



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CRYE-LEIKE[®], REALTORS[®]

81.5± ACRES
PONTOTOC COUNTY, MS
\$325,000



HUNTER ROBISON (662) 816-7987

KYLE FUGITT (662) 416-3147

THE PONTOTOC 81.5

PROPERTY PROFILE

LOCATION:

- Hwy 346 Pontotoc, MS 38863
- Pontotoc County
- 14.3± Miles W of Pontotoc
- 23± Miles E of Oxford
- 100± Miles SE of Memphis, TN
- 182± Miles NE of Jackson, MS

COORDINATES:

- 34.35458, -89.17399

TAX INFORMATION:

- 2024 - \$309.50

PROPERTY USE:

- Home Site
- Ag Ground
- Pastureland
- Hunting
- Recreation
- Investment

PROPERTY INFORMATION:

- 81.5± Total Acres
- 18.5± Acres of Dry Farm Ground
- 1,400'± Frontage on Hwy 346
- Mixed Hardwood & Pine Timber
- Mill Creek Frontage
- Several Home Sites
- Utilities on Site



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C: 662-816-7987 | hrobison@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

KYLE FUGITT | REALTOR
C: 662-416-3147 | patrick.fugitt@crye-leike.com

50 CR 401 - Ocford, MS 38655 | O: 662-238-4077

O: 662-680-9355 | 1489 N Gloster St. Ste. A, Tupelo, MS, 38804

WELCOME TO THE PONTOTOC 81.5

IF YOU HAVE BEEN LOOKING FOR A PLACE TO BUILD YOUR FOREVER HOME, YOUR SEARCH CAN STOP HERE! The Pontotoc 81.5 offers opportunities for creating your very own recreational farm or a homestead, or both! Conveniently located 22± miles east of Oxford, MS, and roughly 17 miles west of Pontotoc, this 81.5± acre gem provides the country feel with amenities in close proximity.

Entering the Pontotoc County property from Hwy 346, you will be met with approximately 13 acres of well-groomed, high-production pasture ground. This area provides income potential for someone interested in high-end hay production or a place to hold cattle. The beautiful open ground also offers a secluded nook in the back that is flat and ready for you to build. The gently rolling pasture has one small, low-lying area, which, with a little work, could easily be converted into a pond for the wildlife or a fishing spot for the family.



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MORE ABOUT THE PONTOTOC 81.5

In the center of the property you will find 33± acres of diverse timber. The wooded area has pockets of thick cover and is an ideal place for hunting deer, turkeys, and small game. The terrain slopes downhill until you reach Mill Creek, an almost year-round water source for local wildlife and a fun place to play and cool off.

Across from Mill Creek sits 18.5± acres of agricultural ground. The fertile farmland could be another source of income through a farm lease or as a blank canvas for wildlife. The ag ground has high potential to serve as food plots for wildlife or become your next conservation project.

This property offers endless possibilities for the avid outdoorsman, farmer, or those simply seeking a beautiful, peaceful piece of land to call their own. Whether you're looking to build your dream home, hunt private land, or explore agricultural ventures, the Pontotoc 81.5 checks all the boxes!

**Call Hunter Robison or Kyle Fugitt
today to schedule your private showing!**



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81.5± ACRES **PONTOTOC COUNTY, MISSISSIPPI**



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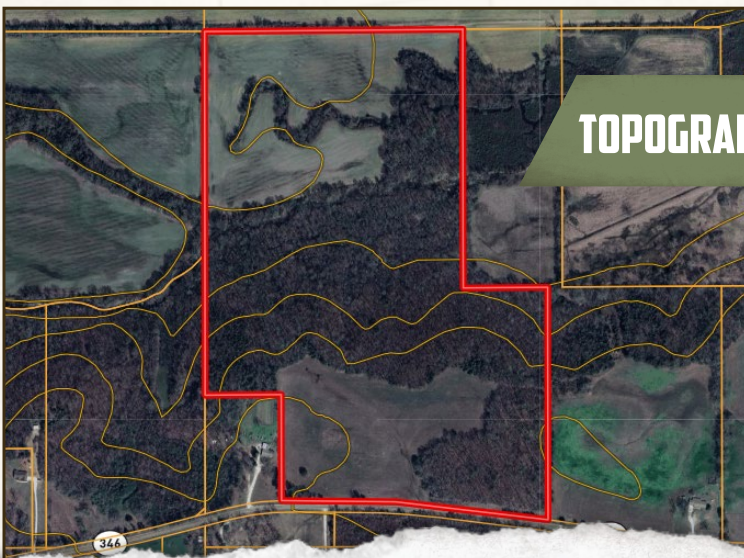
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FLOOD MAP



TOPOGRAPHY MAP



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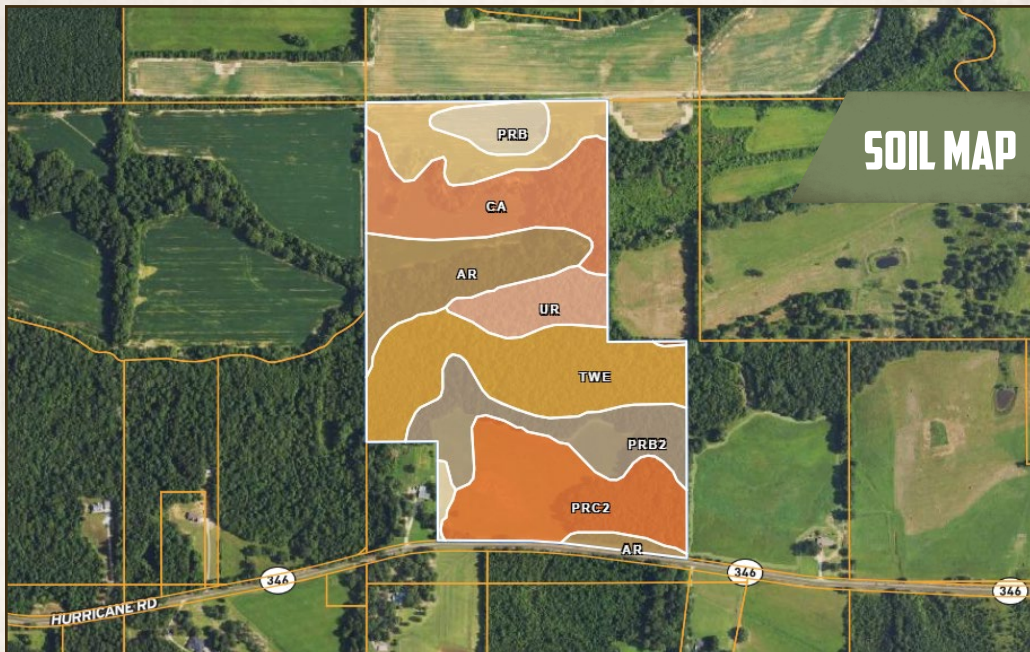
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TWE	Tippah-Providence-Wilcox association, hilly	16.78	21.15	0	66	4e
PrC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	14.03	17.68	0	36	3e
Ca	Cascilla silt loam, 0 to 2 percent slopes, occasionally flooded	12.2	15.37	0	85	2w
Ar	Arkabutla silt loam, 0 to 2 percent slopes, rarely flooded	10.8	13.61	0	75	2w
PrB2	Providence silt loam, 2 to 5 percent slopes, moderately eroded, north	9.56	12.05	0	37	2e
BuB	Bude silt loam, 2 to 5 percent slopes	7.17	9.04	0	56	3e
Ur	Urbo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.97	6.26	0	50	2w
PrB	Providence silt loam, 2 to 5 percent slopes	3.77	4.75	0	49	2e
WcC	Wilcox silty clay loam, 5 to 8 percent slopes	0.08	0.1	0	60	4e
TOTALS		79.36(*)	100%	-	58.64	2.69



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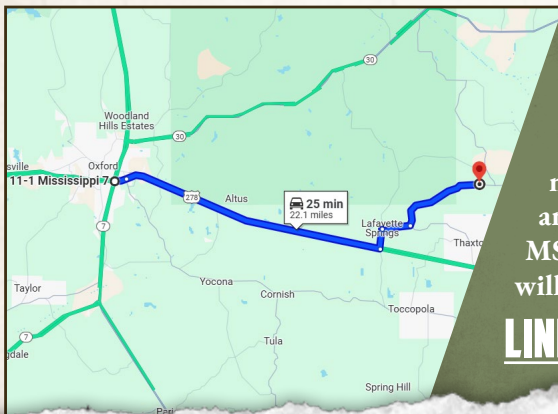
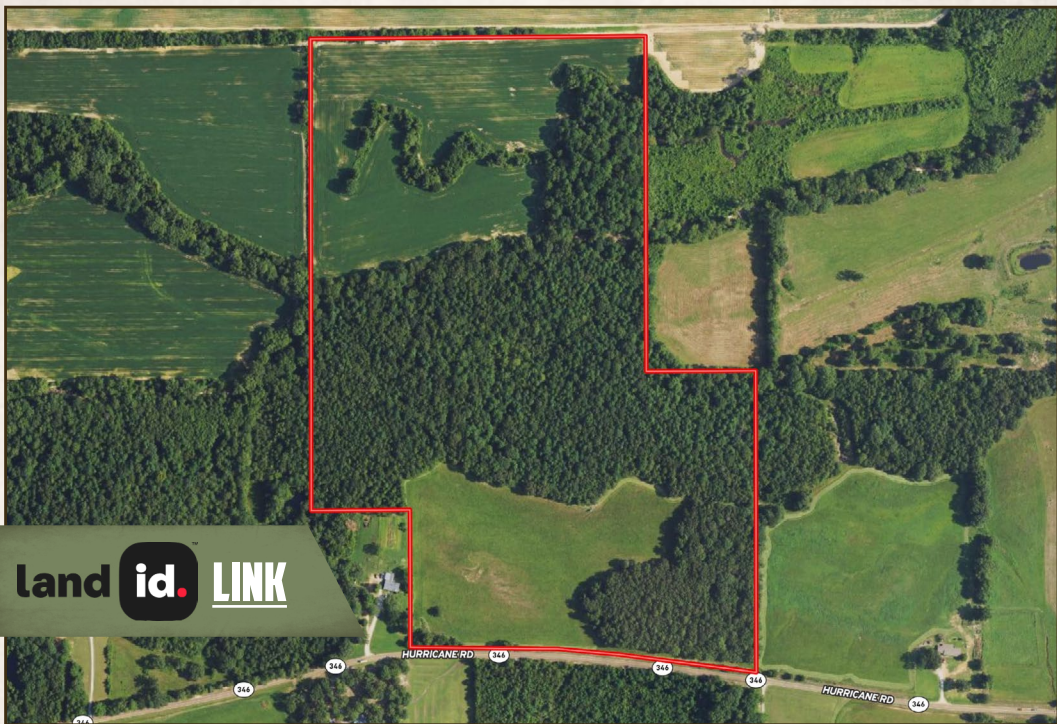
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Directions From the Intersection of Hwy 6 and Hwy 7 in Oxford, MS: Travel 14 miles east on US-278. Turn left onto MS-336 E and proceed 1.1 miles. Turn right to stay on MS-336 E and continue 1.6 miles. Turn left onto MS-346 E and in 4.8 miles the destination will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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