

80± ACRES
MARSHALL COUNTY, MS
\$680,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE MARSHALL 80

PROPERTY PROFILE

LOCATION:

- S Mt. Zion Road
Byhalia, MS 38611
- Marshall County
- 9.7± Miles NE of Byhalia
- 15± Miles E of Olive Branch
- 17.4± Miles NW of Holly Springs
- 35± Miles SE of Memphis
- 46.9± Miles N of Oxford
- 215± Miles N of Jackson

COORDINATES:

- 34.93024, -89.61121

PROPERTY USE:

- Hunting & Fishing
- Home Site
- Recreational
- Investment

PROPERTY INFORMATION:

- 80± Acres
- 1± Acre Stocked Pond
- Gently Rolling Terrain
- Home Site
- 400'+ of Road Frontage
- Power and Water Nearby
- Creek Frontage
- Deer & Turkey

TAX INFORMATION:

- 2024 - \$257.67



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

RHEAGAN VAUGHN | LAND & RESIDENTIAL SPECIALIST
C: 662-816-3952 | rheagan@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MARSHALL 80

ARE YOU LOOKING FOR A PLACE TO BUILD YOUR DREAM HOME OR A RECREATIONAL GETAWAY? Look no further than the Marshall 80! This beautiful 80± acre property is situated less than 10 miles from Byhalia and within 20 miles of both Olive Branch and Holly Springs in Marshall County, MS. With the perfect location, this property offers unlimited possibilities!

One of the outstanding features is the perfectly positioned home site near the entrance of the property just off S. Mt. Zion Road. Having an established entrance and more than 400 feet of road frontage, this property sets up great. Just imagine walking out your back door and having all the hunting and fishing opportunities right in your backyard.



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MORE ABOUT THE MARSHALL 80

For the avid outdoorsman, the Marshall 80 offers deer, turkey, and small game hunting along with fishing in the centrally located 1± acre pond. While visiting the property, deer and turkey signs were noted throughout. Opossum Creek runs through a portion of the property and serves as a travel corridor for the trophy deer that call this area home. The southern and central portions of this tract are inhabited mainly by pines, while the northern portion has intermixed hardwoods. The gently rolling terrain makes this easily accessible and family friendly for any recreational activities.

Whether you're looking to build your forever home or a weekend getaway close to town, this gem checks all the boxes. The peaceful and private setting, along with its recreational upside, makes the Marshall 80 worth considering!

**Call Rheagan Vaughn or Hunter Robison
today for your very own private showing!**



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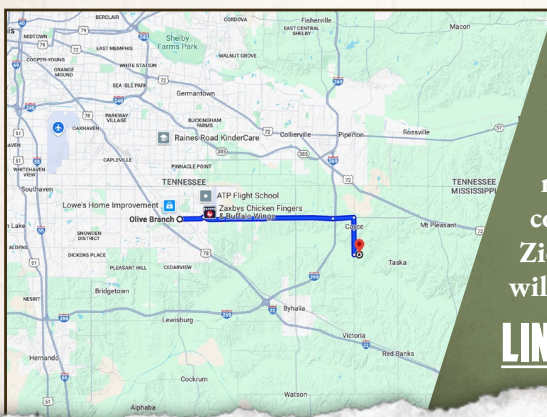
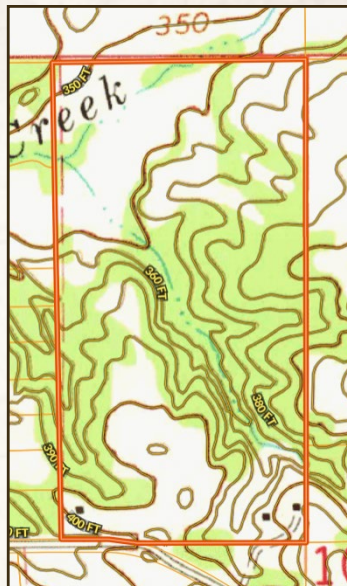
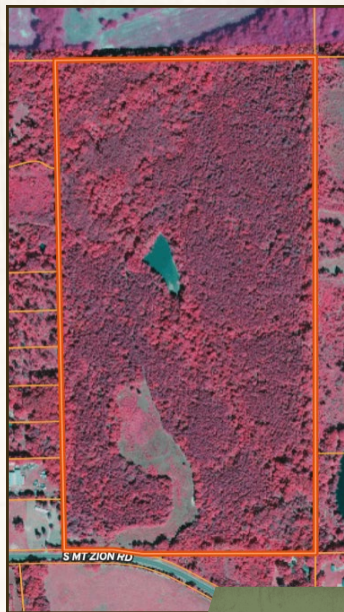
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land id. LINK

INFRARED MAP

TOPO MAP



Directions From Olive Branch, MS:
Travel 1.7 miles east on Goodman Road. Turn right onto MS-302 E and proceed 8.9 miles. Continue straight to stay on MS-302 E and travel 1.4 miles. Turn right onto Cayce Road and continue 2.6 miles. Turn left onto S Mt Zion Road and in 0.4 miles, the destination will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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