



35± ACRES
MARSHALL COUNTY, MS
\$140,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE MARSHALL 35

PROPERTY PROFILE

LOCATION:

- Old Hwy 7
- Holly Springs, MS 38635
- Marshall County
- 3.5± Miles S of Holly Springs
- 3.8± Miles N of Wall Doxey State Park
- 4.1± Miles E of Kirkwood National Golf Course
- 26.7± Miles N of Oxford
- 35± Miles NW of New Albany

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Potential Homesite

PROPERTY INFORMATION:

- 35± Acres
- Rolling Terrain
- Mature Hardwoods
- Pine Timber
- Power on Site
- Old Hwy 7 Road Frontage
- Holly Springs School District

TAX INFORMATION:

- 2025 Taxes \$93
- Parcel # 154-24-00603

COORDINATES:

- 34.71755, -89.46100



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HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

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hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MARSHALL 35

WELCOME TO A 35± ACRE RECREATIONAL TRACT LOCATED JUST 3.5 MILES SOUTH OF HOLLY SPRINGS, MISSISSIPPI. The Marshall County property features rolling terrain with a creek dissecting the acreage east to west, creating natural wildlife corridors and funnels. Major deer trails move through portions of the property, and the land offers solid hunting for deer, turkey, and small game.

The back of the property features a large kudzu field with excellent potential to be converted into a substantial food plot for the local deer and turkey. Old Hwy 7 provides road frontage, and power is already on site, while water would require a well. A potential homesite along the road adds versatility for someone looking to build a home or cabin.



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MORE ABOUT THE MARSHALL 35

The Marshall 35 is comprised primarily of mature hardwoods, with stands of pine timber mixed throughout the acreage. This diverse timber makeup adds to the natural aesthetics while providing excellent wildlife habitat, cover, and travel corridors for wildlife.

Located approximately 3.8 miles north of Wall Doxey State Park, 4.1 miles east of Kirkwood National Golf Course, 26.7 miles north of Oxford, and 35 miles northwest of New Albany, this property offers a convenient North Mississippi location with plenty of recreational potential. Whether you're looking for a hunting tract, homesite, recreational retreat, or investment property, the Marshall 35 is a solid choice!

Contact Hunter Robison today to schedule a personal showing and experience #TheSmallTownWay!



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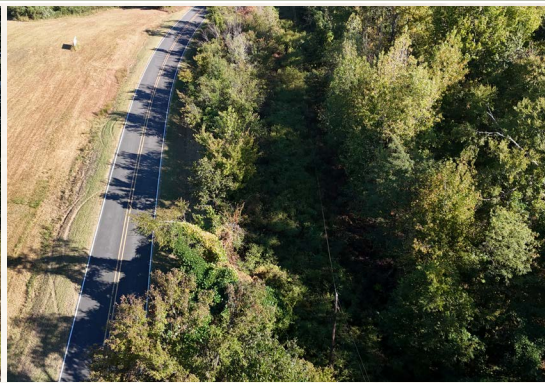
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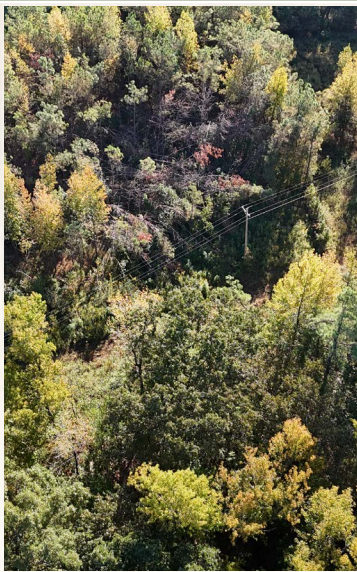
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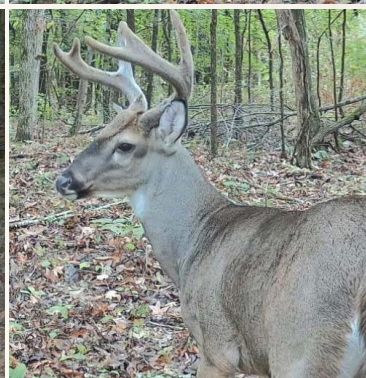
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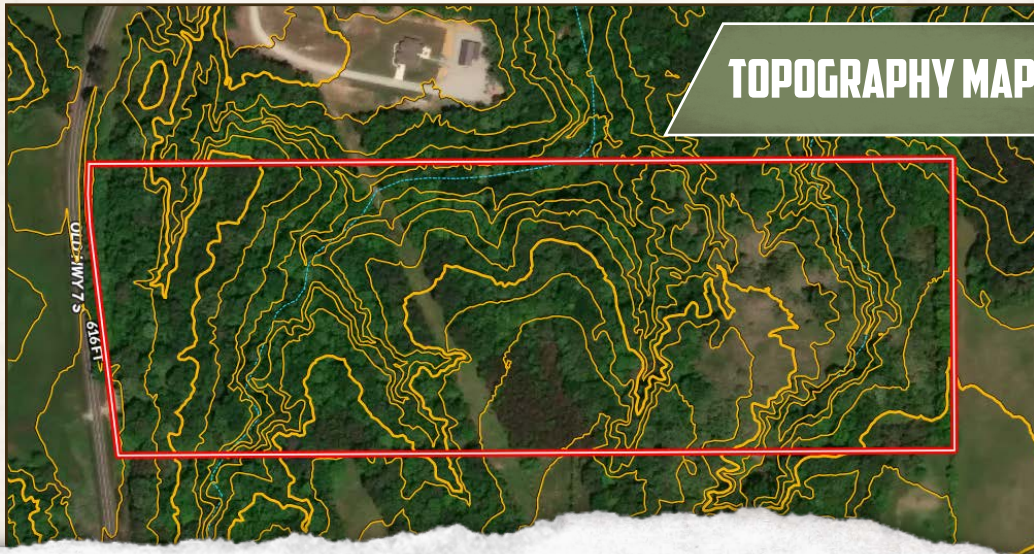
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3D MAP



TOPOGRAPHY MAP



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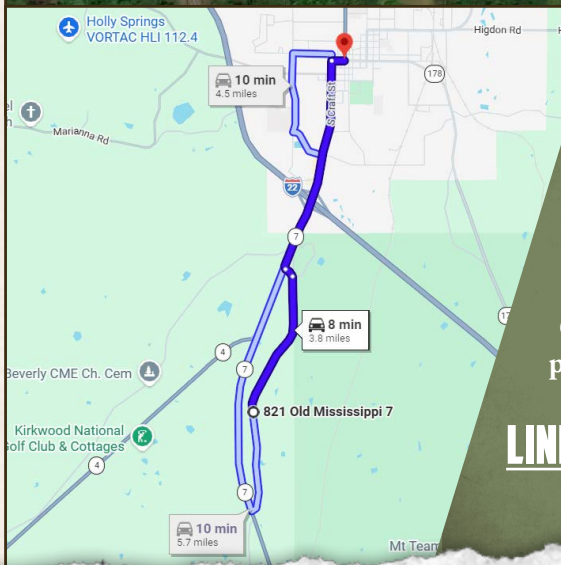
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land id. LINK

OLD HWY 7 S



Directions From Holly Springs, MS:
Travel 2.1 miles south on MS-4 W/
MS-7 S/S Craft Street. Turn left on
Collins Circle and then continue onto
Old Mississippi 7. In 1.5 miles the
property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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