

Recreational Hunting Tract with Tons of Potential

66± ACRES IN PANOLA COUNTY, MS



\$263,670

Discover the possibilities with this exceptional 66± acre recreational property in beautiful Panola County, MS. This diverse tract of land offers many opportunities for investment and enjoyment. Featuring 45± acres of very mature pine and hardwood timber, all of which are high-quality pole and saw logs, providing an additional investment opportunity. There are several potential homesites, including one with an ideal location for a 3-5 acre pond behind it and 25± acres of pastureland perfect for horses or cattle. The land has not been maintained lately but could be restored to pristine condition with a little work. The southern border joins crop ground, enhancing its hunting potential, with abundant deer and turkey, making it a potential hunter's paradise. This property also offers paved road frontage on Pope Crowder Road for easy access and is conveniently located just 3.4 miles from I-55 and 7 miles from Enid Lake. Whether you want to build a dream home, establish a farm, or enjoy the great outdoors, this property has everything. Take advantage of this incredible opportunity! Call The Land Man today!



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





The Land & Homes Expert *You Can Trust!*

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AERIAL MAP



[Click Here for the LandId Interactive Map Link](#)

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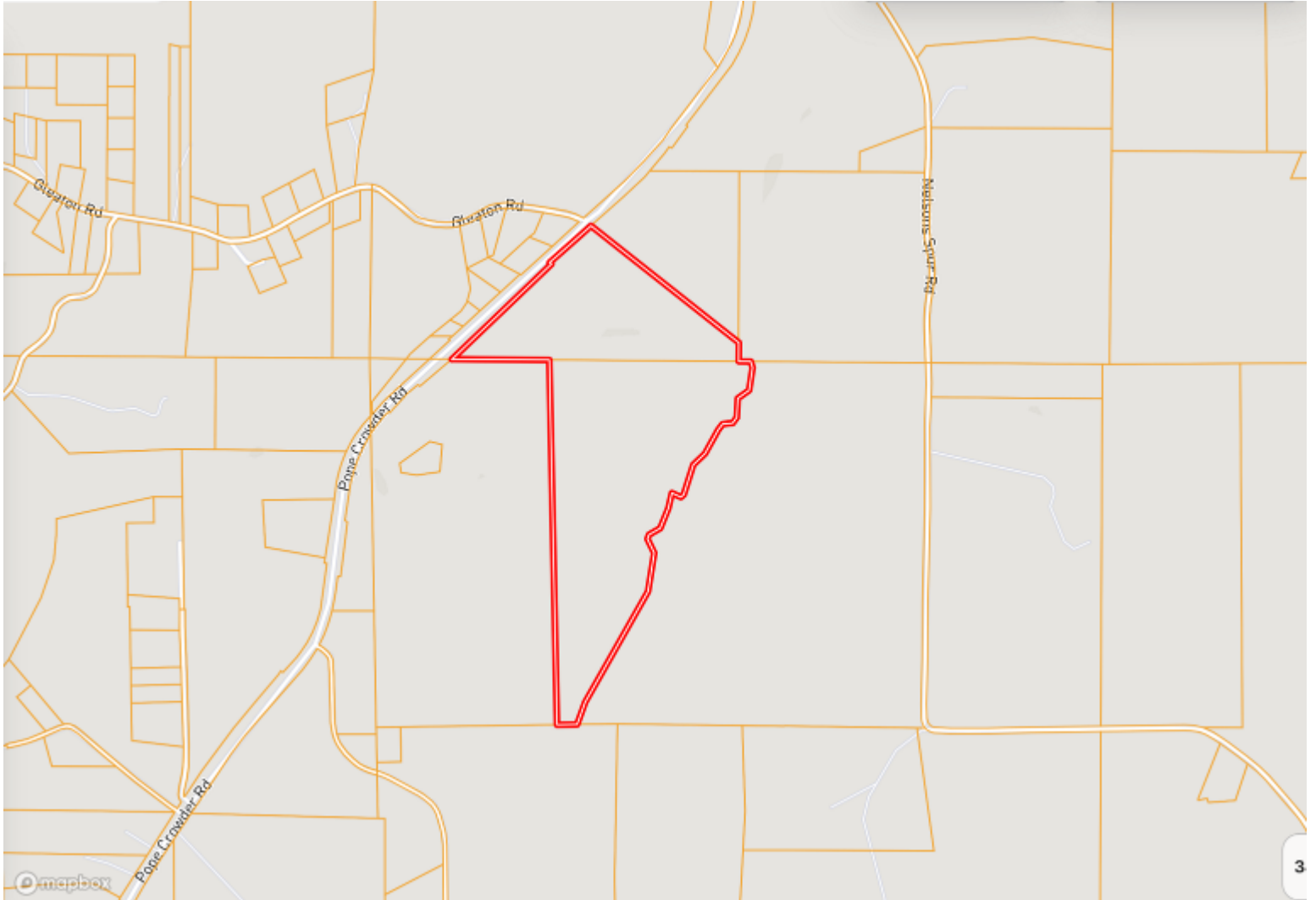


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OWNERSHIP MAP



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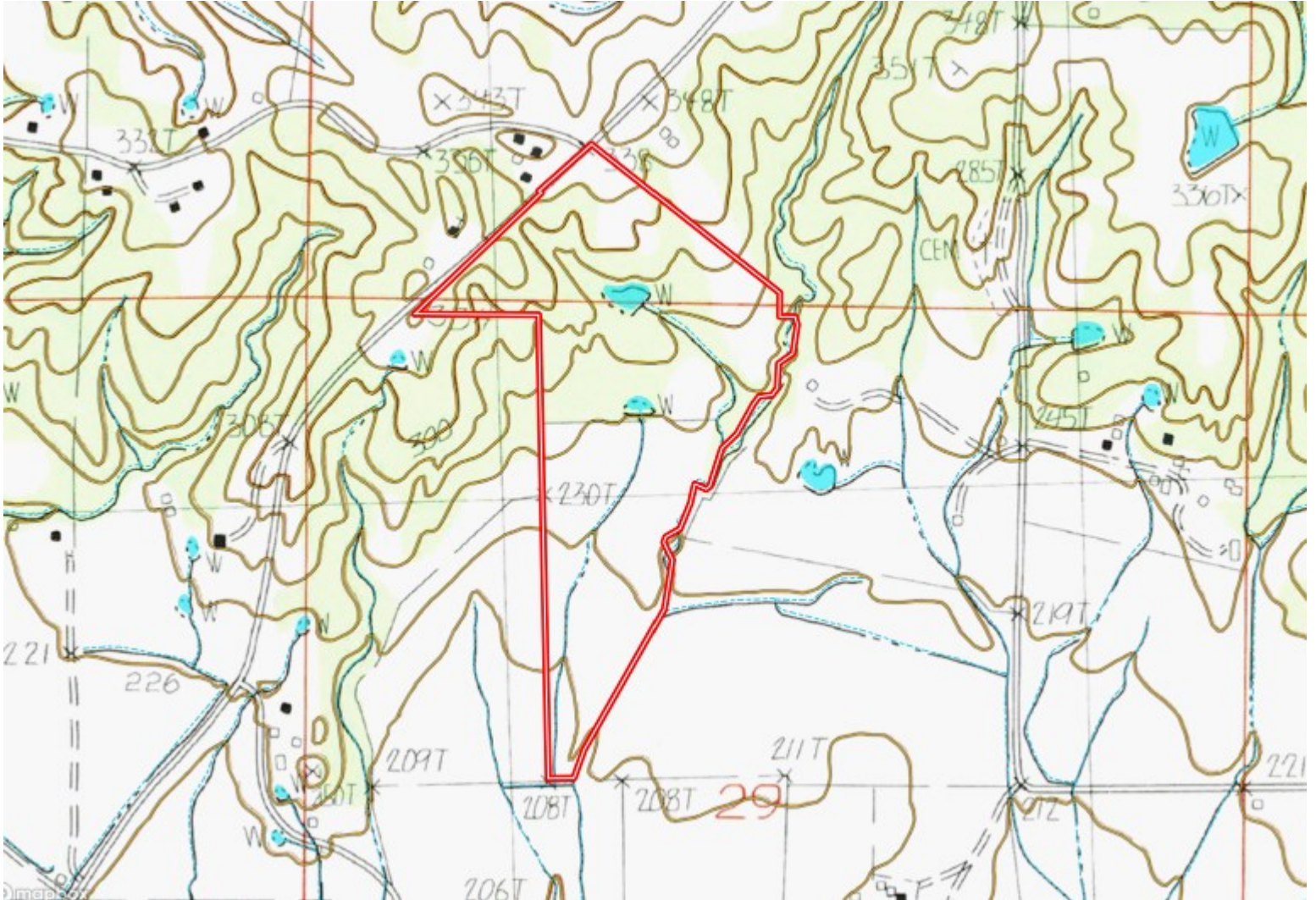


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TOPO MAP



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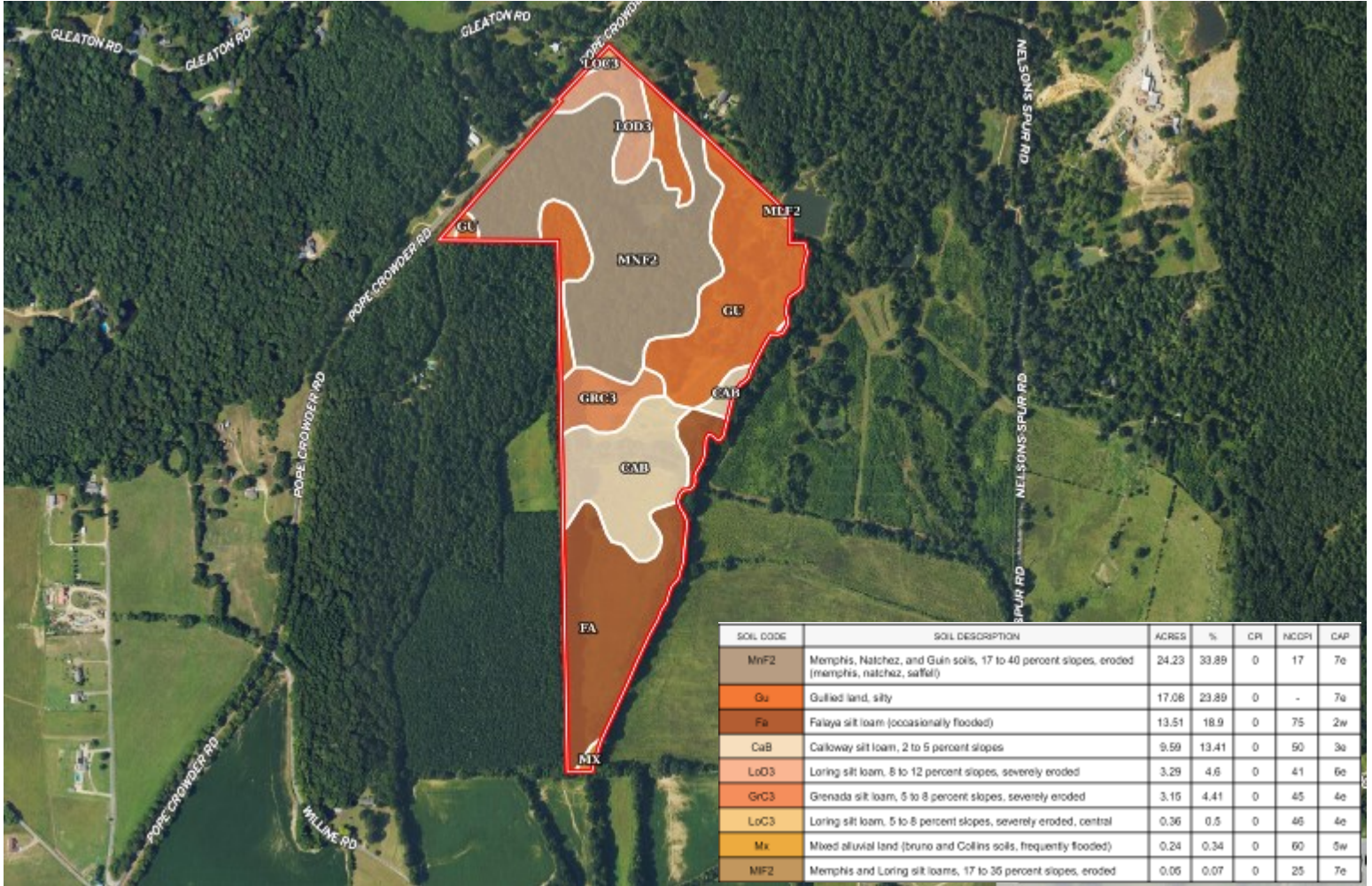


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SOIL MAP



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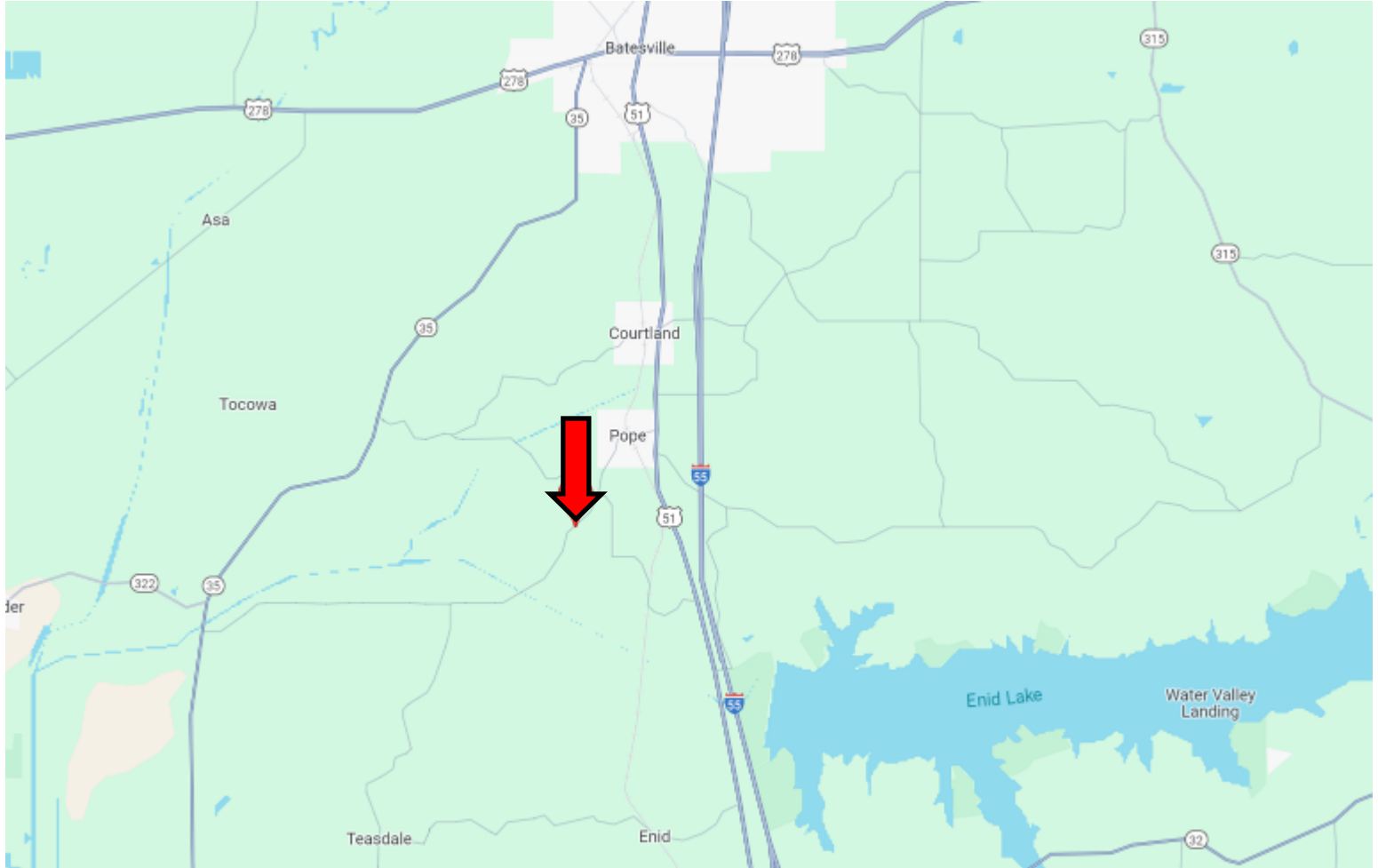


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DIRECTIONAL MAP



Directions from I-55 in Enid, MS: Take exit 233 towards CR 36/Enid Dam Rd./Pope Rd. Turn left onto CR 36 and travel 0.2 miles. Turn right onto Hwy 51 N and travel 4.3 miles. Turn left onto Main Street and travel 1.4 miles. Keep left to continue onto Pope Crowder Road. After 1 mile, the property will be on your right. [Google Map Link](#)



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