



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**SEVEN 5± ACRE LOTS AVAILABLE**  
**MARSHALL COUNTY, MS**  
**PRICES & ACREAGE VARY**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE MARSHALL LOTS

## PROPERTY PROFILE

### LOCATION:

- Old Hwy 7  
Waterford, MS 38685
- Marshall County
- 6.6± Miles N of Abbeville
- 8± Miles NE of Wyatt Crossing  
Boat Landing on Sardis Lake
- 15± Miles S of Holly Springs
- 16± Miles N of Oxford
- 50± Miles SE of Memphis

### COORDINATES:

- 34.58725, -89.49319

### PROPERTY USE:

- Home Sites
- Development
- Investment

### PROPERTY INFORMATION:

- Seven Lots
  - Lot 1 - \$59,500 - 5.02± Acres
  - Lot 2 - \$59,500 - 5.02± Acres
  - Lot 3 - \$59,500 - 5.01± Acres
  - Lot 4 - \$54,900 - 5.01± Acres
  - Lot 5 - \$49,000 - 5.02± Acres
  - Lot 6 - \$54,900 - 5.02± Acres
  - Lot 7 - \$62,500 - 5.21± Acres
- Marshall County School District
- Utilities Available

### TAX INFORMATION:

- TBD



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**HUNTER ROBISON**

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

[hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE MARSHALL LOTS

**IF YOU HAVE BEEN LOOKING FOR A BEAUTIFUL PLACE TO PLANT YOUR ROOTS NEAR OXFORD OR HOLLY SPRINGS, LOOK NO FURTHER!** These seven potential home sites in Marshall County, MS, offer the perfect blend of country feel with major cities in close proximity. Situated less than 16 miles from Oxford, you will have dining, shopping, and entertainment within a short drive. If you enjoy the outdoors, Wyatt Boat Landing is less than 10 miles away, allowing you to enjoy Sardis Lake for hunting, fishing, and recreational activities. Each ready-to-build, cleared lot is approximately five acres and features ample road frontage, power, and NorthEast Sparc at the road. You will have enough room to enjoy your spacious yard with the family and friends. Whether you're looking to build your forever home or invest in a high-potential piece of dirt, these Marshall County lots are worth a look!

**Contact Hunter Robison for more  
information and to schedule a viewing.**



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MARSHALL COUNTY, MISSISSIPPI



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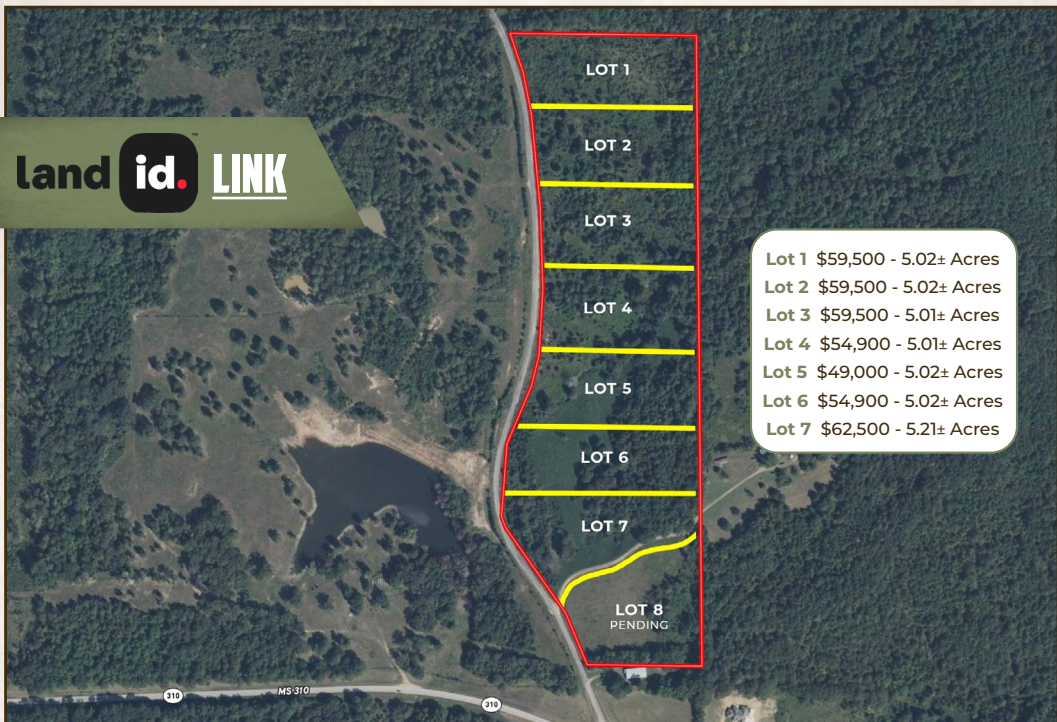
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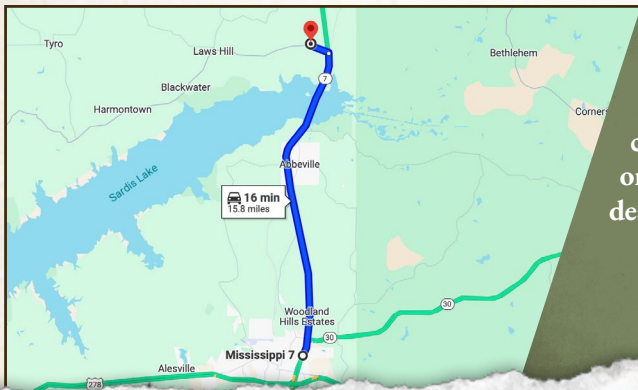
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MARSHALL COUNTY, MISSISSIPPI

land id. **LINK**



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Lot 3 \$59,500 - 5.01± Acres  
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Lot 6 \$54,900 - 5.02± Acres  
Lot 7 \$62,500 - 5.21± Acres



Directions From Oxford, MS:  
Travel 14.8 miles NE on MS-7  
N. Turn left onto MS-310 W and  
continue 0.9 miles. Turn right  
onto Old Oxford Road and the  
destination will be on your right.

**LINK TO GOOGLE  
MAP DIRECTIONS**



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