



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

17.4± ACRES WITH 2 HOMES
MARSHALL COUNTY, MS
\$817,500



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE MARSHALL 17.4

PROPERTY PROFILE

LOCATION:

- 2190 Hwy 7 South
Holly Springs, MS 38635
- Marshall County
- 2.1± Miles S of the Holly Springs
Motorsports Park
- 2.6± Miles S of Interstate 22
- 4.1± Miles S of Downtown
Holly Springs
- 5.5± Miles N of the
Wall Doxy State Park
- 26.3± Miles N of Oxford
- 52.3± Miles SE of Memphis, TN
- Near the Kirkwood
National Golf Course

COORDINATES:

- 34.71221, -89.46927

PROPERTY USE:

- Residential
- Investment
- Recreational
- Hunting & Fishing

PROPERTY INFORMATION:

- 17.4± Acres
- 3,240± SqFt Main Home
- 4 Bedrooms/3 Bathrooms
- Bonus/Game Room
- Sunroom
- 2-Car Garage
- Walk-In Attic
- Central Heat and Air
- 1,200± SqFt Secondary Home
- 2 Bedrooms/2 Bathrooms
- Central Heat and Air
- Primarily Hardwood Timber
- Fully Finished Detached Garage
- 1,800 SqFt Metal Workshop
with 2 Rollup Doors
- Inground Pool
- Large Back Patio and Gazebo
- 0.5± Acre Stocked Pond
- Circle Drive
- Gated Entrance

TAX INFORMATION:

2023 - \$8,933.90

- Parcel #: 157-25-00503



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WELCOME TO THE MARSHALL 17.4

WELCOME TO THE MARSHALL 17.4, A MUST-SEE PLACE IF YOU DESIRE PRIVACY, COMFORT, RECREATIONAL OPPORTUNITIES, AND AMPLE SPACE. The 17.4± acre Marshall County, MS property offers two beautiful homes, ideal for multi-generational living or hosting guests.

As you arrive at the gated entrance, just off Hwy 7, you will be greeted by a paved and lighted wooded driveway that leads to the four bedroom, three bath primary home. A circle drive is just in front of the inviting covered front porch. Step inside the 3,240± square foot, open-concept home and notice the beautiful hardwood floors and freshly painted walls. The living areas include a spacious sunroom featuring a brick-hearth gas fireplace surrounded by raised ceilings, perfect for relaxing or entertaining. The kitchen enjoys granite countertops, a large center island, and abundant cabinet space. Just off the kitchen is a walk-in pantry for additional storage. The primary suite consists of a sizeable bedroom and a beautiful bathroom with a walk-in tiled shower, his-and-hers walk-in closets, and a double vanity. The second level offers one bedroom, a full bathroom, and a bonus/game room. Additionally, you will find a walk-in attic for any extra storage needs. The back patio, ideal for entertaining, overlooks an in-ground swimming pool and attached waterfall spa. Connected to the home by a walkway is a gazebo at the edge of a pond that is stocked primarily with bass and bream. You are sure to enjoy fishing and the outdoors here!



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MORE ABOUT THE MARSHALL 17.4

Just down the hill, you'll find a one-story brick home that serves as a secondary residence or mother-in-law suite. This 1,200± square foot, two bedroom, two bath home has its own covered front porch and a wood-burning fireplace to add warmth and character to the living space. It also features a fenced-in backyard, offering privacy and a safe space for pets or children to play.

In addition to the two homes, the Marshall 17.4 offers a detached carport with a roll-up door and a fully finished, temperature-controlled interior. This space is ideal for a home office or creative space. On the east side of the property is a 1,800± square foot workshop with two roll-up doors, perfect for equipment storage, ATVs, etc.

The acreage consists of large, mature hardwoods, with the majority being white oak timber. The hardwoods have the perfect opening allowing for a backyard food plot. An abundance of deer are using this property, and the seller shared that turkeys are often spotted throughout the spring.

If you've been searching for a place to grow a family and plant your roots with the convenience of Holly Springs being less than five miles away and Oxford approximately 26.3 miles away, this property deserves a look!

**Call Hunter Robison or Luke Gossett today
to make 2190 Hwy 7 your new address!**



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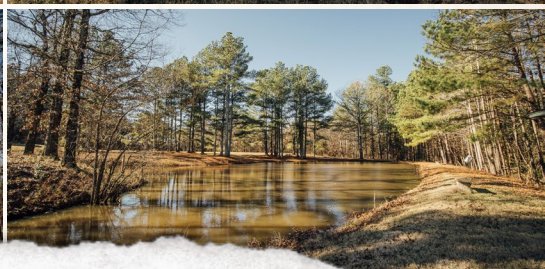
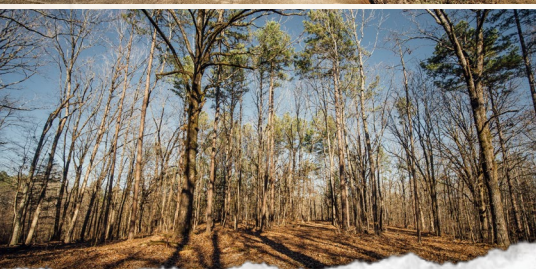
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Information is believed to be accurate but not guaranteed.

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MAIN HOME



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SECONDARY HOME



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SECONDARY HOME & WORKSHOP



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WILDLIFE



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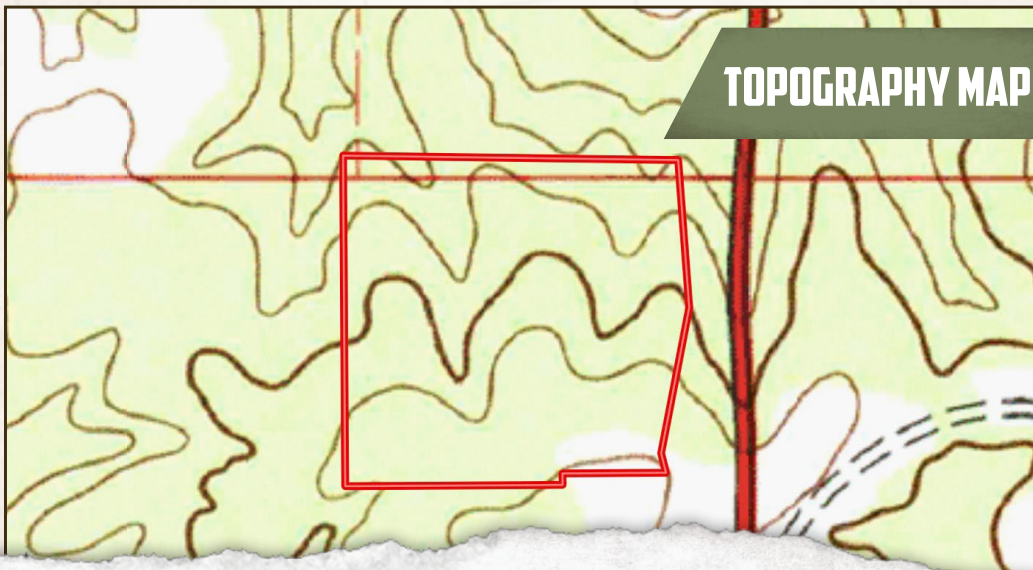
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CONTOUR MAP



TOPOGRAPHY MAP



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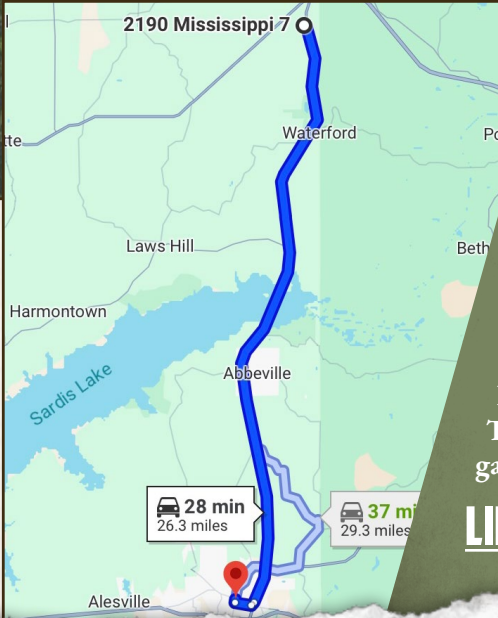
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land id. LINK



Directions From the Intersection of Hwy 7 and Hwy 30 in Oxford, MS: Travel 24 miles north on Hwy 7. The gated entrance will be on the left.

Directions From the Intersection of Hwy 7 and I-22 in Holly Springs, MS: Travel 2.5 miles south on Hwy 7. The gated entrance will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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