

An aerial photograph of a large, wooded property. In the center, there is a clearing with a large, light-colored barn and a smaller, dark-roofed structure. A dirt road or driveway leads to the buildings. The surrounding area is densely forested with green trees. At the top of the image, there is a body of water, possibly a lake or river, with a white, torn-paper-like border separating it from the text below.

**132.5± ACRES WITH A CABIN  
MARSHALL COUNTY, MS**

**\$499,000**



**SMALLTOWN**

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

**OFFICE (769) 888-2522**

# THE MARSHALL 132.5

# PROPERTY PROFILE

## LOCATION:

- 0 Callicut Road  
Waterford, MS 38685
- Marshall County
- 22.1± Miles N of  
the Oxford Square

## COORDINATES:

- 34.553349, -89.414583

## PROPERTY USE:

- Recreational
- Hunting
- Weekend Getaway

## TAX INFORMATION:

2023 - \$1,588.37

- Parcel # 115-16-01300
- Parcel #2: 115-21-00100
- Parcel #3: 115-21-00300

## PROPERTY INFORMATION:

- 132.5± Total Acres
- 20+ Year Old  
Hardwood/Pine Mix
- 1,200± SqFt Cabin:  
2 Bed/1 Bath
- Open Front Porch
- Established Trails
- Many Shooting Houses
- Multiple Options  
for Food Plots
- Adjoins the Holly Springs  
National Forest
- Deer, Turkey, Wild Hogs,  
and Small Game Hunting
- Covered Shed/Barn
- Skinning Area
- Fishing Pond



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# WELCOME TO THE MARSHALL 132.5

**WELCOME TO THE MARSHALL 132.5 LOCATED JUST 30 MINUTES NORTH OF OXFORD, MS.** If you have been searching for a great getaway, we need to take a ride. This beautiful Marshall County property is just about as private as you can get! Upon entering the tract off Callicut Road, you will find the main attraction - a 1,200± square foot, two bedroom, one bathroom cabin nestled in the woods complete with a game skinning area and a covered shed/barn. The cabin is secluded from the road for complete privacy. With a little work, this could be a great deer camp or the perfect getaway in the hills. Utilities include North East Mississippi EPA, a private well, and a septic system. When leaving the camp area, jump in your truck or ATV and follow the established trails to find your perfect spot to hunt from one of the many shooting houses! This area is known for good deer hunting and excellent turkey hunting...fresh tracks and dustings were noted on the initial inspection. You will also have wild hog and small game opportunities. If 132.5± acres isn't enough, this property adjoins the Holly Springs National Forest on the east and south sides offering thousands of acres to enjoy. You can get off the grid deep in the public land by simply stepping across your property line. This can be a great asset from a turkey hunting standpoint.

If hunting isn't your thing, grab your fishing pole and head down to the lake that is shared by two owners. Don't rule out the timber, the 20+ year old pine/hardwood mix provides abundant bedding for deer and nesting for turkeys. There is something for everyone here on the Marshall 132.5!

**To schedule a visit of this versatile property, give Michael Oswald or Rheagan Vaughn a call.**



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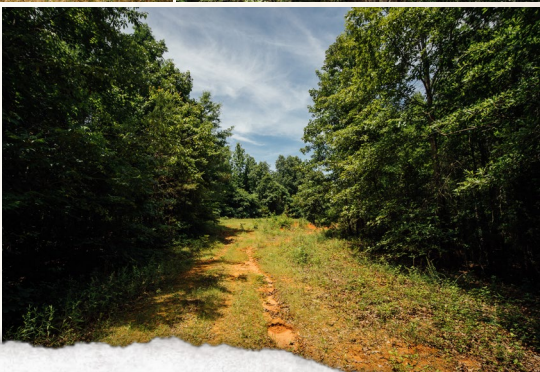
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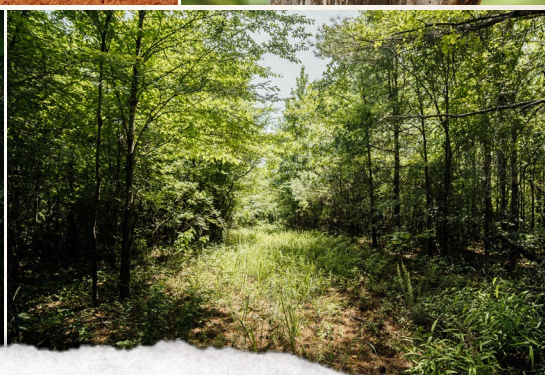
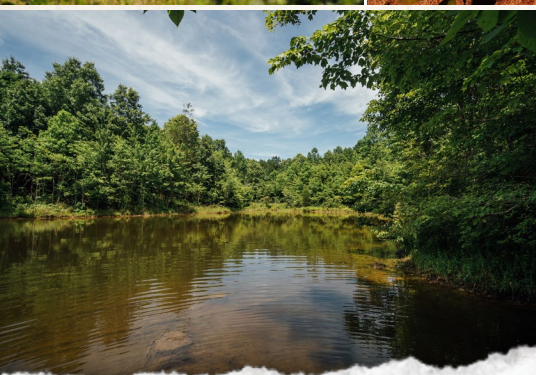
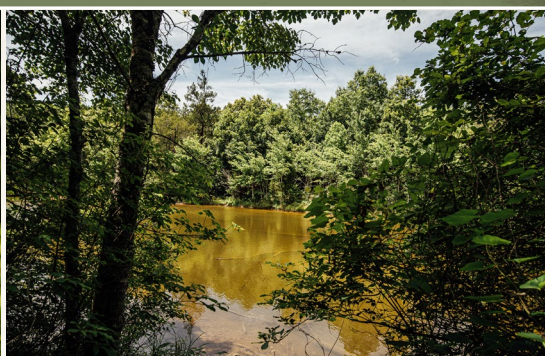
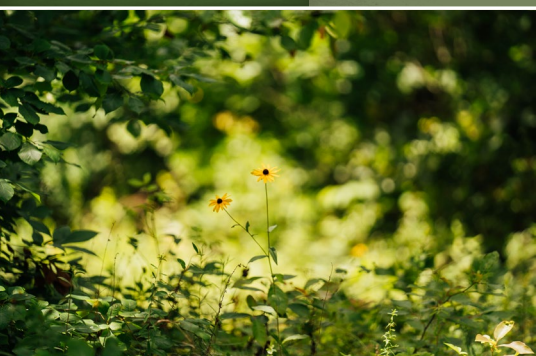
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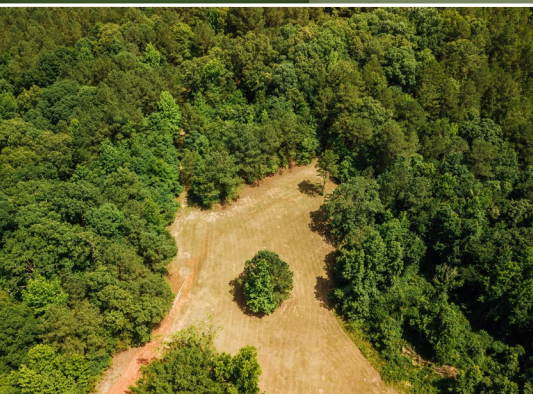
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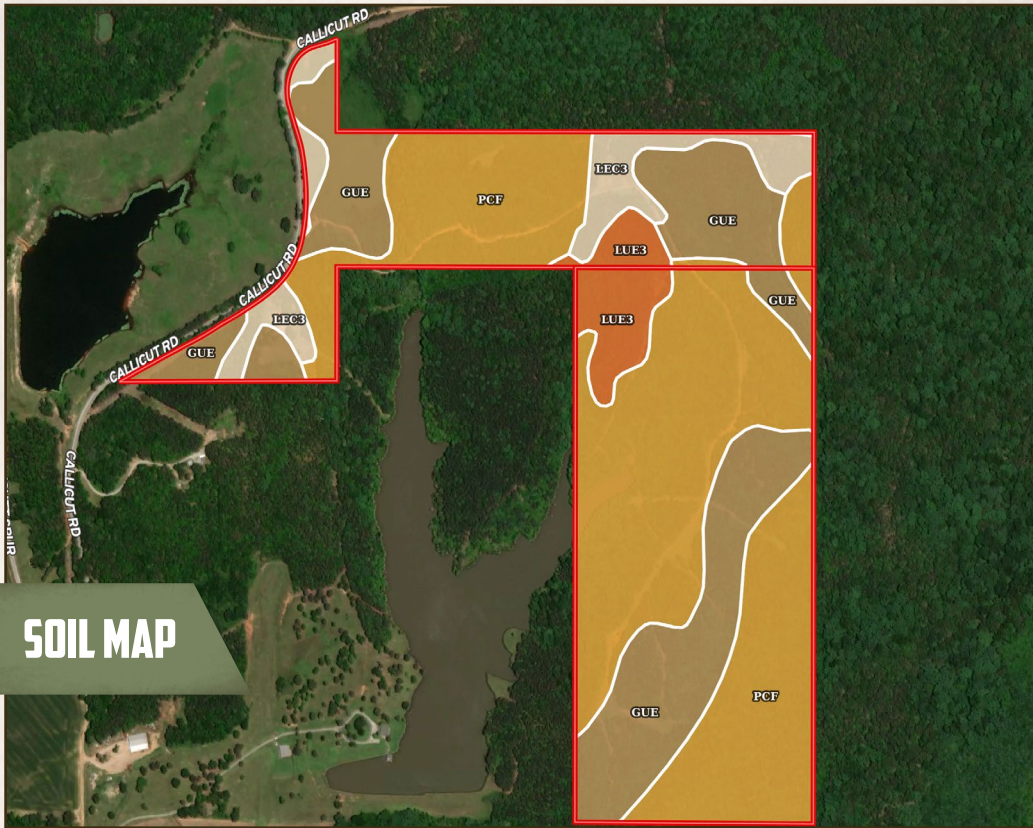


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**SOIL MAP**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PCF	Providence-Cahaba association, hilly (providence, smithdale)	76.26	57.25	0	56	7e
GuE	Gullied land-Cahaba complex, 5 to 30 percent slopes (smithdale)	39.3	29.5	0	2	7e
LeC3	Lexington silt loam, 5 to 8 percent slopes, severely eroded	10.21	7.66	0	69	4e
LuE3	Luverne complex, 12 to 30 percent slopes, severely eroded (sweatman)	7.44	5.59	0	52	7e
TOTALS		133.2 1(±)	100%	-	40.84	6.77



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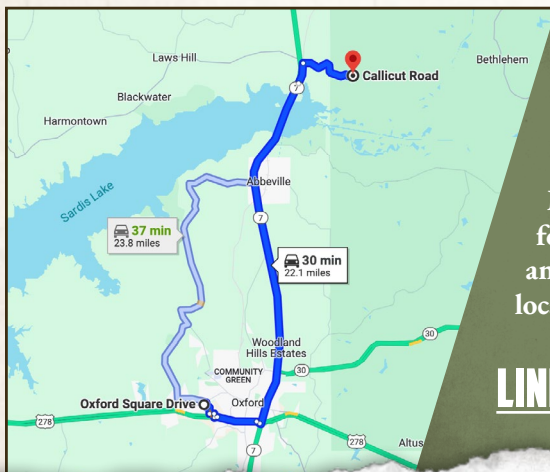
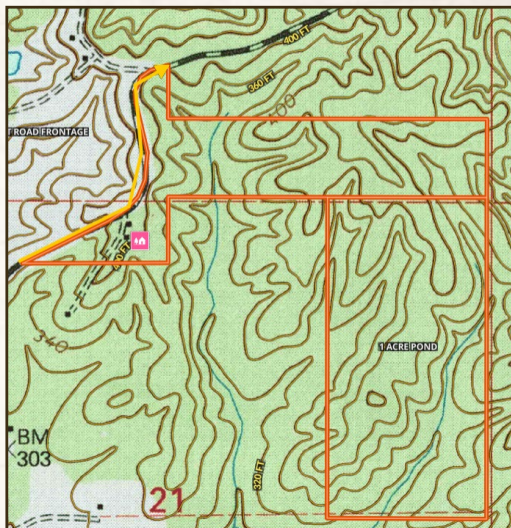
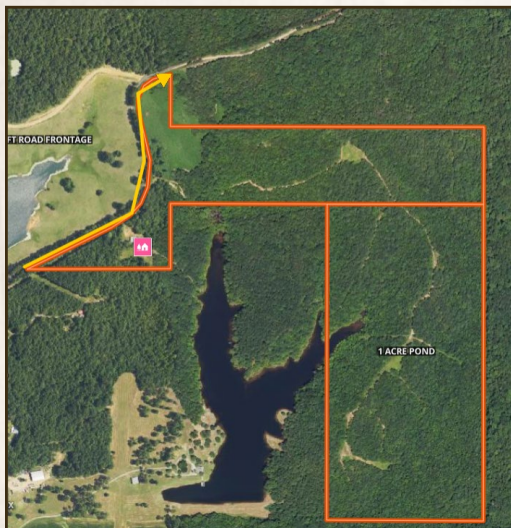
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land id. LINK

# TOPOGRAPHY MAP



Directions from Oxford Square Drive in Oxford, MS: Travel MS-6 E/US-278 E from Hathorn Road and travel 1.3 miles. Take MS-7 N to Old Mississippi 7 in Waterford and travel for 17.3 miles. Drive to Callicut Road and travel for 3.6 miles. The property is located on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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