

192.33+/- Acres Panola County, MS



\$610,000



LINDSAY WILLIAMS
REALTOR®

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Expect More. Get More.



CHARLIE HEINSZ
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Information is believed to be accurate but not guaranteed.



2511 Old Crenshaw Road Crenshaw, MS 38621

- EXCELLENT DEER AND TURKEY HUNTING TRACT
- POTENTIAL CABIN OR HOME SITE WITH A GORGEOUS VIEW OF THE DELTA
- ENCLOSED METAL SHOP/BARN
- CREEK WITH RUNNING WATER
- HARDWOOD TIMBER
- ESTABLISHED FOOD PLOTS AND DEER STANDS
- SURROUNDED BY WOODED TRACTS ON ALL SIDES
- ACCESSIBLE BY TWO PAVED COUNTY ROADS
- ONLY MINUTES FROM CRENSHAW, MS

If you're looking for prime hunting land in North Mississippi, look no further than this 192.33 +/- acre tract in Panola County near Crenshaw. It has excellent deer and turkey hunting, and there is a fabulous spot to build a house or cabin with a gorgeous hilltop view of the Delta. An all-metal building already exists that would make a great temporary campsite or place to store your hunting toys. The property is surrounded by thousands of acres of hardwood timber loaded with deer, turkey, hogs, and all the native small game. A running creek flows through the property, along with walking and riding trails to explore. The property is accessible from two paved roads and just a few minutes from town in case you run low on supplies. Don't miss out on this jewel! Call Lindsay or Charlie today for your private showing.

Directions from Batesville, MS: Travel Northwest on Hwy 51 N for approximately 14 miles. Turn left onto Hwy 310 and travel 11.2 miles. Turn left onto Bishop Road and travel 0.6 miles. Turn right onto Crenshaw Rd. After 2 miles the property will be on the right.

[Click for Google Maps](#)



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AERIAL MAP
[Click for an Interactive Map](#)

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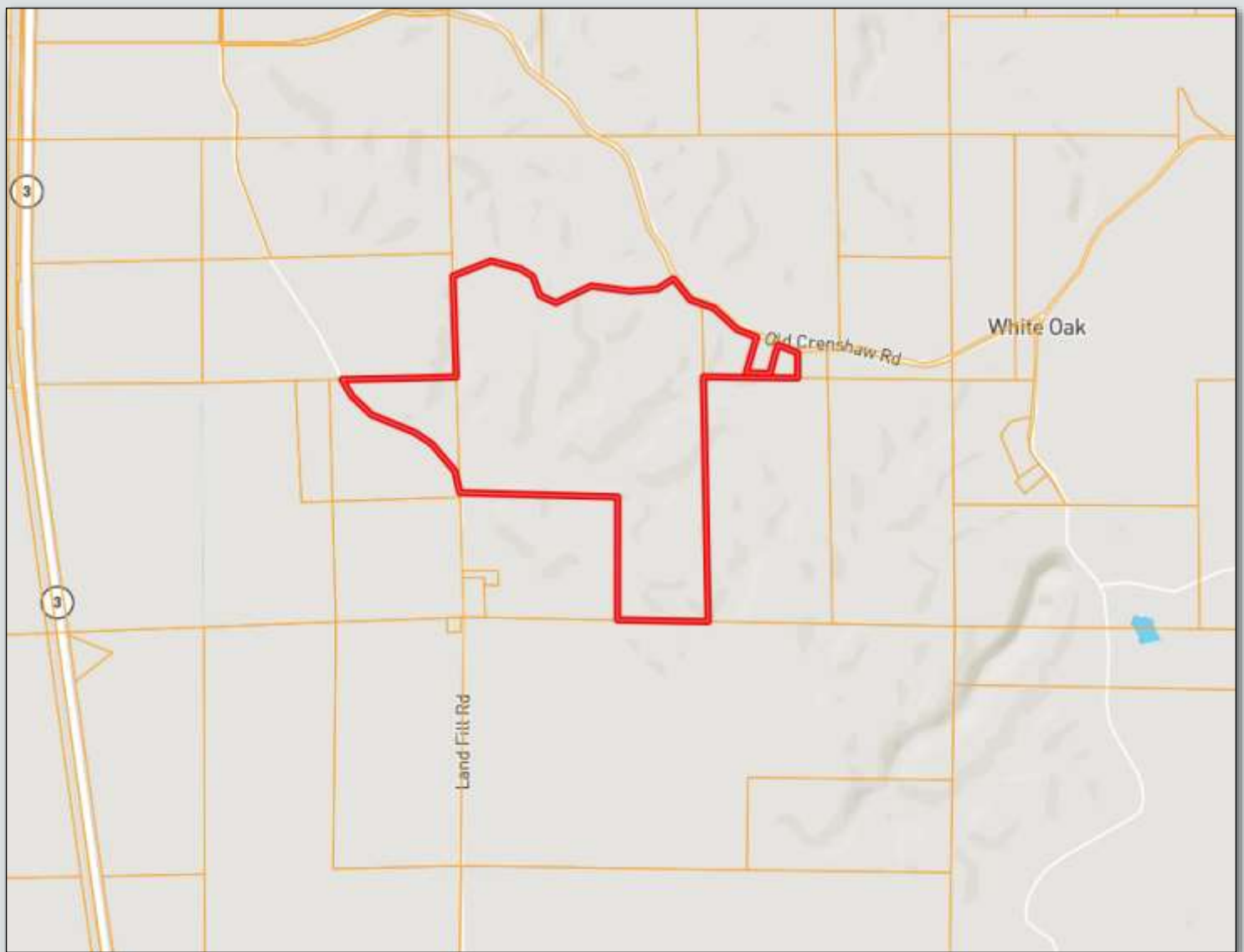
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OWNERSHIP MAP

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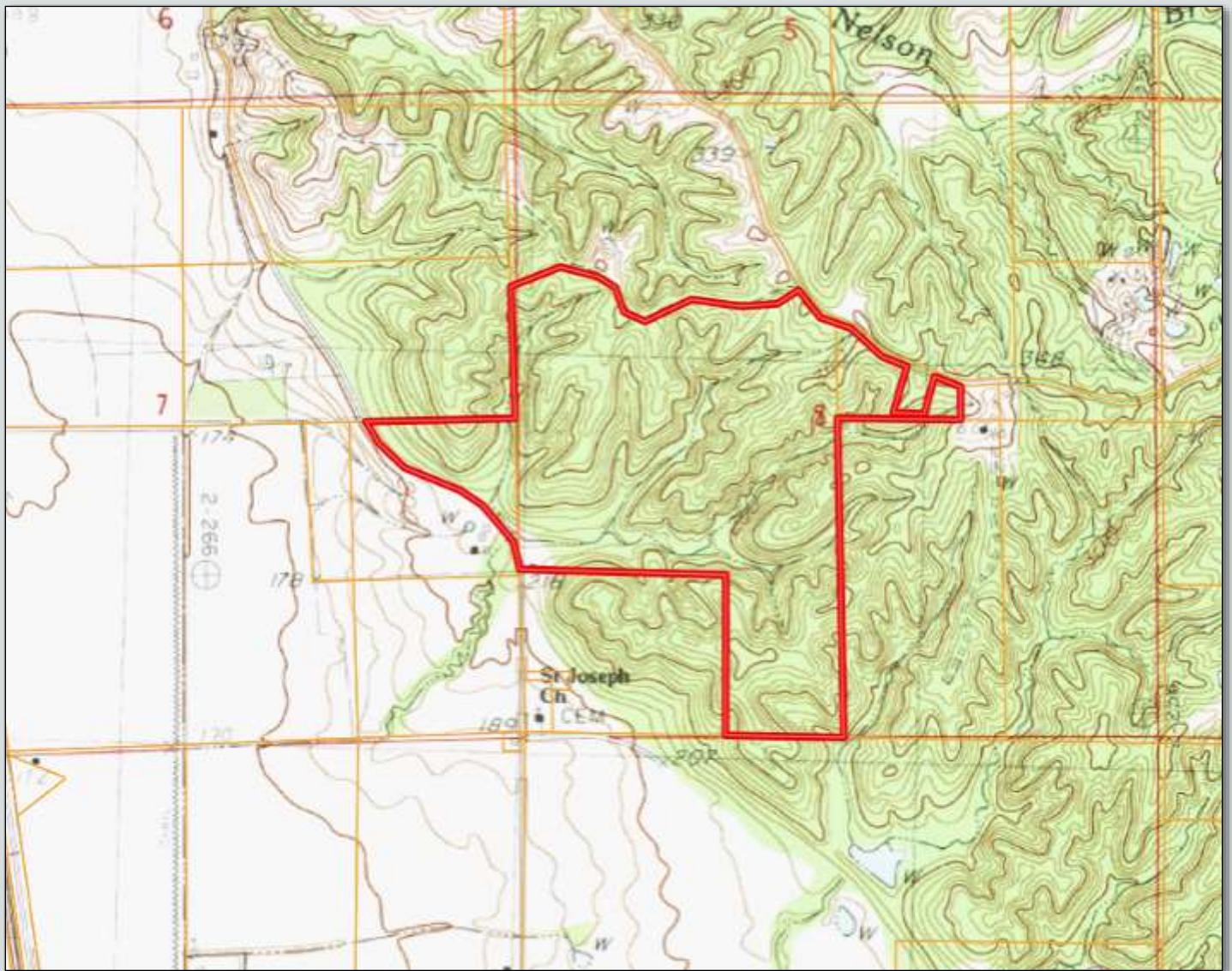
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TOPO MAP

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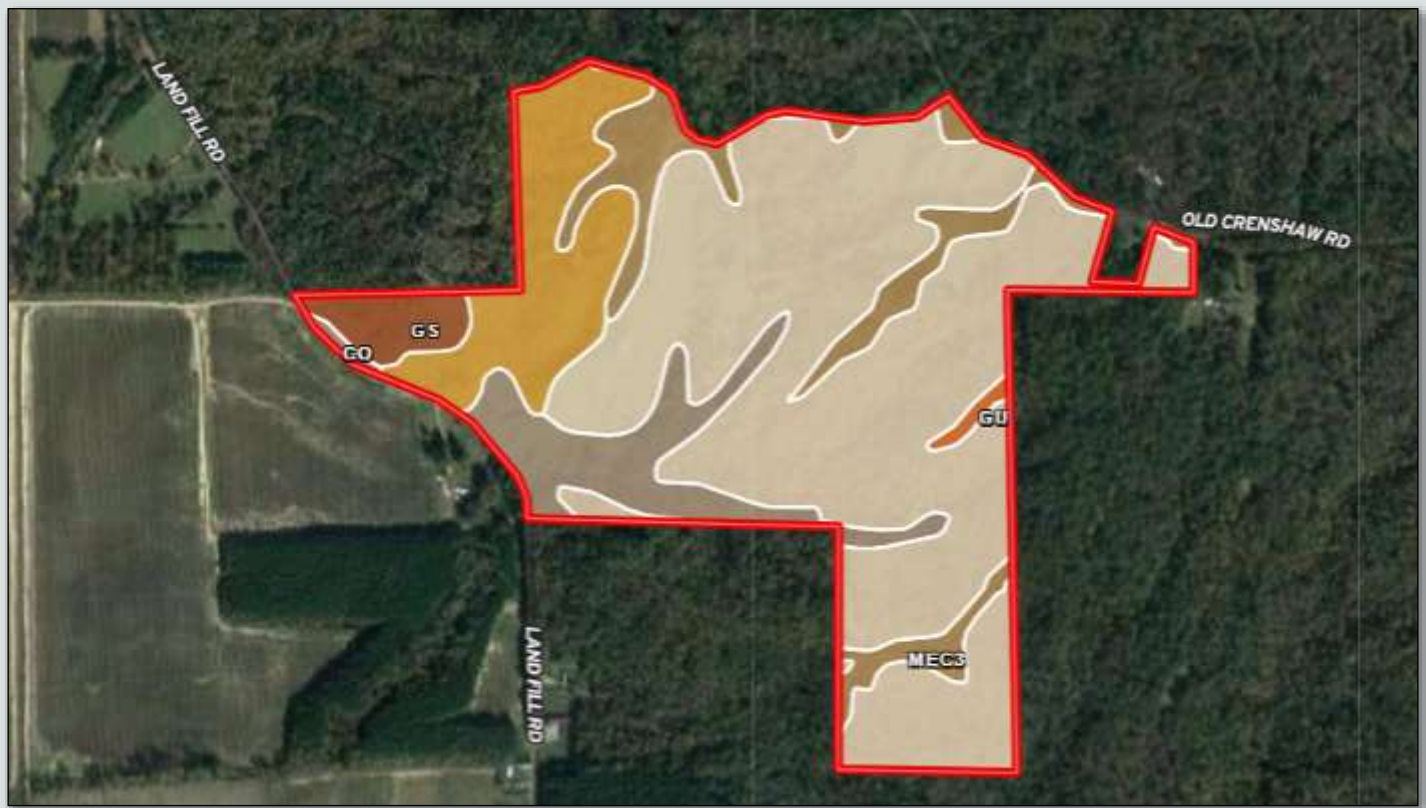
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MnF2	Memphis, Natchez, and Guin soils, 17 to 40 percent slopes, eroded (memphis, natchez, saffell)	121.76	63.31	0	17	7e
MIF2	Memphis and Loring silt loams, 17 to 35 percent slopes, eroded	25.2	13.1	0	25	7e
MeC3	Memphis silt loam, 5 to 8 percent slopes, severely eroded	19.25	10.01	0	69	4e
Co	Collins silt loam, local alluvium (occasionally flooded)	18.93	9.84	0	80	2w
Gs	Gullied land, sandy	6.01	3.12	0	-	7e
Gu	Gullied land, silty	1.16	0.6	0	-	7e
TOTALS		192.31(*)	100%	-	28.82	6.21

SOIL MAP

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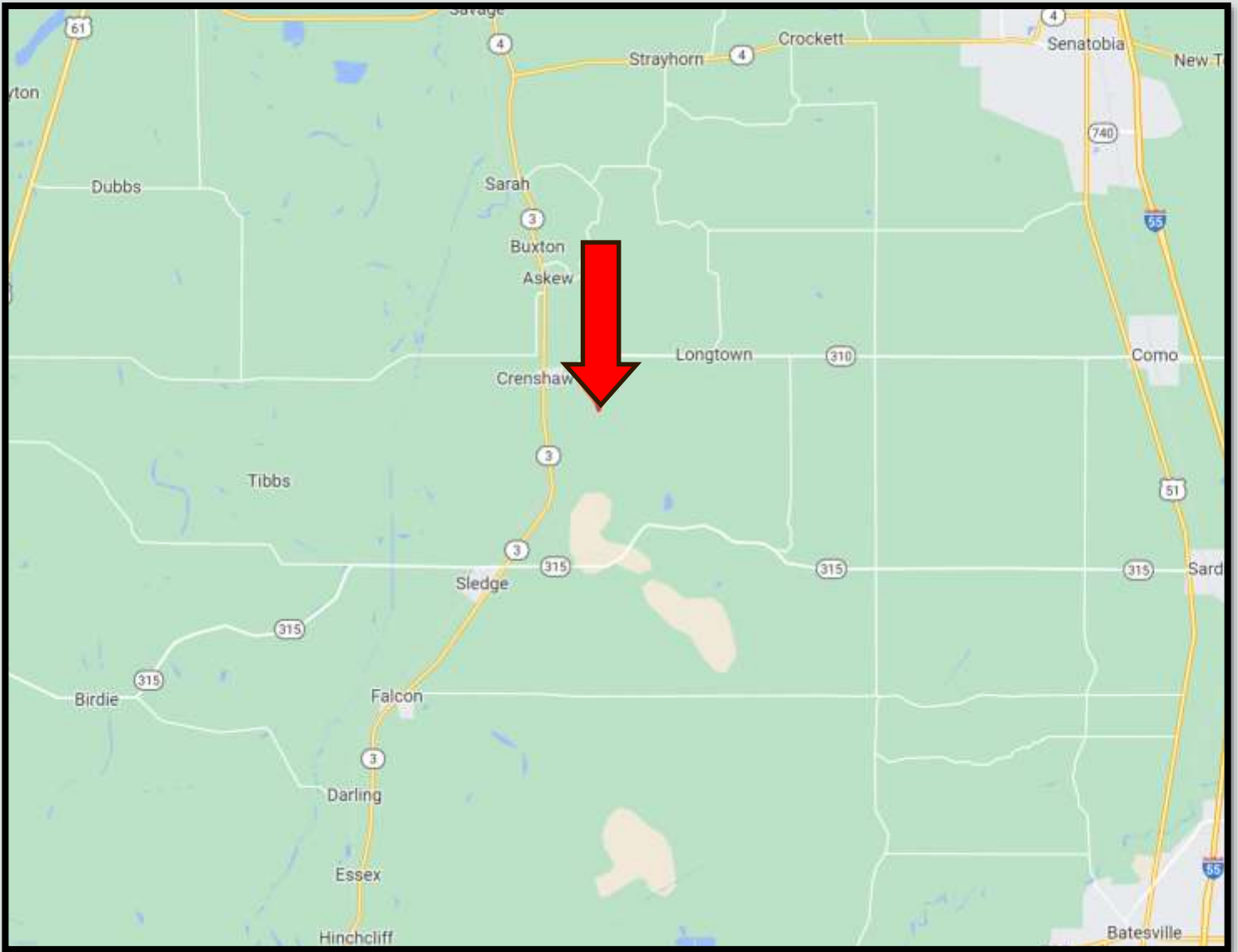
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DIRECTIONAL MAP

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