



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

1,278.95± ACRES
LAFAYETTE/YALOBUSHA COUNTIES, MS
\$4,220,535



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE HANNA CREEK 1278.95

PROPERTY PROFILE

LOCATION:

- Water Valley, MS 38965
- Lafayette and Yalobusha Counties
- 17± Miles S of Oxford
- 40± Miles NE of Grenada
- Frontage Along Hwy 315 & CR 379

COORDINATES:

- 34.1747, -89.51467

PROPERTY USE:

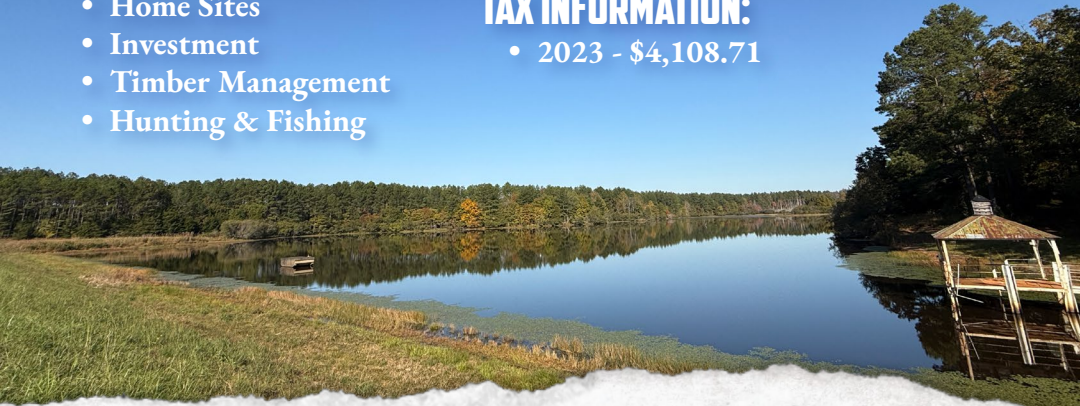
- Recreational
- Home Sites
- Investment
- Timber Management
- Hunting & Fishing

PROPERTY INFORMATION:

- 1,278.95± Total Acres
- Various Age Plantation Pines
- Areas of Cutover
- 25± Acre Established Watershed Lake
- 3± Mile Primary Trail Stretching From North to South
- Deer and Turkey
- Stream Management Zones
- Hanna Creek Traverses the Property

TAX INFORMATION:

- 2023 - \$4,108.71



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ADAM HESTER, ALC

ASSOCIATE BROKER


C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HANNA CREEK 1278.95

WELCOME TO THE HANNA CREEK 1278.95, A CONTIGUOUS PROPERTY SPANNING SOUTH-CENTRAL LAFAYETTE COUNTY AND NORTHEAST YALOBUSHA COUNTY, MS. With convenient road frontage along Highway 315 on the south end and County Road 379 on the north, this 1,278.95± acre property is easily accessible. Power and water are nearby, though a verification with local utility providers is recommended. Located just 17 miles south of Oxford and 40 miles northeast of Grenada, Hanna Creek provides both seclusion and proximity to nearby towns.

Overall, the property offers a variety of features. The primary trail is nearly 3 miles, stretching from the southern to northern border along a scenic ridge. Additionally, there are numerous internal trails that branch off and navigate across the rolling terrain. There are approximately 95 acres of 10+/- year old pine, with the remaining acreage consisting of one to three-year-old planted plantation pine, open cutover, and beautiful stream management zones (SMZs). The anchor of the property is the established watershed lake, covering 25± acres, fed by the live-running Hanna Creek.



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MORE ABOUT THE HANNA CREEK 1278.95

From a recreational viewpoint, the property caters well to both deer and turkey hunters, as well as those looking to fish and trail ride. The land is in an area known to have good deer and turkey numbers. The rolling terrain, coupled with the current habitat and expansive acreage, gives you the option to create a wildlife haven. You will find multiple locations to develop fall food plots and plenty of areas for turkeys to roost. Outside of hunting season, enjoy fishing in the lake, riding across the miles of internal trails, or exploring the creeks and streams. If you are looking from an investment avenue, the large acreage affords you the opportunity for periodic timber harvests and hunting leases to help create an additional income stream.

Hanna Creek also features potential sites for homes or cabins, allowing for a customizable setup. Whether you envision a permanent residence, weekend lodge, or a cluster of cabins, enjoy the convenience of privacy while being roughly 20 minutes south of Oxford. Large acreage properties in this part of the state can be hard to find. Be sure to explore what Hanna Creek has to offer today!

**Contact Adam Hester for more
information and to schedule a viewing.**



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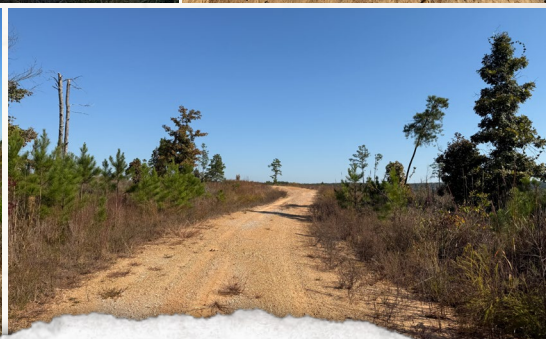
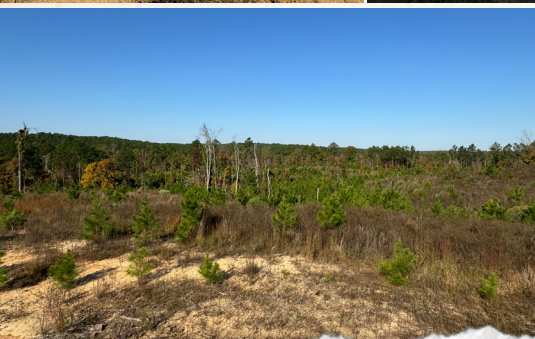
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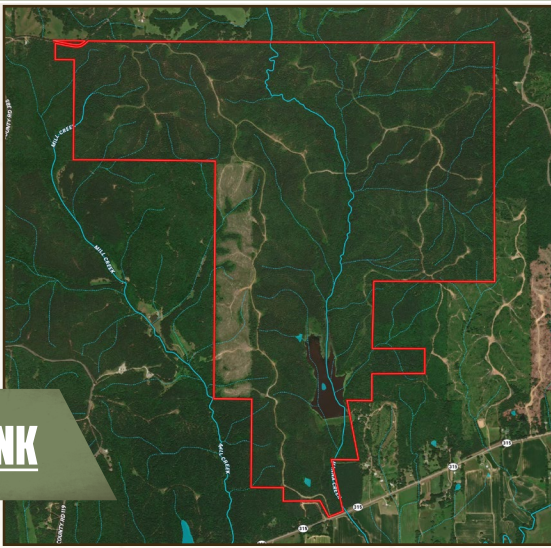
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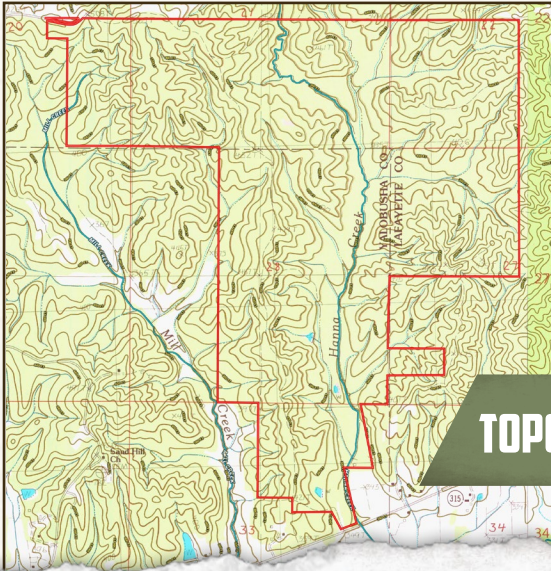
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land id. LINK



TOPOGRAPHY MAP



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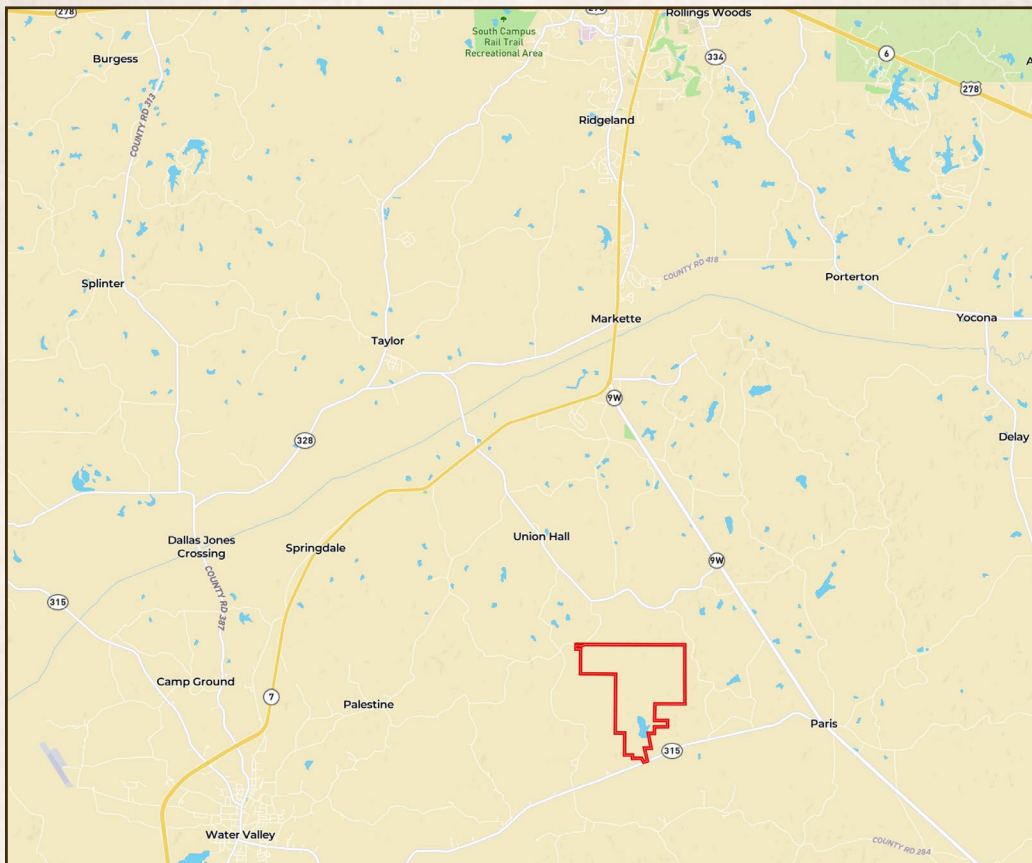
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Directions From Oxford, MS: Follow MS-7 S and MS-9W N to Paris, then turn right on to MS-315 N and travel approximately 3.2 miles. The property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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