

Recreational Tract

195+/- Acres in Panola, MS



Welcome to your new recreational tract in Panola County, MS! This property is made up of older pastures, clear cut, and hardwood/pine pockets. With some dozer work this tract could become an awesome recreational playground for the serious hunter. Deer sign is everywhere, the thickets make for great bedding areas, and the oaks are dropping the food. With a few more roads and additional wildlife plots, the recipe could be deadly. To the south, the property adjoins Enid Lake public land. Liberty Hill Water Association (water) and Tallahatchie Valley EPA (electric) service the area if you are looking to build a cabin or bring in a camper. The property is located less than a mile north of Enid Lake and just under 1.5 miles from Plum Point Recreational Area and Chickasaw Hill Recreational Area, so don't rule out those spawning crappie and summer boat rides. When needing supplies or shopping, Batesville is just 10 miles northwest and Oxford is less than 20 miles northeast. Additional acreage is available. If you have been looking for that affordable Panola County recreational tract near Enid Lake, give Michael Oswalt a call today for your private showing.



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call me today!

MICHAEL OSWALT, ASSOC. BROKER

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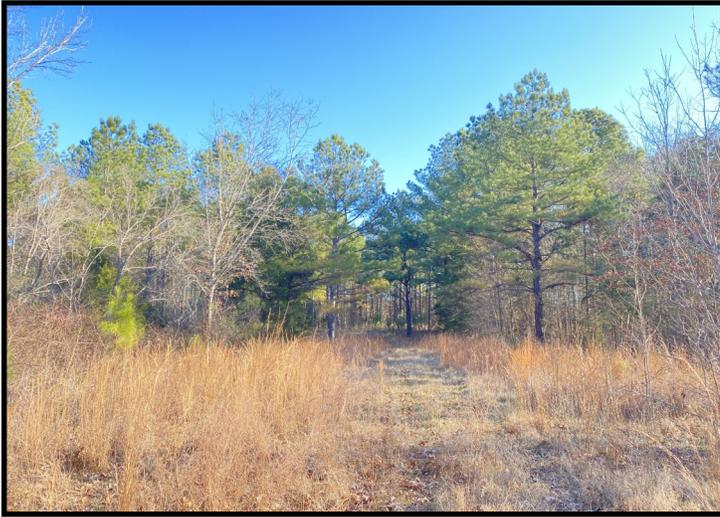
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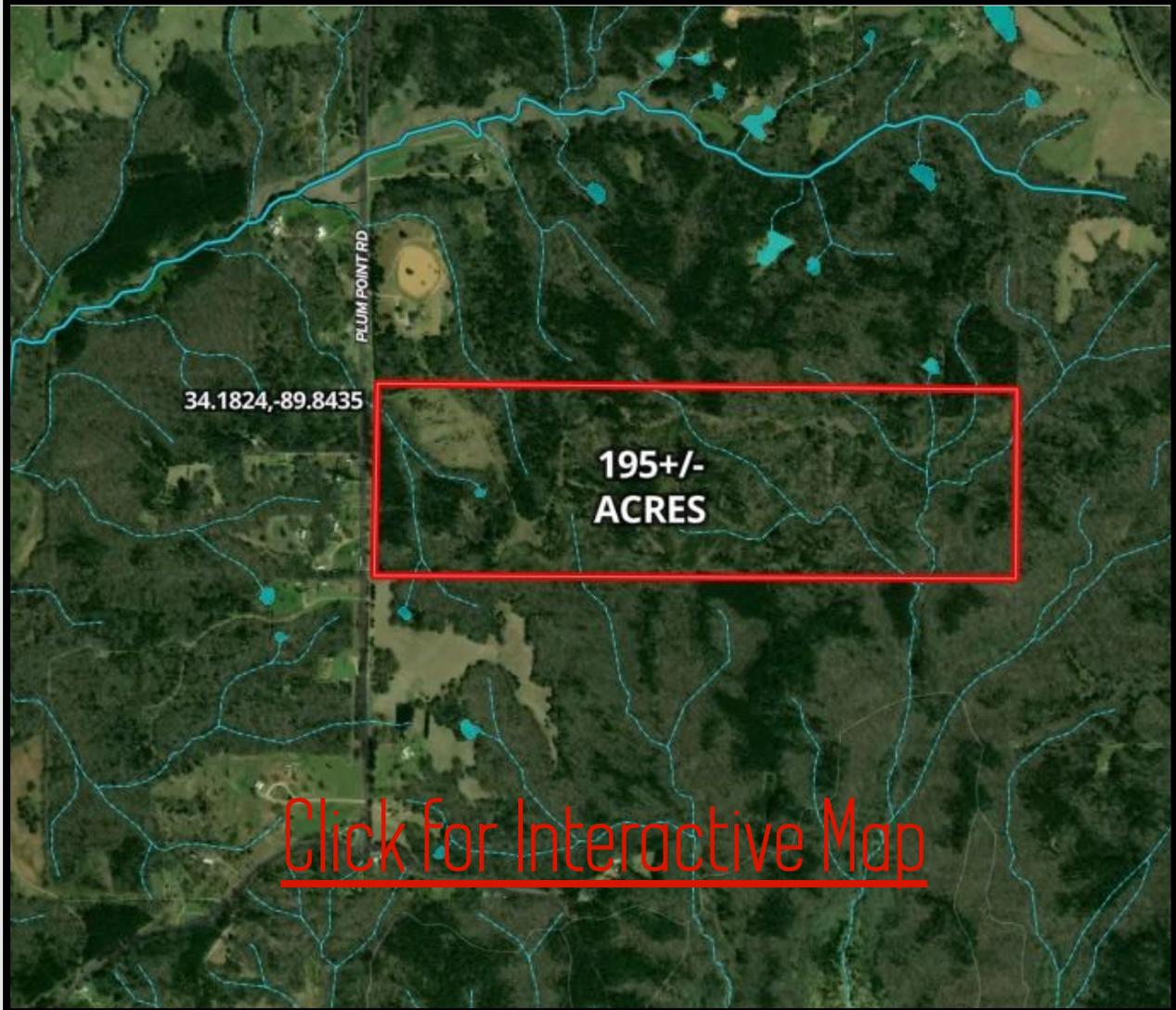
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Aerial Map



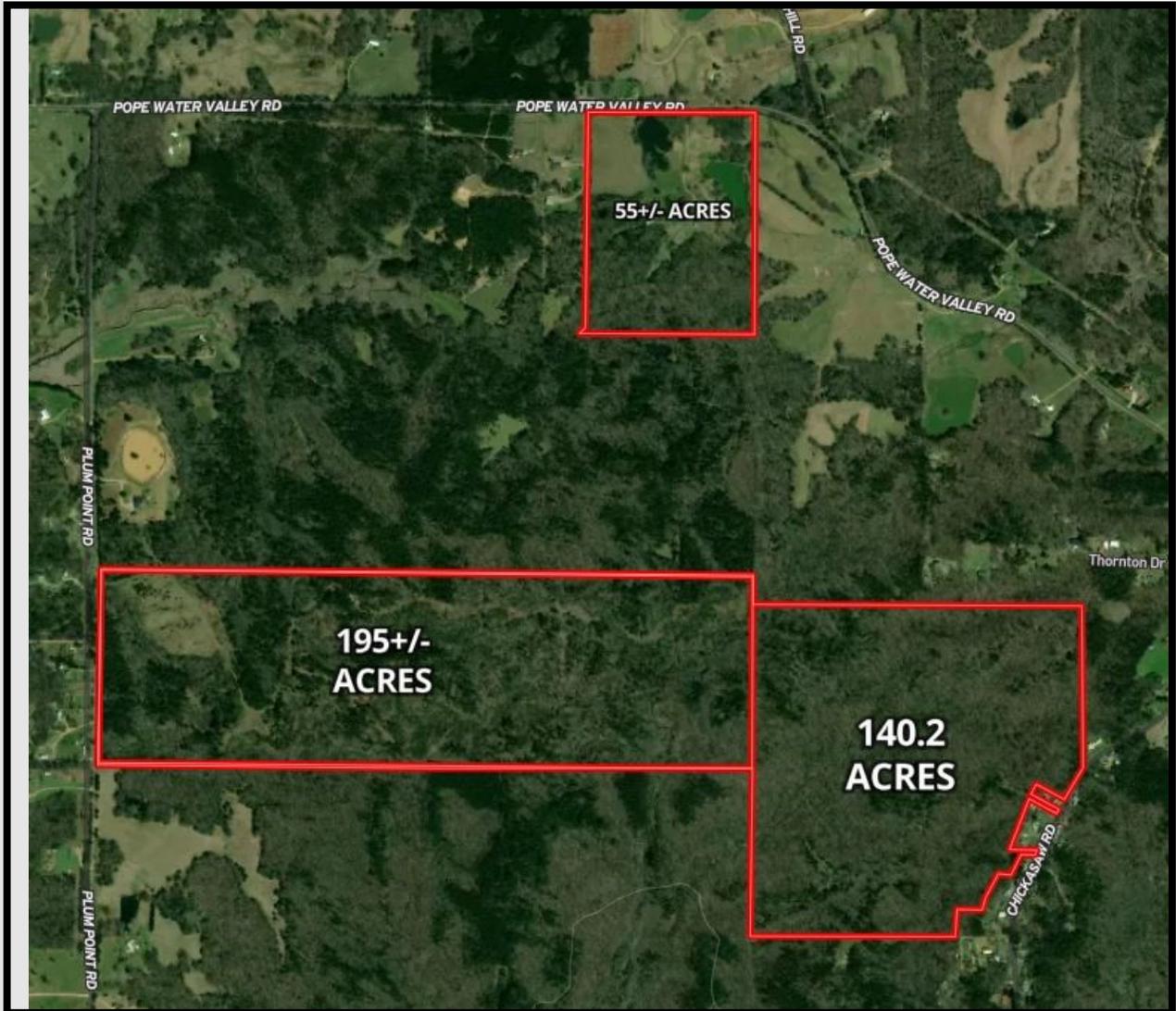
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Additional Acreage Available



Click [HERE](#) for Interactive Map



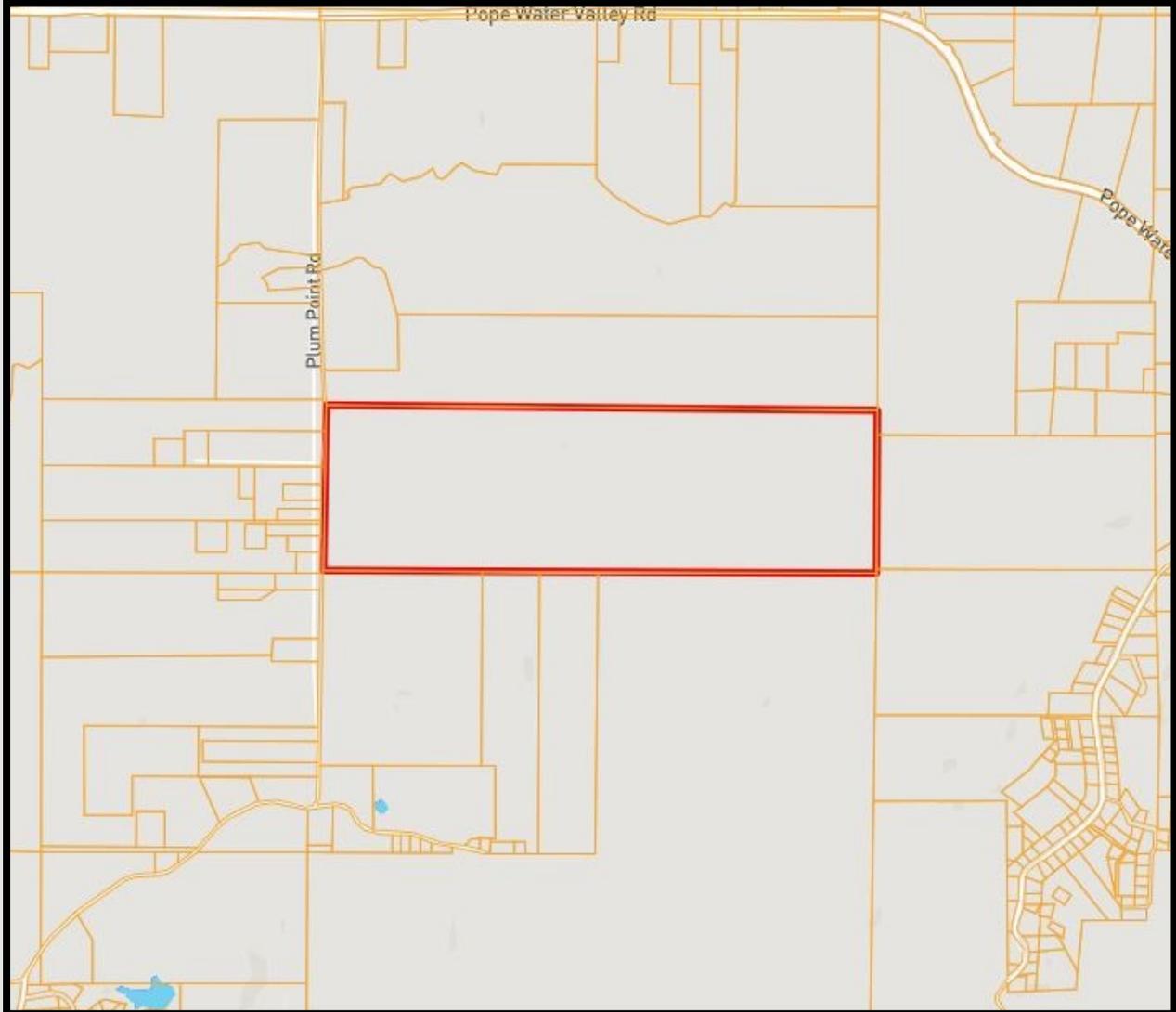
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Ownership Map



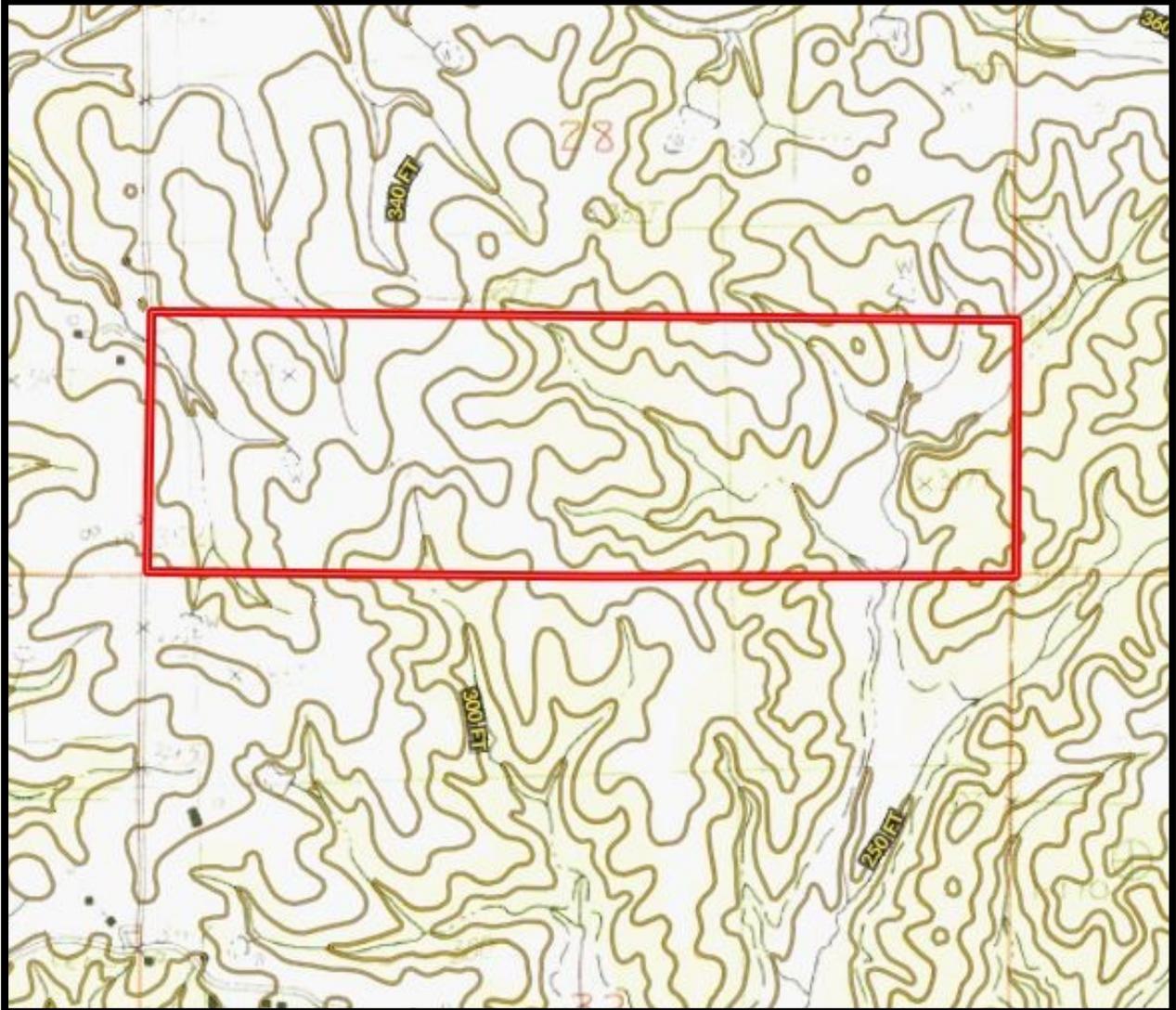
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Topo Map



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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Gu	Gullied land, silty	64.5	34.03	7e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	32.1	16.93	4e
Gs	Gullied land, sandy	36.0	19.0	7e
Co	Collins silt loam, local alluvium (occasionally flooded)	35.9	18.94	2w
LoB3	Loring silt loam, 2 to 5 percent slopes, severely eroded	4.4	2.34	3e
RpF2	Ruston, Providence, and Eustis soils, 17 to 35 percent slopes, eroded (smithdale, providence and eustis)	10.4	5.49	7e
LoE3	Loring silt loam, 12 to 17 percent slopes, severely eroded	4.0	2.09	7e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	2.2	1.18	3e
TOTALS		189.5	100%	5.4



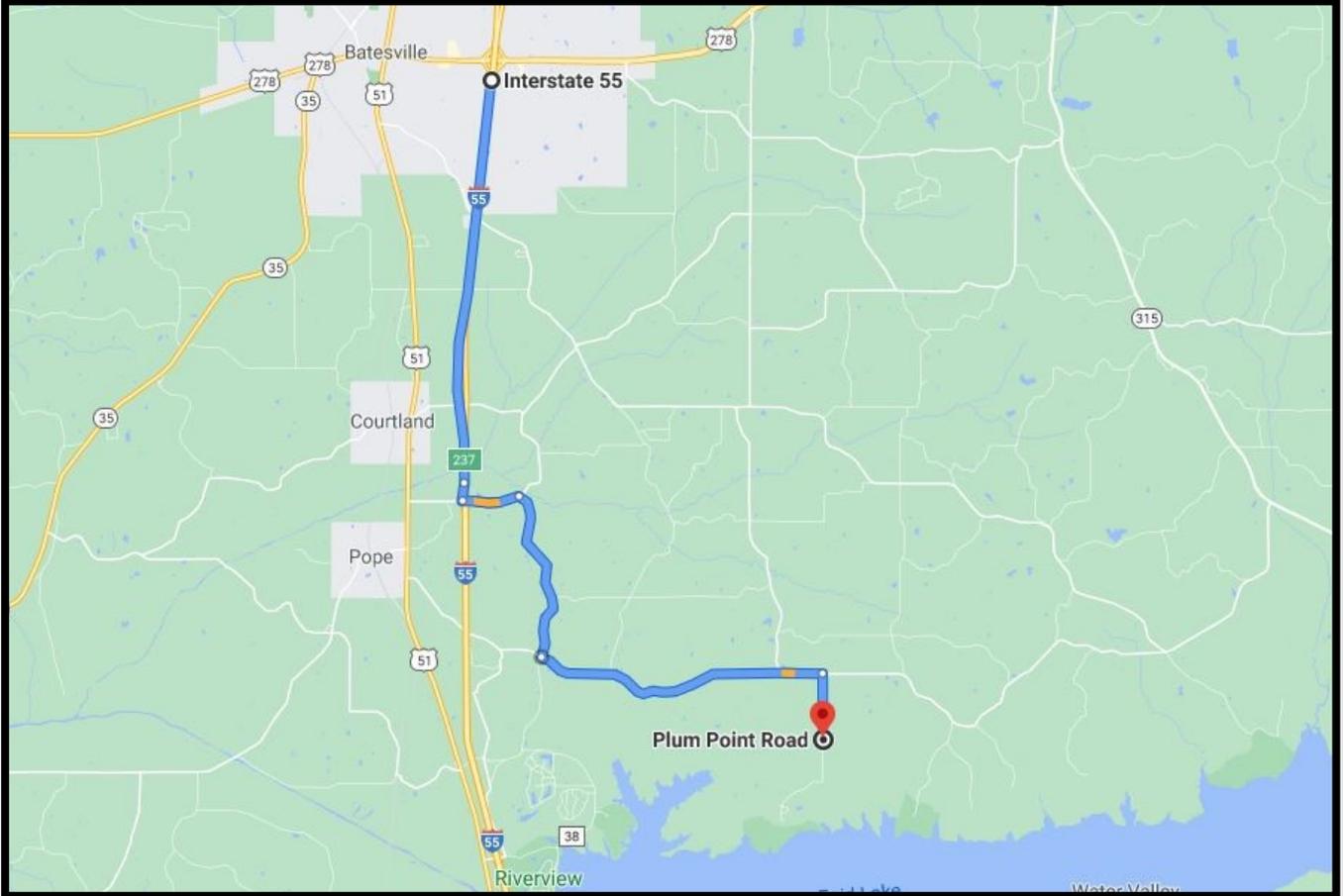
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Directional Map



Directions From Batesville, MS: Travel south on I-55 for 5.3 miles. Take exit 237 toward Pope/Courtland for 0.2 miles. Turn left onto Hentz Road and travel for 0.8 miles. Turn right onto Chapel Hill Rd and travel for 2.4 miles. Turn left onto Pope Water Valley Rd and continue for 3.9 miles. Turn right onto Plum Point Rd and in 0.9 miles the property is located on the left. Click [here](#) for Google Maps.



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