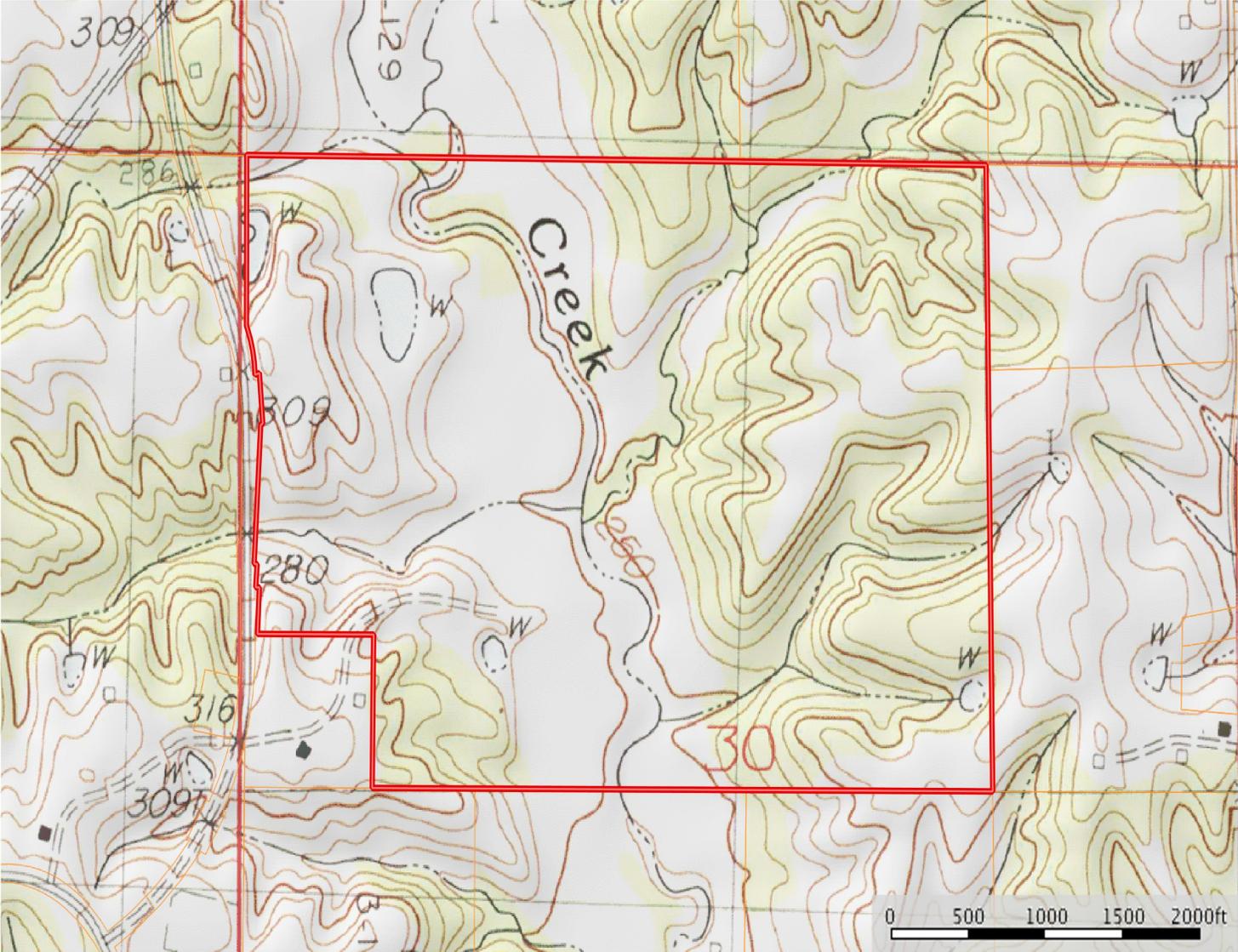
601.209.3284 office | 901.238.7307 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



TOPO MAP



Expect More. Get More.

call us today!

VICKI LAWSON, REALTOR®
Vicki@TomSmithLand.com
601.209.3284 office | 901.238.7307 cell

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

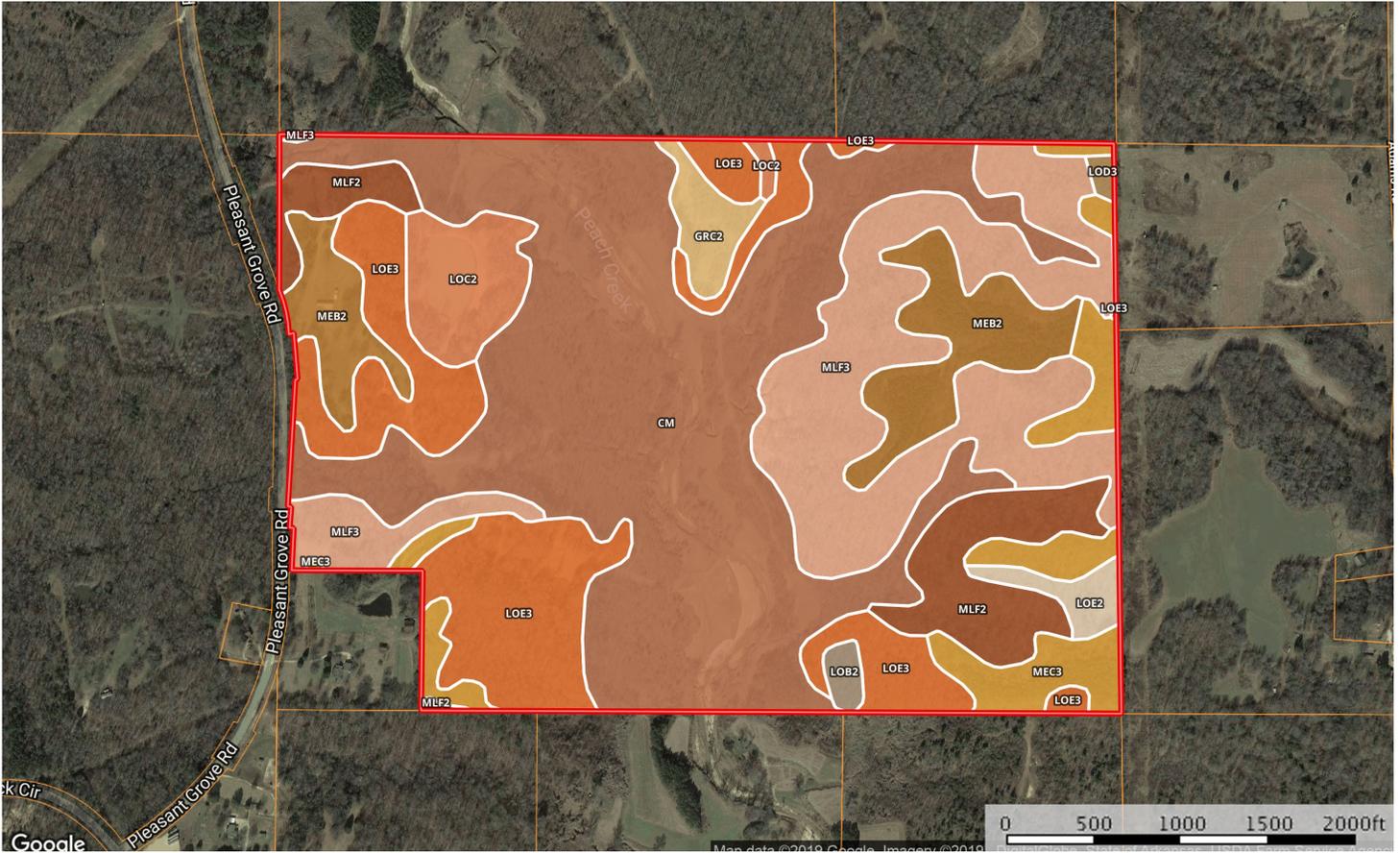
PATRICK MCBRIDE, MANAGING BROKER
Patrick@TomSmithLand.com
601.209.3284 office | 662.934.1323 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	0.5	0.22	6e
LoE3	Loring silt loam, 12 to 17 percent slopes, severely eroded	36.4	15.46	7e
LoE2	Loring silt loam, 12 to 17 percent slopes, eroded	2.6	1.1	6e
MeC3	Memphis silt loam, 5 to 8 percent slopes, severely eroded	14.5	6.17	4e
MIF2	Memphis and Loring silt loams, 17 to 35 percent slopes, eroded	14.9	6.35	7e
LoB2	Loring silt loam, 2 to 5 percent slopes, eroded	1.2	0.49	2e
MIF3	Memphis and Loring silt loams, 17 to 35 percent slopes, severely eroded	42.6	18.1	7e
LoC2	Loring silt loam, 5 to 8 percent slopes, eroded	8.5	3.59	3e
GrC2	Grenada silt loam, 5 to 8 percent slopes, eroded	3.7	1.59	3e
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded	17.4	7.41	2e
Cm	Collins silt loam (occasionally flooded)	93.0	39.51	2w
TOTALS		235.3	100%	4.22



Expect More. Get More.

call us today!

VICKI LAWSON, REALTOR®
 Vicki@TomSmithLand.com
 601.209.3284 office | 901.238.7307 cell

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.



DIRECTIONAL MAP



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



Expect More. Get More.

call us today!

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

VICKI LAWSON, REALTOR®
Vicki@TomSmithLand.com

601.209.3284 office | 901.238.7307 cell

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.

