

SERENE HIDEAWAY

**157± ACRES WITH A HOME
IN PANOLA COUNTY, MS**

\$1,050,000



**BRUCE
WEST**

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Property Highlights

Size & Location: 157± acre timber tract with custom-built home (2018 construction)

Home Size: 2,800± sq ft with open floor plan connecting kitchen, den, and foyer to screened-in porch

Outdoor Living:

- Large screened porch overlooking abundant wildlife (deer, turkey, hummingbirds)
- 16x24 lighted patio with fountain and landscaped setting

Kitchen Features:

- Custom Shaker cabinets with soft-close hinges & brushed nickel hardware
- Granite countertops, under-cabinet lighting, and large kitchen island with outlets on both ends
- Double gas oven, stovetop with vent-a-hood, 3-door refrigerator, dishwasher, disposal
- Large pantry with double sink, cabinetry, and shelving

Interior Layout:

- 3 bedrooms, 4 bathrooms, upstairs bonus/bunkroom
- 2 offices (one convertible to bedroom)
- Hickory hardwood & ceramic tile floors throughout
- Bathrooms with tile floors, granite countertops, Delta faucets
- Hunter ceiling fans, LED can lighting

Special Features:

- Wood-burning fireplace with propane fire starter & 54" Onn TV
- Pella windows

- Concrete tornado/safe room with vents & electrical outlets

- Generac generator

Garage & Workshop:

- Two-car garage with storage room, third bay for golf cart/ATV
- Workshop for tools/projects

Hunting & Recreation:

- Shooting range with shed & shooting table
- 10 tree stands with shooting lanes (includes 2 four-man stands, tripods, and ladders)
- Over 6 acres of food plots

Timber & Income:

- 61.5 acres of 34-year-old improved Loblolly Pine (CRP contract until 2032, \$6,494.40/year)
- 30± acres of 32-year-old planted oak (CRP until 2029, \$3,012.74/year)
- 24 acres of 50-year-old natural hardwood (white oak, red oak, hickory)
- Fire lanes & roads for easy access and controlled burns

Water Features: One-acre stocked pond in front of home

Additional Structures:

- 18x40 metal shed
- Two 40-ft "highbox" containers with dehumidifiers & electric service
- 16x20 metal shed with attached 20x8 tall container for tools & shelving

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Welcome to your new country hideaway! This 157± acre timber tract in Panola County, MS, features a custom-built home that offers many opportunities for comfort and enjoyment. The spacious 2,800+/- square foot residence, constructed in 2018, features an inviting open floor plan that seamlessly connects the kitchen, den, and foyer to a large screened-in porch. From here, you can relax and watch the wildlife, including deer, turkey, and a ton of hummingbirds. The screened porch leads to a stunning 16x24 lighted patio, complete with a fountain and beautiful landscaping.



The kitchen is a chef's dream, equipped with custom-built Shaker cabinets featuring soft close hinges and brushed nickel pulls and handles. Enjoy granite countertops and under-cabinet lighting, as well as a kitchen island with additional granite tops and electrical outlets at both ends. The room is completed with a double gas oven, a stovetop with a vent-a-hood, a large three-door refrigerator, a dishwasher, and a disposal. A generously sized country pantry with a double sink, cabinetry, and plenty of shelving enhances the home's storage.

Inside, you'll find three bedrooms and four bathrooms, plus a spacious bonus/bunkroom upstairs. Hunter ceiling fans and can lighting with energy-efficient LED bulbs ensure a comfortable atmosphere. The home showcases beautiful hickory hardwood and ceramic tile flooring throughout, contributing to its aesthetic charm. There are also two offices, one of which could easily be converted into a bedroom. The bathrooms are tastefully designed with tile floors, granite countertops, and Delta faucets.

Among the many features of this home, a wood-burning fireplace with a propane fire starter and a 54" Onn TV mounted above it stand out. Pella windows contribute to the home's overall appeal. A unique aspect of this property is the custom tornado/safe room, constructed with concrete walls and equipped with air vents and electrical outlets. For peace of mind during power outages, a Generac generator is also included. The property offers a two-car garage with an adjoining storage room, a third bay perfect for a golf cart or ATV, and a workshop for tool storage and projects.



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Beyond the home, the land is either wooded or designated for food plots. The property features a shooting range complete with a shed and shooting table, as well as ten tree stands with designated shooting lanes, including 2-10' four-man stands and various tripods and ladder stands.

Timber management is well established here, with 61.5± acres of 34-year-old improved Loblolly Pine under an ongoing CRP contract that will continue until 2032, providing an annual payment of \$6494.40 every October. There are also 30± acres of 32-year-old planted oak in CRP, yielding \$3012.74 annually until 2029, and 24± acres of 50-year-old naturalized hardwood predominantly consisting of white oak, red oak, and hickory. To facilitate easy access and controlled burns, fire lanes and roads have been established throughout the pine fields.

Adding to the property's charm is a one-acre stocked pond located in front of the house and over six acres of food plots. Various outbuildings include an 18x40' metal shed, two 40 ft "highbox" containers outfitted with dehumidifiers and electric service, and a 16x20' metal shed close to the main house that connects to a 20x8' tall container for tools and shelving.

Equipment included with the property features a Mahindra 4035 35HP tractor with front-loader, a 2013 Polaris Ranger with a four-seater and dump bed, as well as multiple attachments for land maintenance such as a heavy-duty disk, box blade, pasture mower, and various gardening tools.

The garden space spans 0.2± acres and is deer-fenced, complete with a storage shed and water access. Added features include two six-year-old fig trees, two six-year-old bearing muscadines, eight bearing blueberry bushes, and a variety of fruit trees, including peaches, pears, and plums.

Conveniently located just 31 miles from the Oxford, MS square, 8 miles from Senatobia, 47 miles from Memphis, TN International Airport, and 30 miles from Hernando, this incredible property can be yours for \$1,180,000.

Find your dream country retreat at 333 Paul White Rd, Como, MS – a stunning tree farm, a serene hideaway, and an outdoor paradise all in one! Call Bruce West to schedule your tour today!

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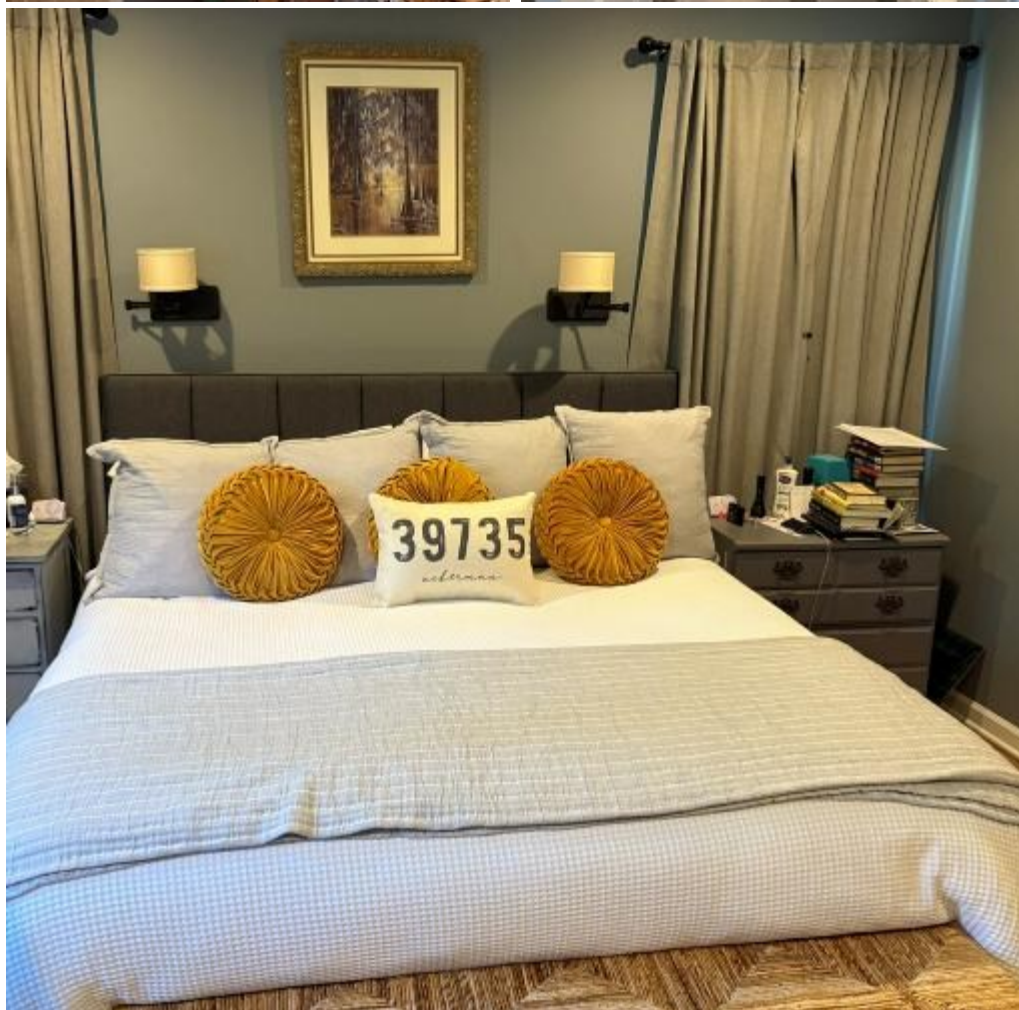
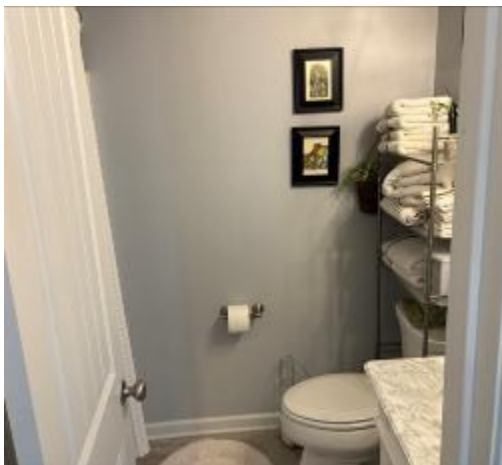
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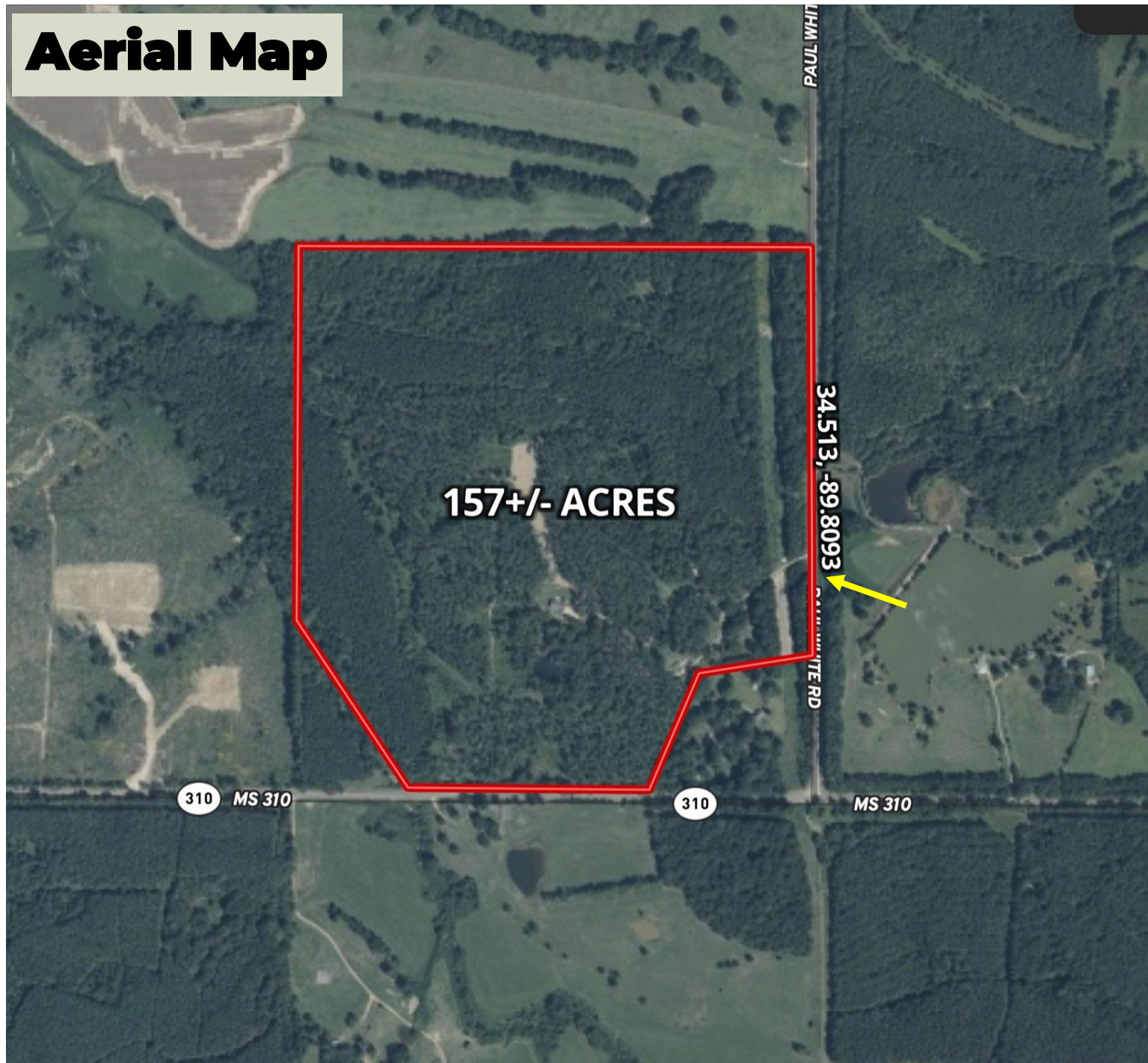
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Aerial Map



land **id.** [CLICK HERE FOR THE LANDID INTERACTIVE MAP LINK](#)

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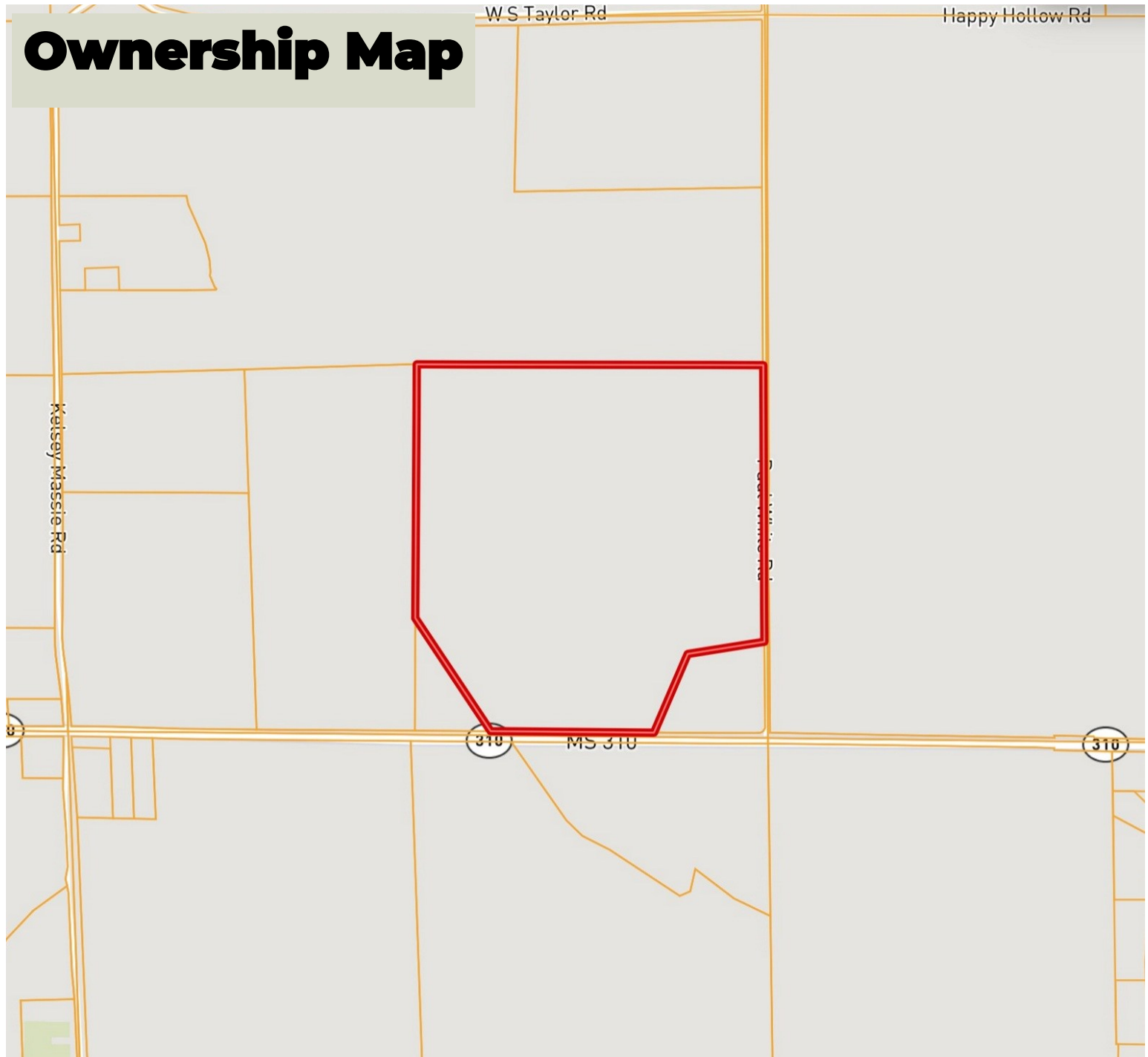


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Ownership Map



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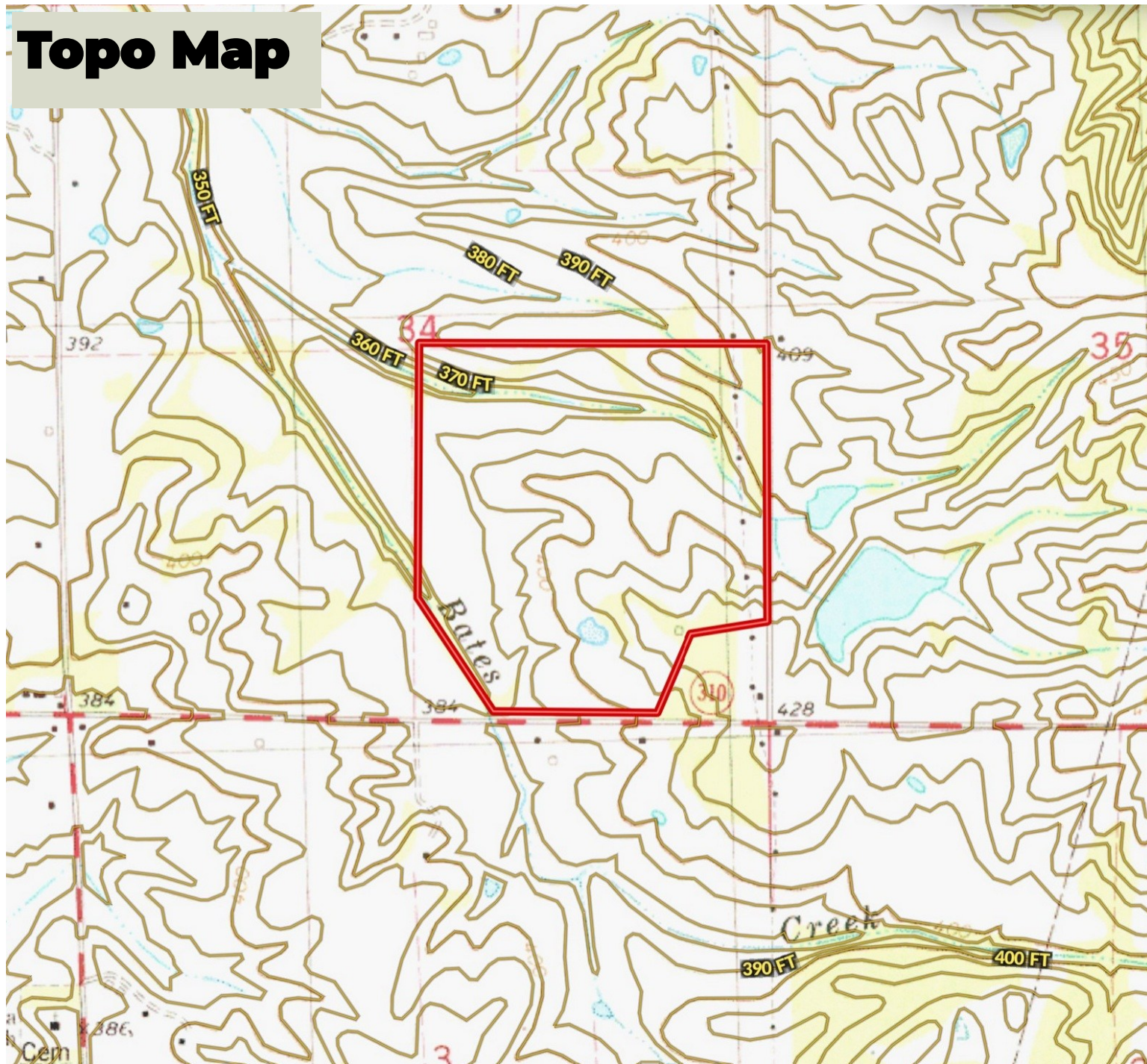


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Topo Map



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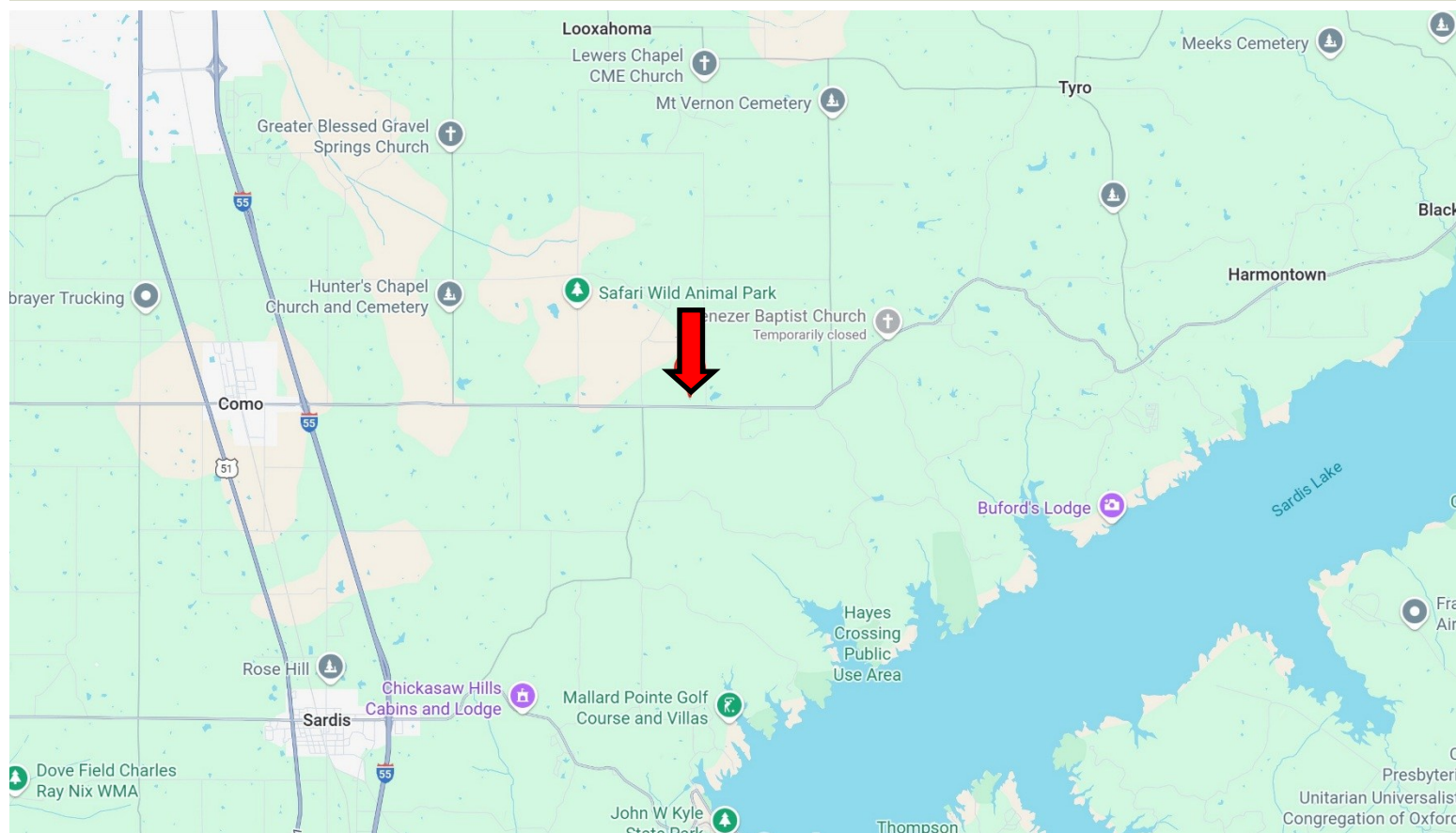


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Directional Map



Directions from I-55 in Como, MS: Take the Como exit 257 for Hwy 310. Turn East onto Hwy 310 and travel 6.4 miles. Turn left onto Paul White Road. After 0.2 miles, the entrance to the home will be on the left. (Gated Entrance)

333 Paul White Road, Como, MS 38619 —Click for Google Map Link



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