



106.8± ACRES IN PANOLA COUNTY, MS

1000 HAWKINS ROAD, COURTLAND, MS 38620 • \$795,000



BRUCE WEST

ALC®, ASSOCIATE BROKER

O: 662.441.2500 | C: 662.873.3007

Bruce@TomSmithLand.com



DANNY WILLOUGHBY
REALTOR®

O: 601.898.2772 | C: 601.720.9995

Danny@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





- **106.8± Acres consisting of Primarily Pastureland**
- **Newly Constructed 2,500 SF 3Bed/3 Bath Home**
- **2-Car Garage with Automatic Doors**
- **30x60 Shop with Roll-up and Walk-in Doors**
- **Multiple Water Sources for Livestock**
- **Abundant Wildlife Including Deer, Turkey, and Small Game**

Are you looking for that ideal country farm life away from the hustle and bustle of the city? This 106.8± acre Panola County property is it! The newly constructed home, completed in 2024, offers 2,500 square feet of spacious living with modern conveniences. The open floor plan features a large kitchen with granite countertops and modern appliances. The brick fireplace anchors the den, with large windows and scenic views of the pastures, creating a relaxing atmosphere. The home includes three bedrooms and three bathrooms, each with tankless water heaters to accommodate family and guests. There are walk-in closets with plenty of storage throughout. The floored attic has the potential for an additional bedroom or office and has piping in place for a future bathroom. A two-car garage with automatic doors adds convenience and functionality. Outside, there is a 30x60 newly constructed shop with roll-up and walk-in doors to store your tractor, tools, yard equipment, or ATV. The property's pastures are fenced and cross-fenced for cattle or horses, with multiple water pools for livestock, as well as tree lines providing shade and protection. Whether you enjoy farming or the outdoors, this property has something for everyone. Wildlife is abundant, with deer, turkey, and small game spotted on the initial visit, perfect for hunting or viewing.

You do not want to miss this jewel. Call Bruce or Danny to schedule your showing today!

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Aerial Map



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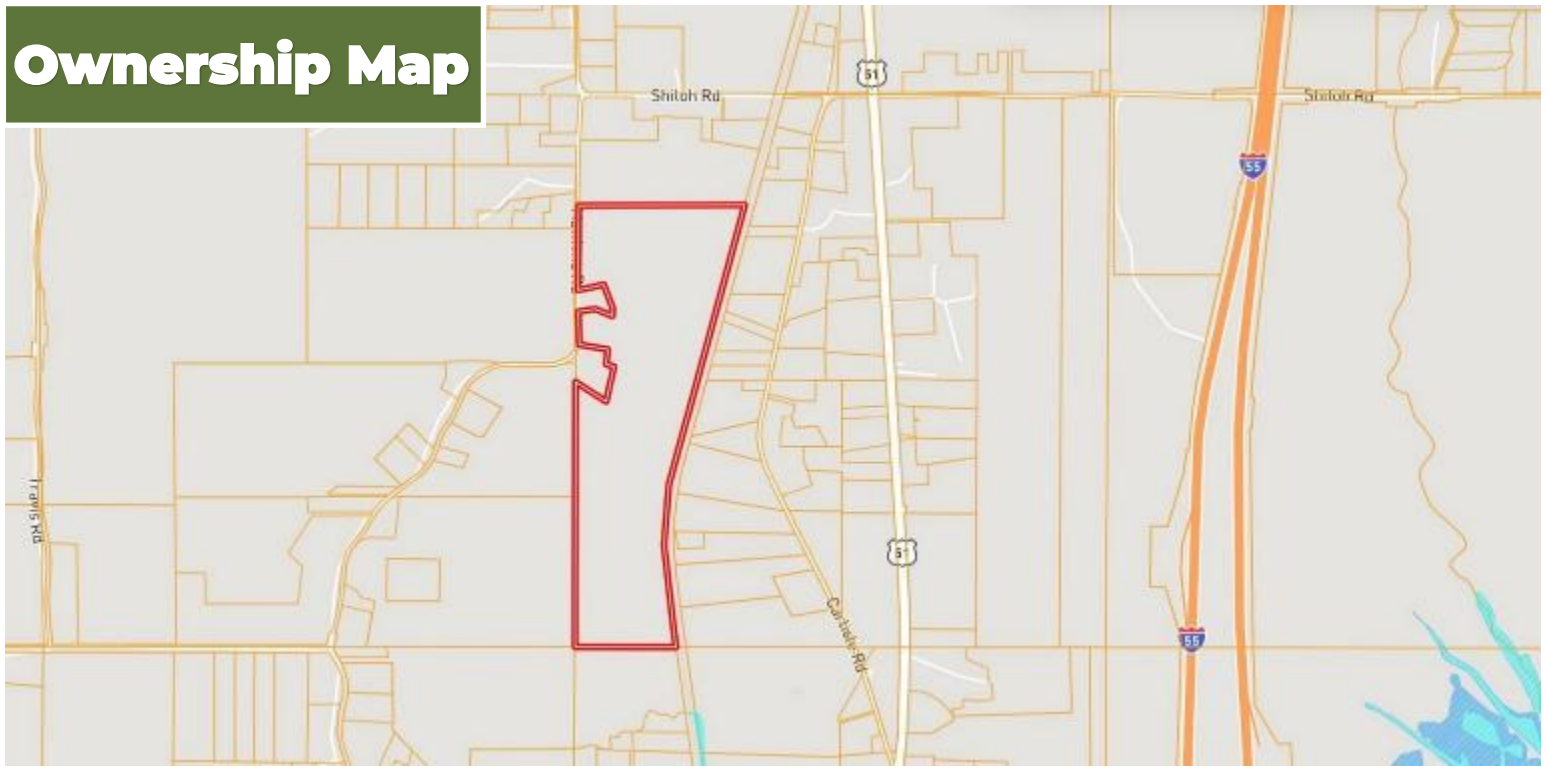
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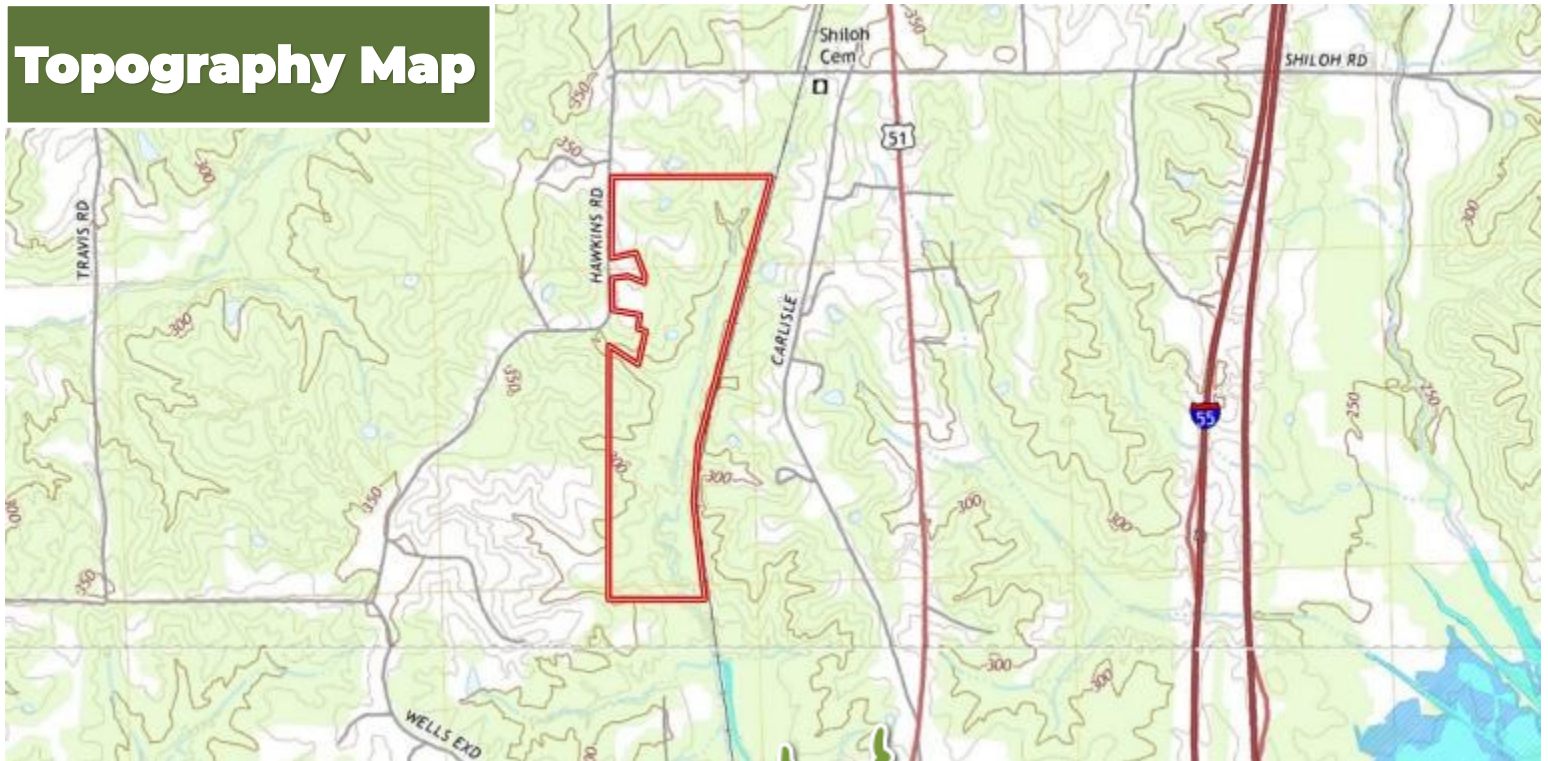
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Ownership Map



Topography Map



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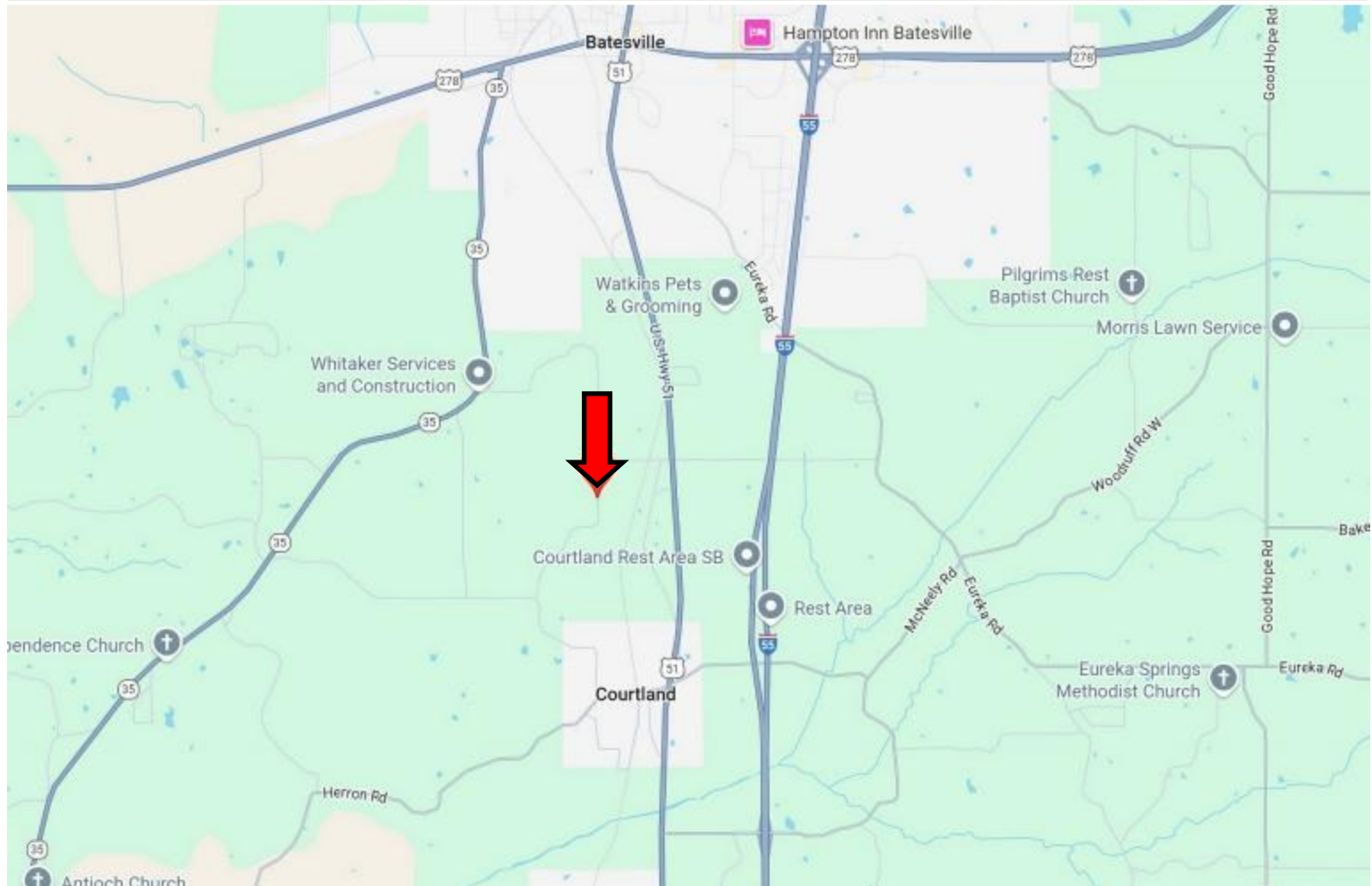
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Directional Map



Directions from I-55 in Courtland, MS: Turn left onto Hentz Road and travel 0.8 miles. Turn right on US-51 and travel 2.8 miles. Turn left onto Shiloh Road and travel 0.5 miles. Turn left onto Hawkins Road. After approximately 500 feet, the entrance to the home will be on the left.
1000 Hawkins Road Courtland, MS 38620—Click for Google Map Link



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