SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

489± ACRES
PONTOTOC COUNTY, MS

$1,295,000

Tillable Acreage and Timber Near Oxford!



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE PONTOTOC 489

PROPERTY PROFILE

LOCATION:

- 2765 County Road 215
  Thaxton, MS 38871
- Pontotoc County
- 12± Miles NW of Pontotoc
- 18± Miles SW of New Albany
- 28± Miles E of Oxford
- 33.3± Miles NW of Tupelo

COORDINATES:

- 34.32005, -89.11915

PROPERTY USE:

- Investment
- Agricultural
- Recreational
- Hunting & Fishing
- Income-Producing
- Potential Cattle Operation
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 489± Total Acres
- 179.54± Acres Enrolled in CRP
- 168± Acres of Tillable Ground
- Deer/Turkey/Small Game
- County Road Frontage
- Internal Trail System
- Mud Creek Frontage
- Mature Timber
- Storage Barn
- 3 Ponds

TAX INFORMATION:

- Tax Parcels:
  - 063-08-000-003.01: $297
  - 063-08-000-003: $292
  - 063-08-000-003.03: $301
  - 063-08-000-003.02: $374
  - 063-08-000-003.04: $190
  - 064-17-000-003: $167
  - 064-17-000-002.01: $218



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BIG RIVER
PROPERTIES



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

WILLIAM WOLFE | AGENT
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Information is believed to be accurate but not guaranteed.

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1396 Riverdale Road - Grenada, MS 38901
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WELCOME TO THE PONTOTOC 489

INTRODUCING THE PONTOTOC 489! Located in the heart of Pontotoc County near Thaxton, Mississippi, this 489± acre tract offers an outstanding combination of income-producing ground, quality timber, and exceptional recreational opportunities. With approximately 168 acres suitable for row crop production or cattle, along with 179.54± acres enrolled in the Conservation Reserve Program (CRP), this property offers both versatility and dependable annual income. The CRP acreage currently generates $8,545 annually through 2030.

The remaining acreage consists of mature timber and excellent wildlife habitat, providing outstanding opportunities for deer and turkey hunting. Mud Creek winds through the Pontotoc 489, adding to its recreational use. A barn is located on the property and provides convenient storage for farm equipment, tractors, ATVs, and hunting gear. Internal trails offer access throughout much of the land.





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MORE ABOUT THE PONTOTOC 489

There are three ponds located on the Pontotoc 489, giving you the opportunity to fish with the family or provide a dependable water source for your livestock and wildlife. A recent timber cruise estimates approximately $300,000 in marketable timber, with the timber cruise available upon request.

With the amount of open ground available, there is tremendous potential to transform it into an exceptional hunting farm: establish strategically placed food plots, improve wildlife habitat, and create ideal hunting locations throughout the property. Combined with the existing timber, water, and access, the possibilities for developing a premier recreational property are endless. The seller will place the timber under a twelve-month reserve. The property is offered at $999,950 without the timber or $1,295,000 with the timber.

Whether you're looking to expand your farming operation, invest in timber and land, or own a quality hunting property with multiple sources of income, the Pontotoc 489 offers a rare combination of features and potential in a desirable area of north Mississippi.

Contact Hunter Robison or William Wolfe today to schedule a private showing or for more information.





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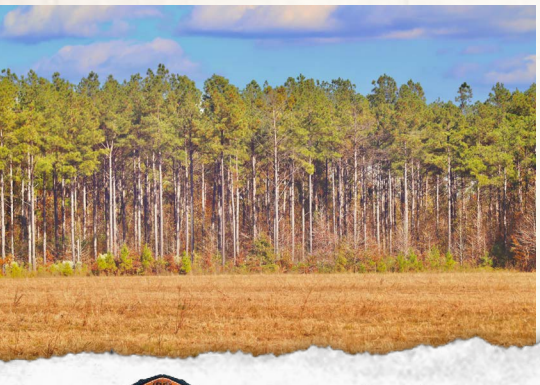
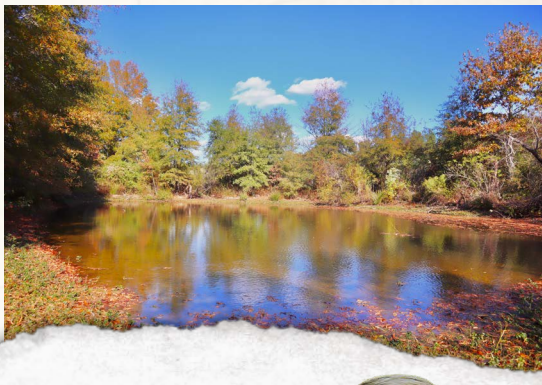
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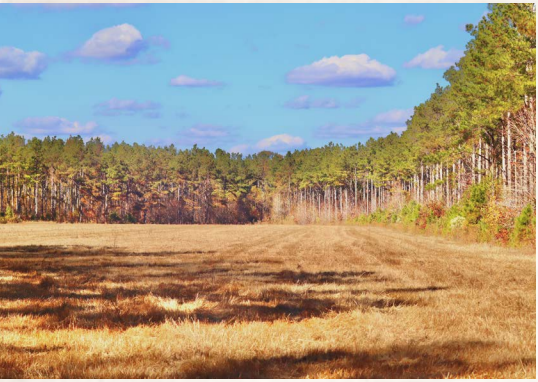
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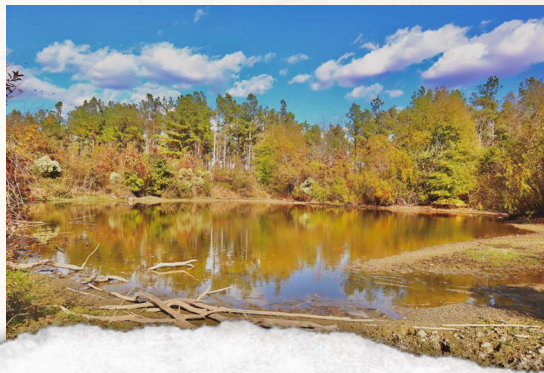
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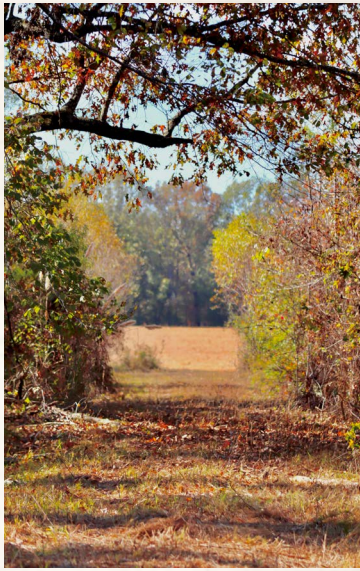
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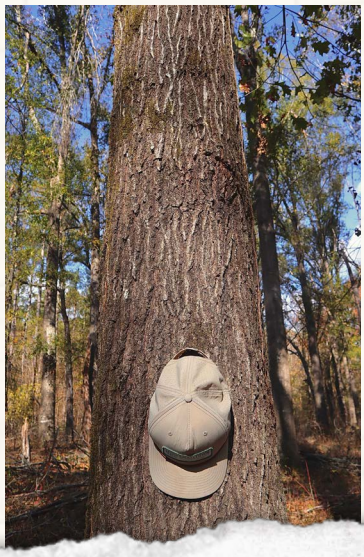
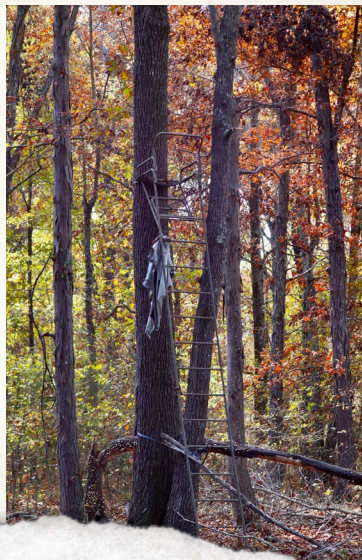
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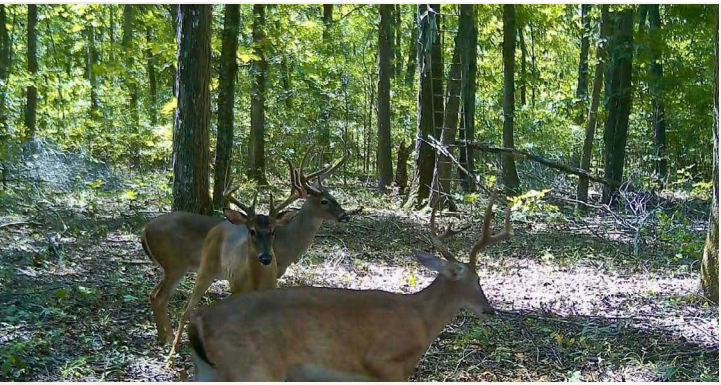
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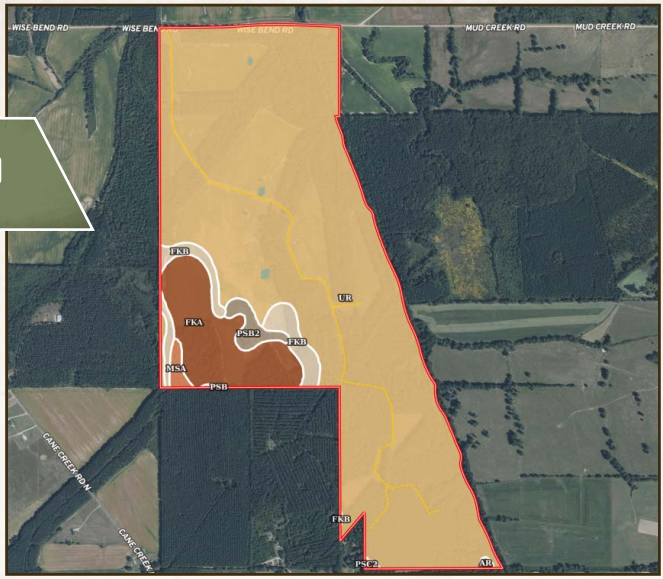
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ur	Urbo silty clay loam, 0 to 2 percent slopes, occasionally flooded	416.73	84.62	0	50	2w
FkA	Falkner silt loam, 0 to 2 percent slopes	46.92	9.53	0	61	2w
FkB	Falkner silt loam, 2 to 5 percent slopes	17.78	3.61	0	60	3e
PsB2	Providence silt loam, heavy substratum, 2 to 5 percent slopes, eroded (dulac)	6.66	1.35	0	52	2e
MsA	Mayhew silty clay loam, 0 to 2 percent slopes	3.19	0.65	0	63	3w
Ar	Arkabutla silt loam, 0 to 2 percent slopes, rarely flooded	0.57	0.12	0	75	2w
TWE	Tippah-Providence-Wilcox association, hilly	0.36	0.07	0	66	4e
PsC2	Providence silt loam, heavy substratum, 5 to 8 percent slopes, eroded (dulac)	0.18	0.04	0	51	3e
PsB	Providence silt loam, heavy substratum, 2 to 5 percent slopes (dulac)	0.09	0.02	0	61	2e
TOTALS		492.48(*)	100%	-	51.56	2.04



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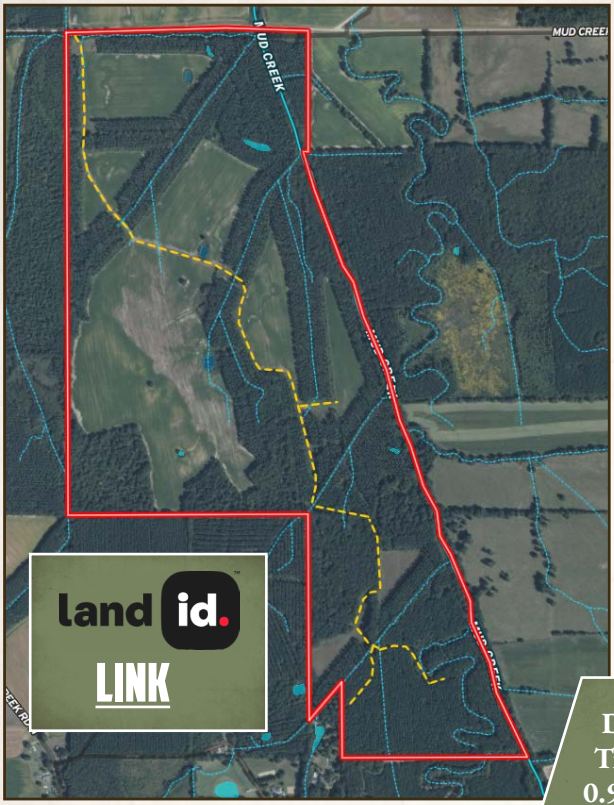
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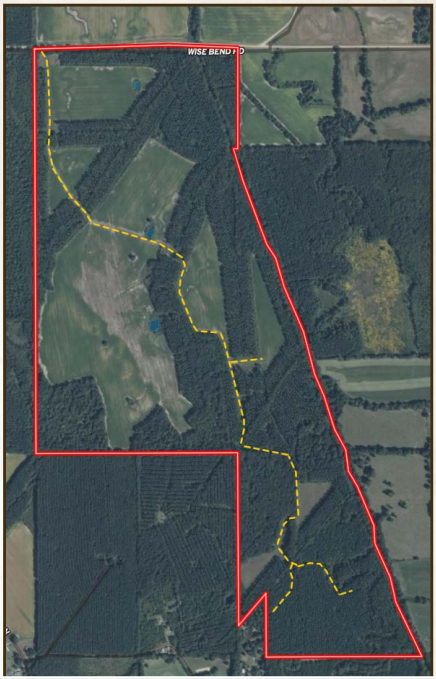
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Directions From Pontotoc, MS: Travel west on Coffee Street for 0.9 miles. Turn right onto MS-15 N and then turn left onto Spur Street. Continue onto West Oxford Street for 6.2 miles. Turn right onto Cane Creek Road North and proceed 3 miles. Turn right onto Wise Bend Road and travel 1 mile to the property.

LINK TO GOOGLE MAP DIRECTIONS



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