

127.049± ACRES
MARSHALL COUNTY, MS
\$480,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE MARSHALL 127.049

PROPERTY PROFILE

LOCATION:

- Marshall County, MS
- Located in Waterford
- Approximately 33 Minutes NE of Oxford

COORDINATES:

- 34.6516, -89.4145

PROPERTY USE:

- Hunting
- Recreational

PROPERTY INFORMATION:

- Heavily Timbered
- Beautiful Barn
- Abundant Wildlife (Deer, Turkey, and Small Game)
- Wildlife Plots in Place

TAX INFORMATION:

2023 - \$590.81

- Parcel 1#: 1051600204 – \$111.69
- Parcel 2#: 1020900602 – \$479.12



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MARSHALL 127.049

WELCOME TO THE MARSHALL 127.049 SITUATED APPROXIMATELY 21 MILES NORTHEAST OF OXFORD, MISSISSIPPI! This property is set up to be your perfect family getaway. From hunting to shooting to camping at the barn, you'll have everything you need in a recreational investment tract. As you pull through one of the three gates along Musgray Road, you will quickly notice the big timber and seclusion of the property. The 1,280± square foot barn is located over 600 feet from the road. Constructed in 2015, the barn features a slab foundation, storage rooms for your equipment and tools, a sitting area, and an unfinished loft potentially consisting of two bedrooms and a bathroom.



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MORE ABOUT THE MARSHALL 127.049

The utilities include a 210' water well and underground electricity. No sewer system is in place. The property is adequately equipped with an interior road system leading you just about anywhere you want to go. As mentioned, the three gated entrances will allow for low pressure hunting as you won't blow out your entire property heading to your favorite stand. You will find multiple wildlife plots in place, a shooting range, big pine ridges, and hardwood bottoms. This area is known for an abundance of turkeys and deer hunting is good as well, take a look at the wildlife pictures. The location is excellent, being just 18 minutes southeast of Holly Springs and 33 minutes northeast of Oxford.

If you have been looking for that hard to find getaway in North Mississippi, call Michael Oswald today for your private showing of The Marshall 127.049!



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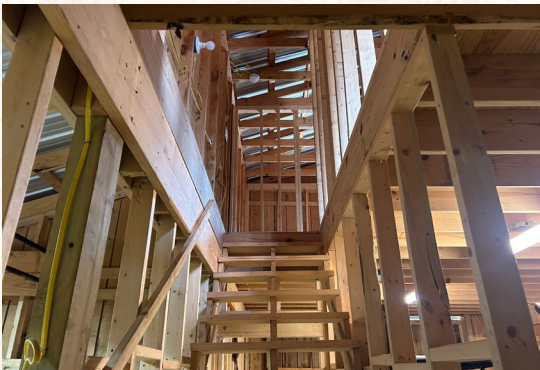
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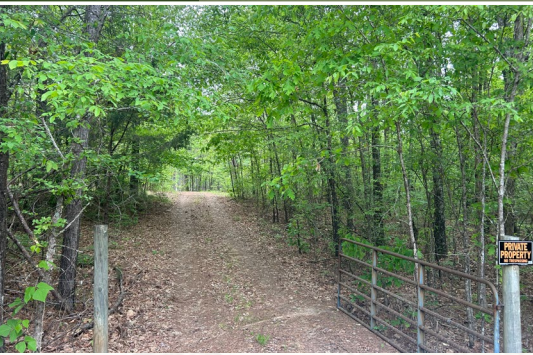
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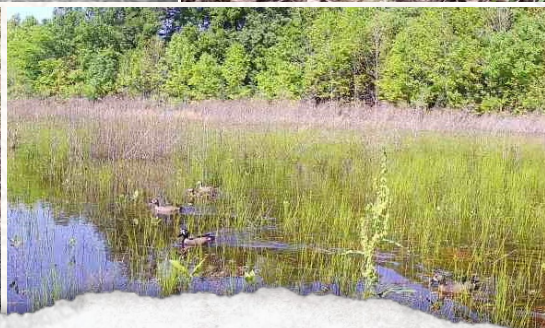
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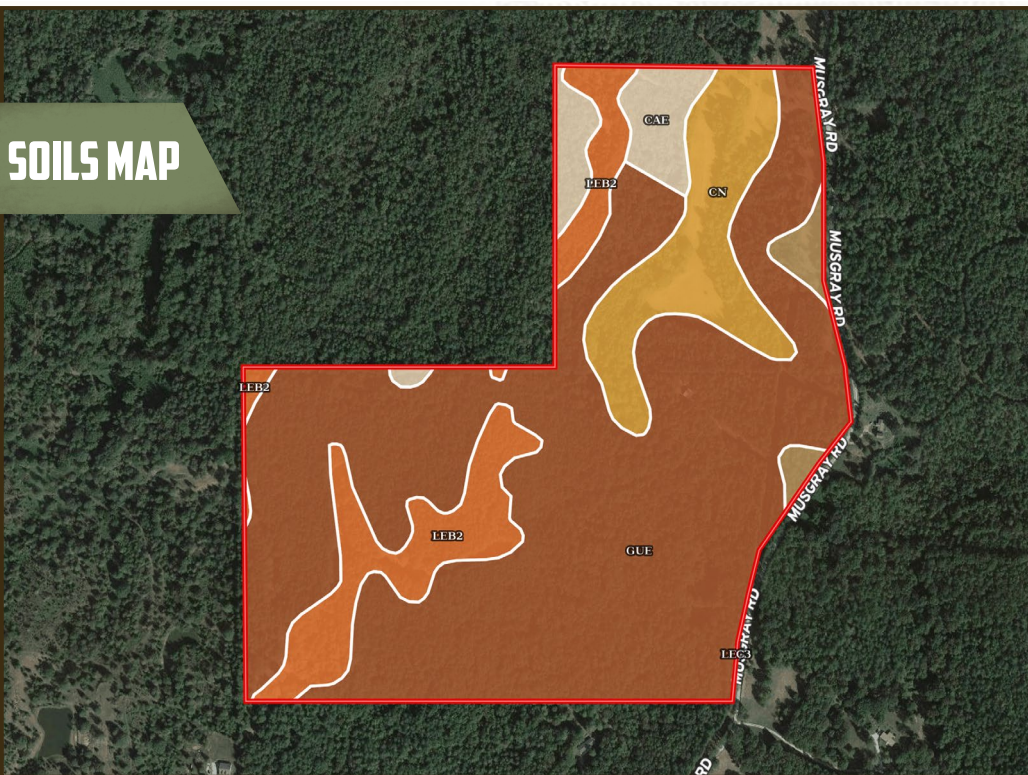
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SOILS MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GuE	Gullied land-Cahaba complex, 5 to 30 percent slopes (smithdale)	88.99	70.19	0	2	7e
LeB2	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	15.09	11.9	0	77	2e
CN	Collins-Arkabutla-Bruno association	14.06	11.09	0	61	4w
CaE	Cahaba and Lexington soils, 12 to 30 percent slopes (smithdale, lexington)	6.37	5.02	0	63	7e
LeC3	Lexington silt loam, 5 to 8 percent slopes, severely eroded	2.28	1.8	0	69	4e
TOTALS		126.7	100%	-	21.74	6.02



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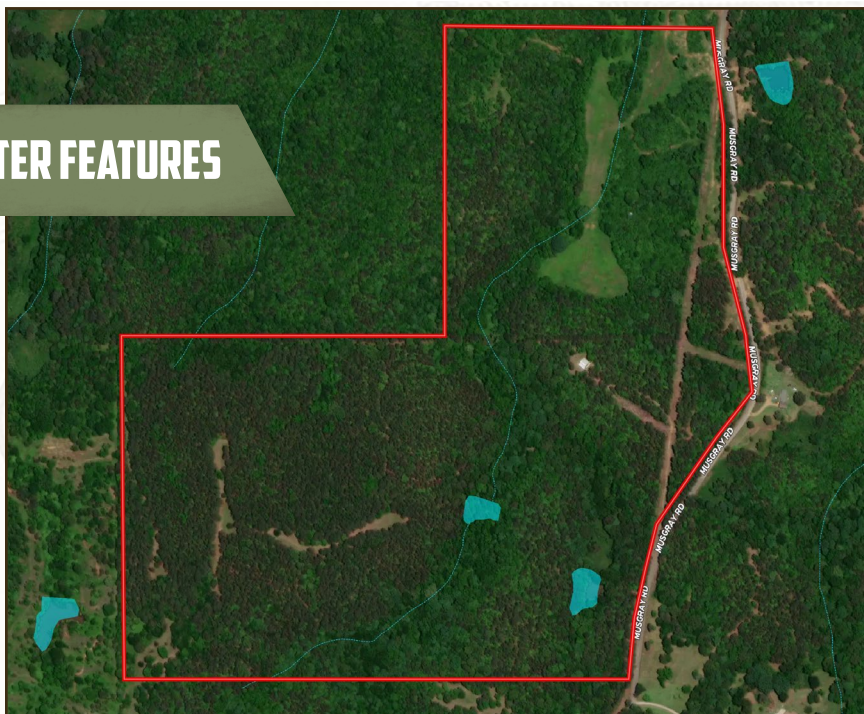
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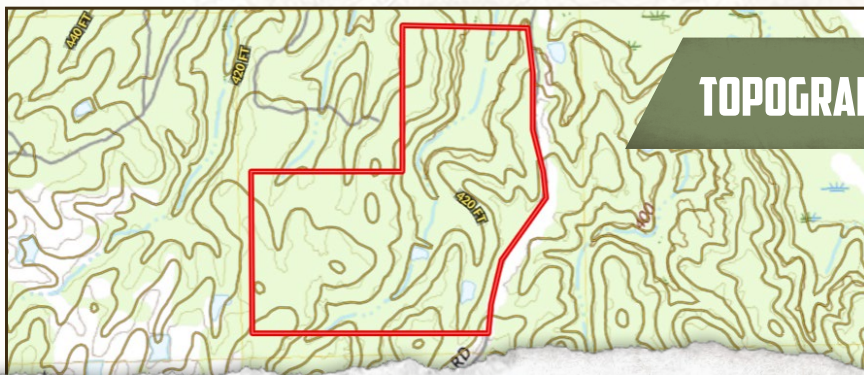
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WATER FEATURES



TOPOGRAPHY



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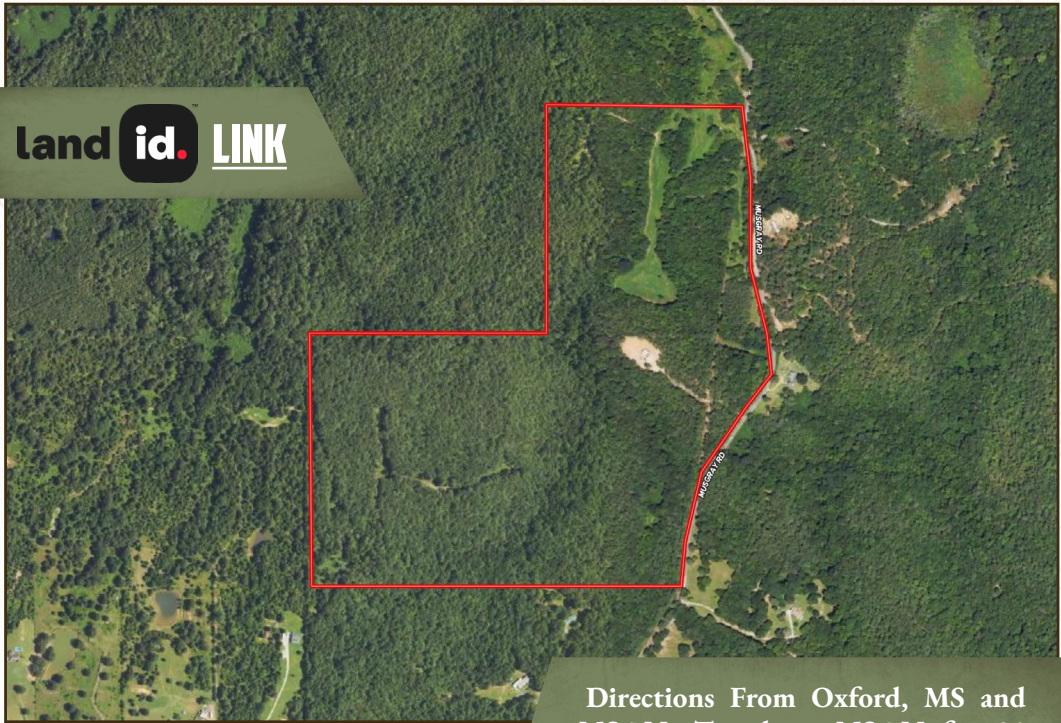
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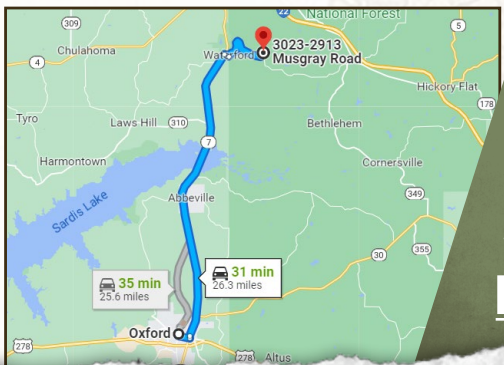
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land id. LINK



Directions From Oxford, MS and MS-7N: Travel on MS-7N for 21 miles. Turn right onto Wilkins Chapel Road and continue for .3 miles. Turn right onto Old Mississippi 7 and immediately turn left to Potts Camp Road for 3.6 miles. Turn left onto Musgray Road and travel for 0.4 miles. The property is located on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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