

Panola 240 Farm

240.0 +/- Acres • Panola County, Mississippi

AVAILABLE FOR ACQUISITION: The Panola 240 is a 73-year-old family hunting property in the hill country and just under a mile from the Mississippi Delta near Crenshaw, Mississippi. The landholding has a diverse and managed wildlife habitat offering outstanding whitetail deer and wild turkey hunting.



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PROPERTY SUMMARY

The Panola 240 Farm is a unique and managed hunting property owned by the same family since 1951. The land consists of 240.0 +/- acres and offers excellent whitetail deer and wild turkey hunting. The property is located near Crenshaw, Mississippi (3.5 miles), in Panola County, less than an hour's drive from Memphis, Tennessee, and Oxford, Mississippi.

The land rests in the Mississippi hill country just over a mile east of the Delta. The topography is timbered rolling hills, a pasture with two ponds, creeks, and ravines. The timberland is significantly mature due to not being cut or thinned for numerous years. Mixed-species hardwoods are dominant across the landscape, with areas of tall pine stands.

There are seven well-developed wildlife food plots and strategically placed deer stands throughout the terrain (three two-man metal stands and six single metal stands with platforms for bow hunting).

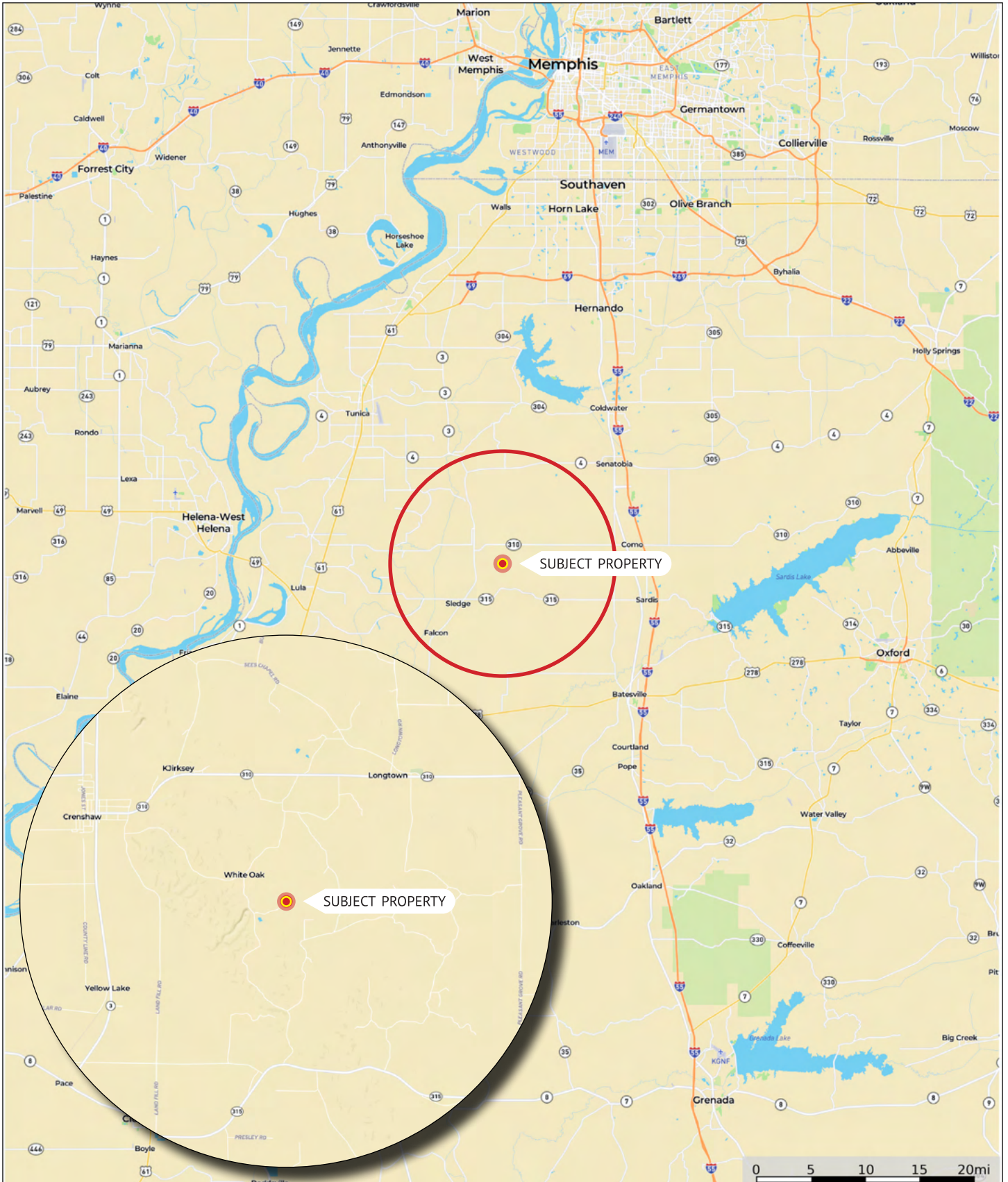
Access is via Old Crenshaw Road and direct from Indian Creek Road from the southwest and southeast. Each entry point has a security gate, and electricity is available. A small shack is located on the southern portion of the property; this site is excellent for constructing a classic family cabin for hunting and outings.

The Panola 240 Farm is offered for sale at \$600,000.00. Qualified buyers should contact Chuck Myers of Myers Cobb Realtors at 901-830-5836 regarding questions or schedule a property tour.

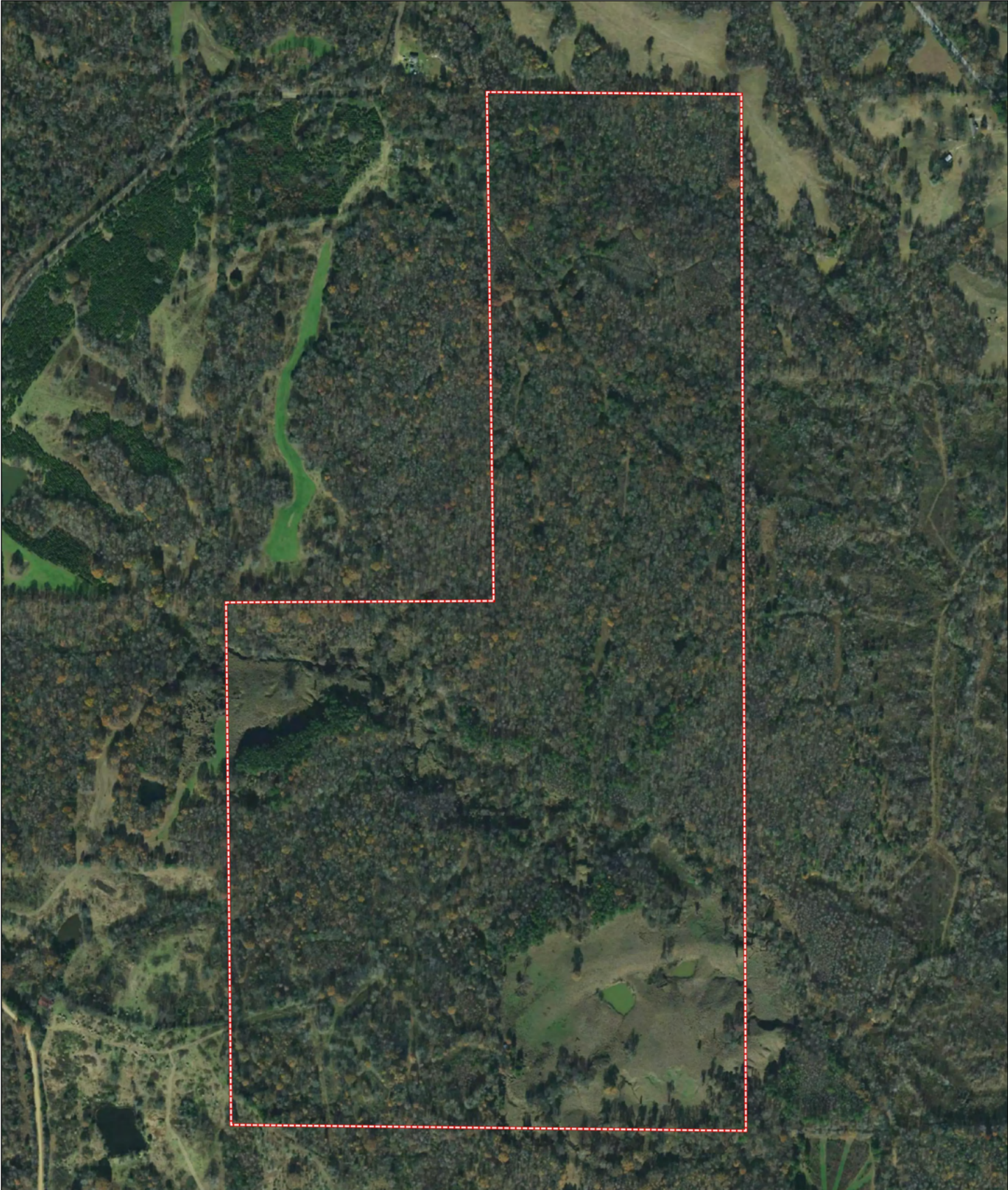
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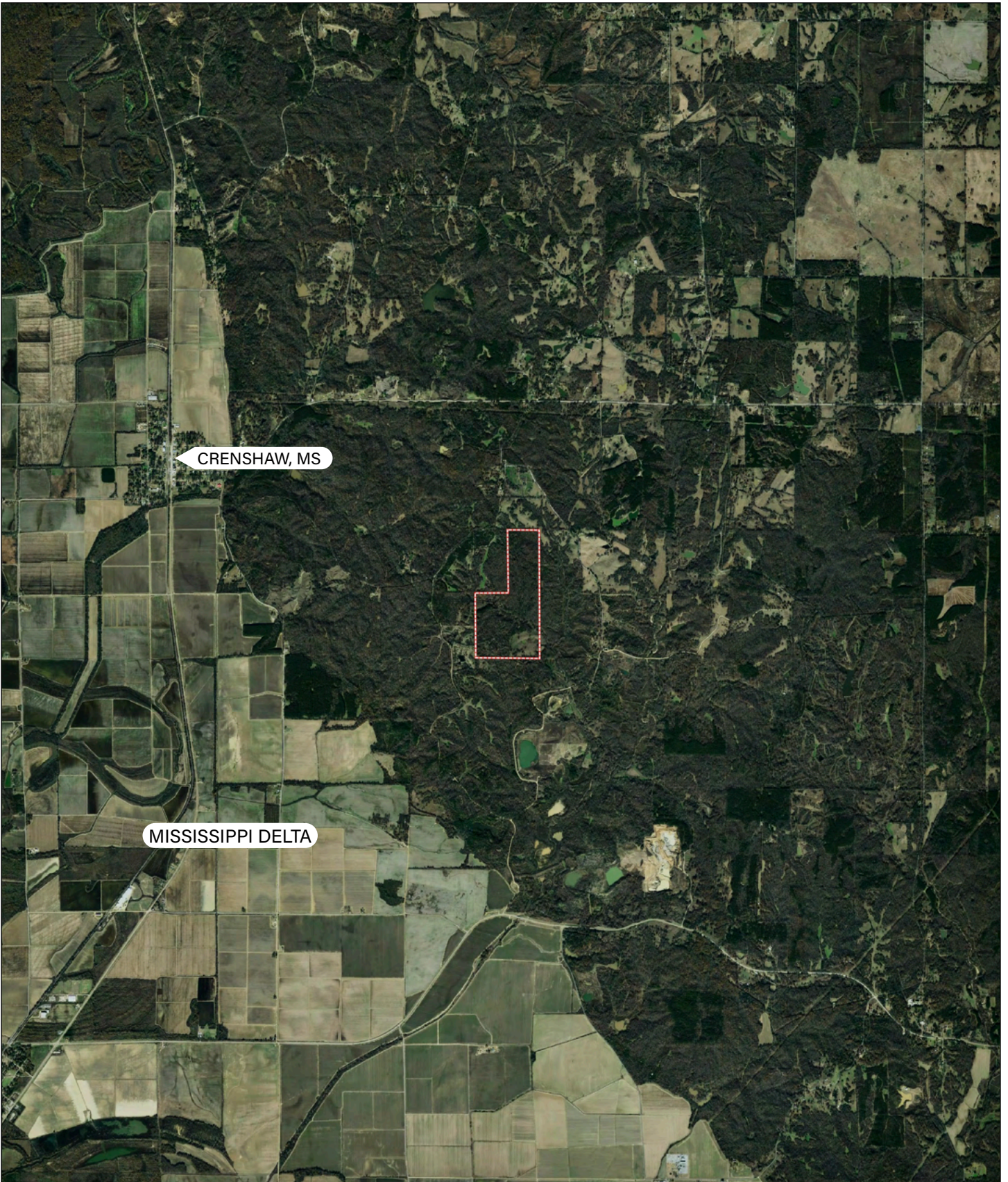
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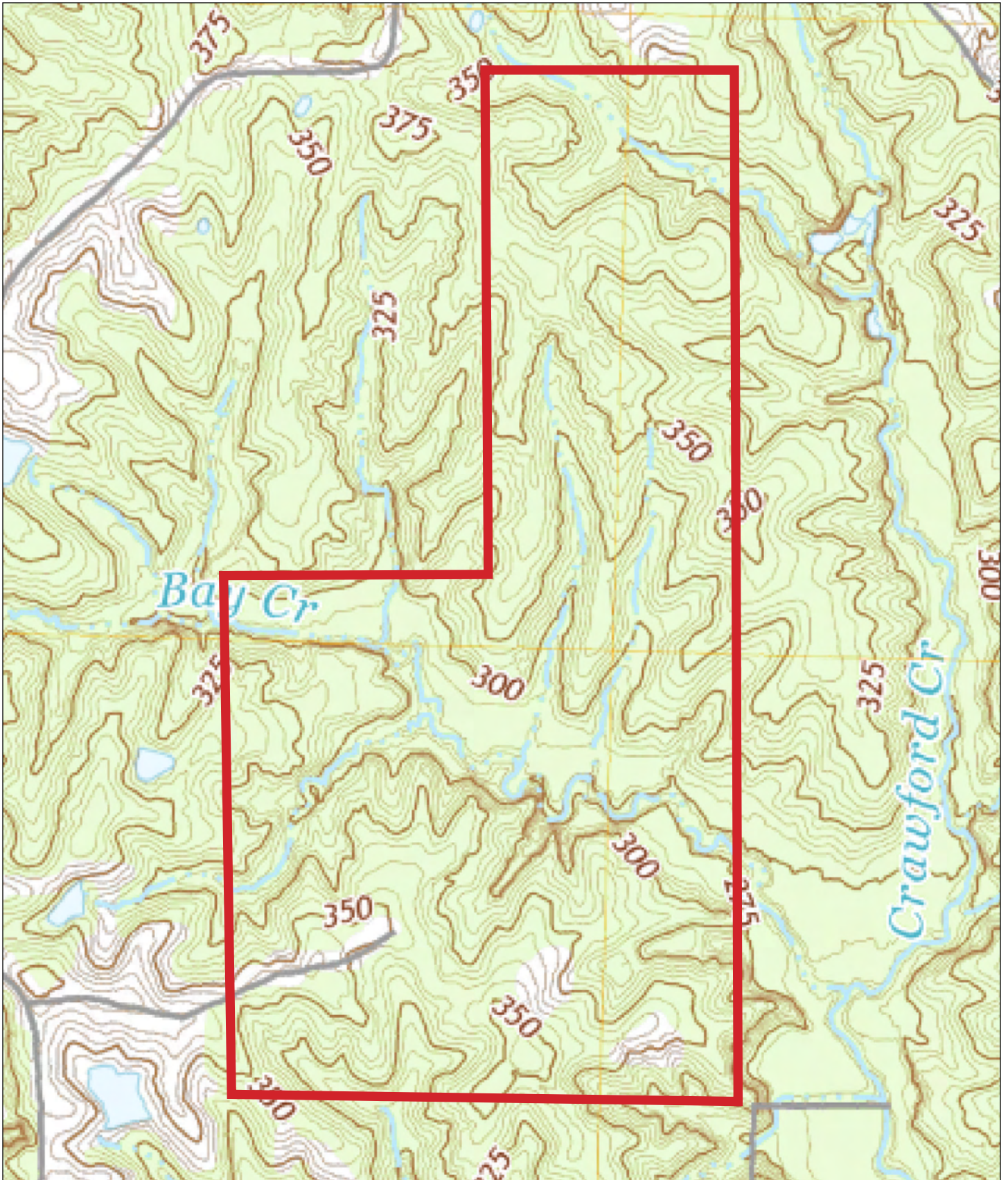
SUBJECT PROPERTY



ADJACENT LAND



TOPOGRAPHY



PROPERTY PHOTOS

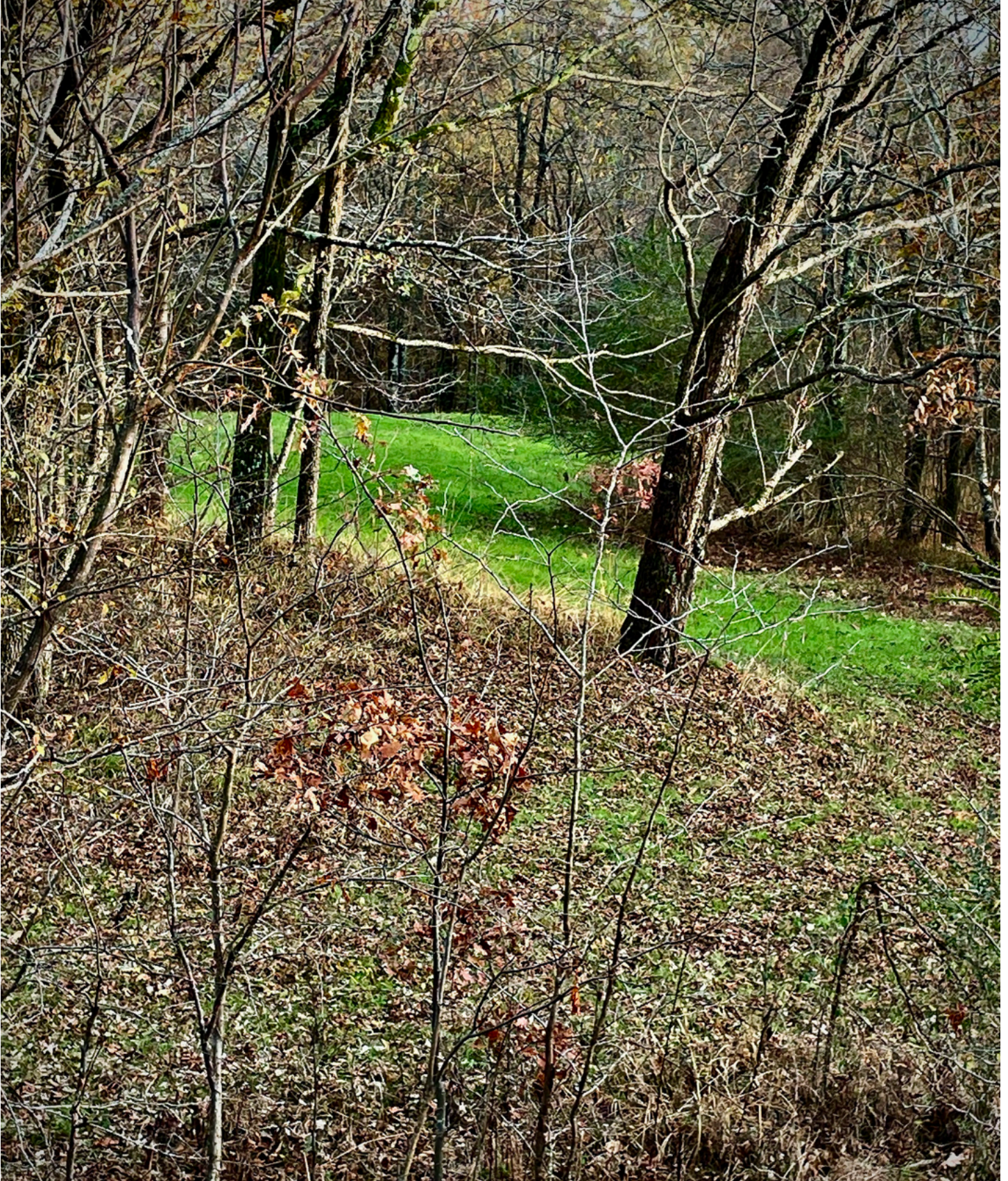


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PROPERTY PHOTOS



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Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 30 year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, Deer Creek, and Delta Duck Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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