

The Vick Place

55+/- Acres in Panola County, MS



\$254,000

Welcome to "The Vick Place" located at 7032 Pope Water Valley Road in Panola County, MS! As you pull off the pavement, you can't help but smile. This is one of those properties that has just the right amount of everything including pastures, two stocked ponds, mature hardwoods, old barns, and a home all on 55 +/- acres. As you approach the home, you will start to feel the history behind it all. The Vick Place was established around 1850 with an addition to the home in the 1930's. Over the years, the home has been renovated. The rock in the exterior walls and some of the wood actually came from the property. The 2,336 +/- square foot home is sound, offering three bedrooms and one bath. The dog trot and high ceilings will quickly catch your eye as a historical home. With some cosmetic work and a vision, you will have one of the most unique getaways or permanent home near Enid Lake. Out back, you will see "The Peach Shed", for your equipment, and the original barn which is just for looks but is pretty amazing! The two ponds are stocked with bass and bream, the pasture is ready to be fenced to complete your mini-farm, the creek is flowing, and mature hardwoods are loaded with deer. Upon initial inspection, deer sign was everywhere. This property is truly unique and the next family will create another 100 years of memories. The Vick Place is located less than 1.5 miles north of Enid Lake and approximately 2.5 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. If you have been looking for that special getaway that offers it all, call Michael Oswalt today for your private showing.

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call me today!

MICHAEL OSWALT, ASSOC. BROKER

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Licensed in MS, AR & MO



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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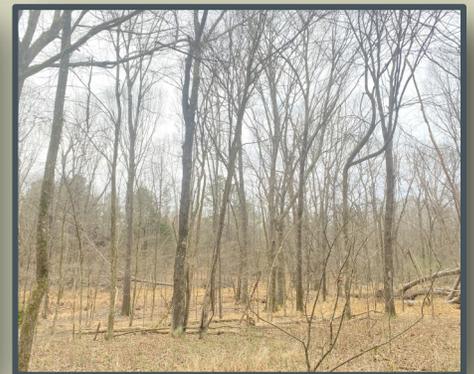
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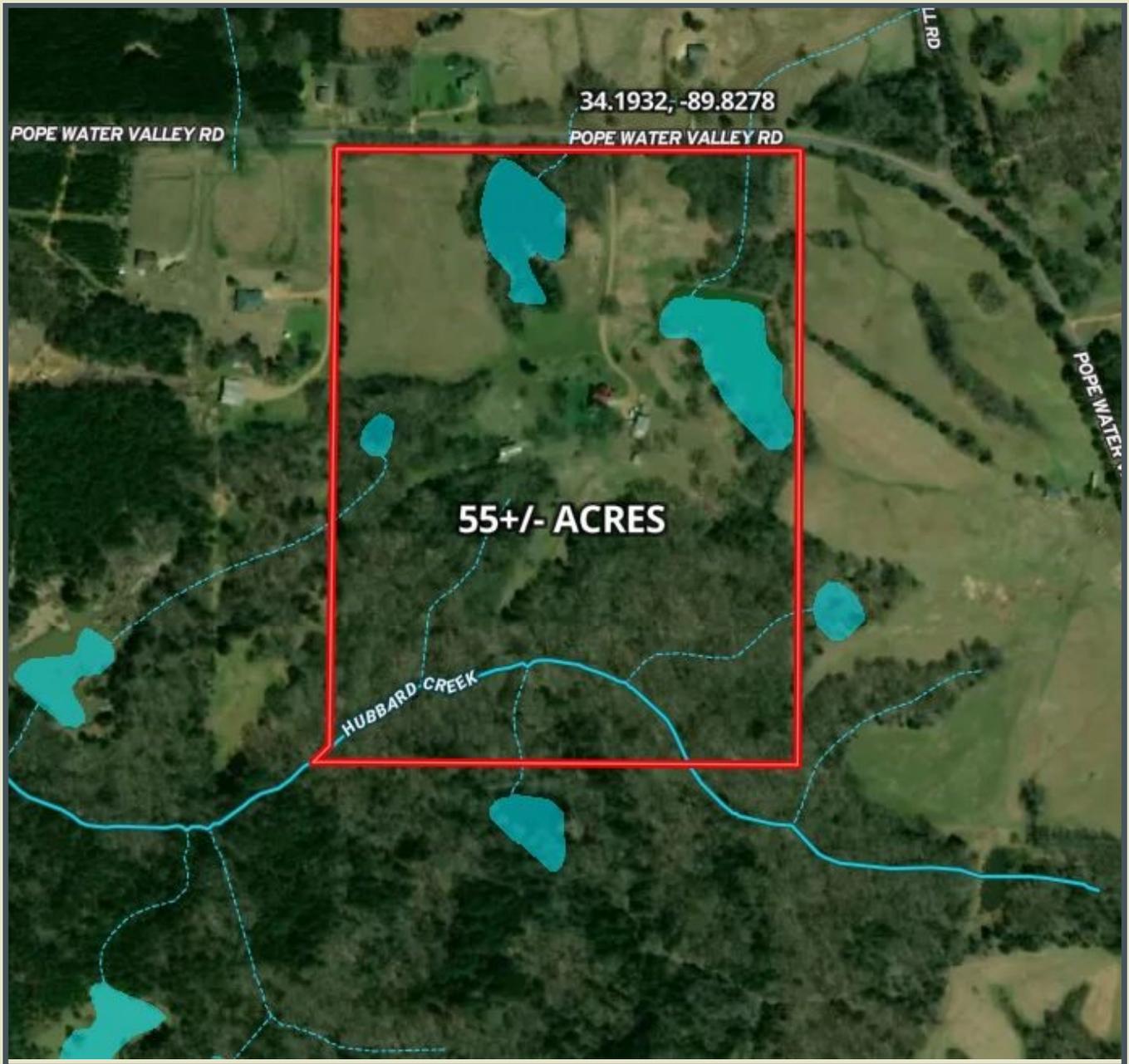
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AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP



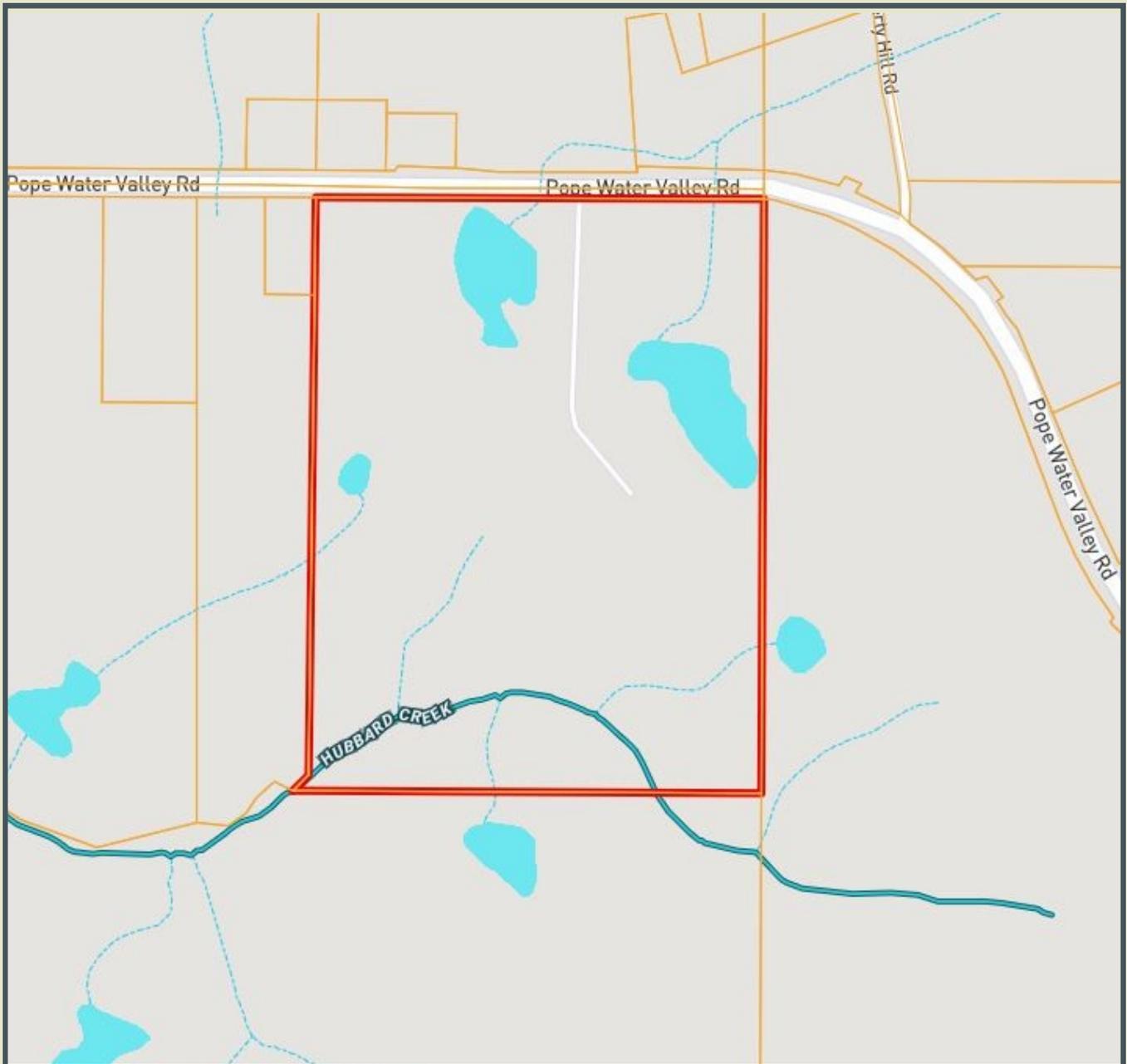
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OWNERSHIP MAP



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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	9.5	17.1	4e
Gu	Gullied land, silty	30.2	54.64	7e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	7.1	12.8	3e
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	1.6	2.97	6e
Mx	Mixed alluvial land (bruno and Collins soils, frequently flooded)	6.9	12.49	5w
TOTALS		55.3	100%	5.7



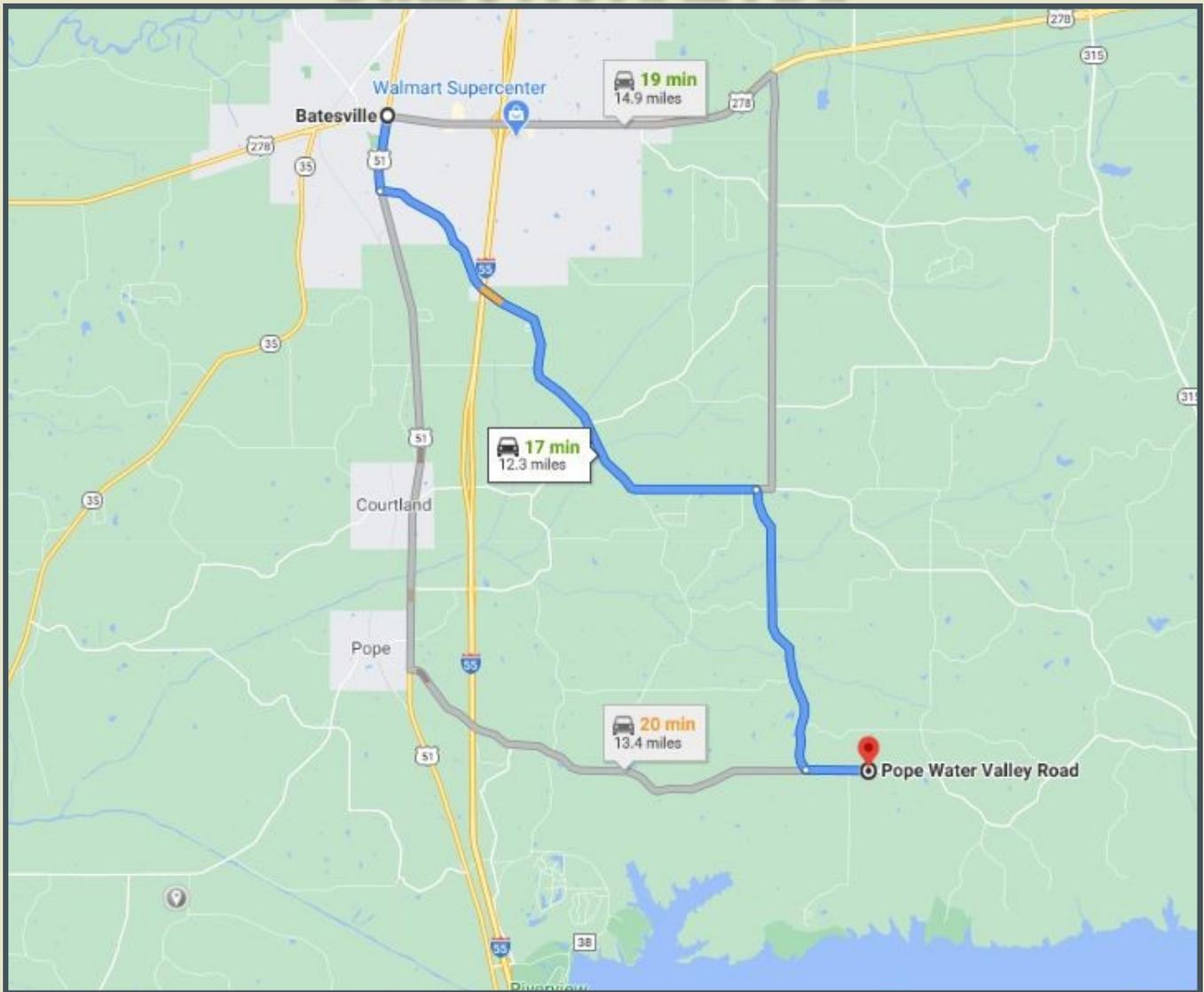
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DIRECTIONAL MAP



DIRECTIONS FROM BATESVILLE MS: Travel south on US-51 S toward US-278 E for one mile. Turn left onto Eureka Road and travel for 6.8miles. Turn right onto Bell Road and travel for 3.7miles. Turn left onto Pope Water Valley Rd and in 0.8miles the property will be on the right. [GOOGLE MAPS LINK](#)

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