

147± ACRES
MARSHALL COUNTY, MS
\$449,500



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE MARSHALL 147

PROPERTY PROFILE

LOCATION:

- Higdon Road
Holly Springs, MS 38635
- Marshall County
- 8± Miles From Holly Springs
- 37± Miles From Oxford
- 58± Miles From Memphis

COORDINATES:

- 34.704251, -89.369314

PROPERTY USE:

- Home/Cabin Site
- Hunting/Recreational
- Investment
- Agriculture
- Pasture

PROPERTY INFORMATION:

- 147± Acres
- Gated, Turn-Key
- 1,300'± Road Frontage
- Deer & Turkey
- Established Food Plots
- Multiple Shooting Houses
- Internal Trail System
- Pond
- Row Crop
- Hardwoods
- Power, Well & Water on Site
- Multiple Home Sites
- OWNER/AGENT

TAX INFORMATION:

- Parcel# 097K-36-00100 - \$144.78
- Parcel# 097 -25-00701 - \$21.97
- Parcel# 097 -25-00702 - \$909.02



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

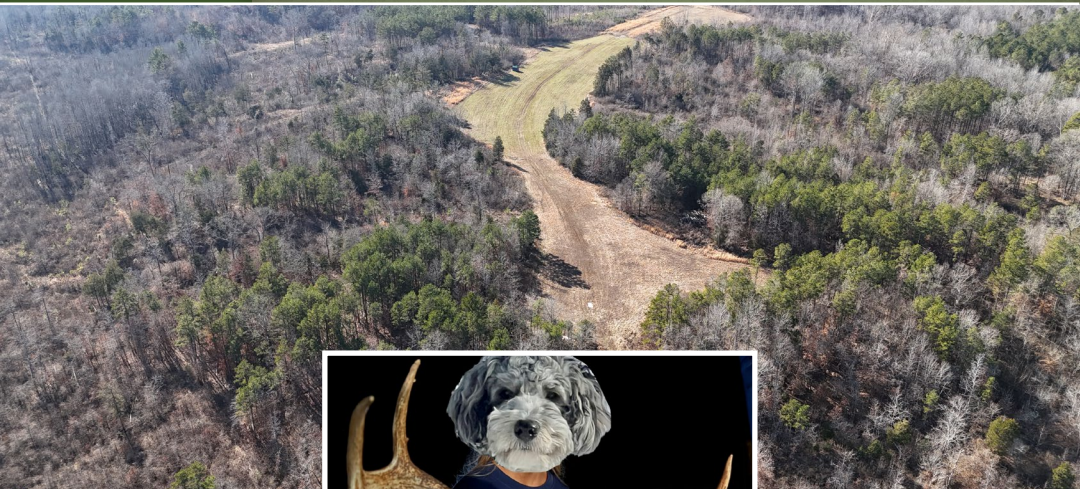
50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MARSHALL 147

WELCOME TO THE MARSHALL 147 OFFERING INCREDIBLE RECREATIONAL OPPORTUNITIES, MULTIPLE SPOTS TO BUILD, EXCELLENT HUNTING AND CROP LAND. This 147± acre diverse property features an exceptional blend of recreational, agricultural, and gorgeous building sites making it a rare find for outdoor enthusiasts, hunters, and investors alike. The landscape provides everything you need to grow and hold abundant wildlife! Marshall County, MS is known for some of the best deer hunting ground in North Mississippi. It is not uncommon to see 30+ deer in one sit on this farm. The turkey population in this area is the best the state has to offer. With approximately 30 acres of tillable land, this property will always have an abundant food source for all wildlife.



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MORE ABOUT THE MARSHALL 147

As you pull through the gate off Higdon Road, the property opens up to a large field, perfect for your future home or income producing tillable ground. Approaching the back of the field, you will notice the expansive trail system that allows you to access the entire property. Meandering along these trails, multiple established food plots with shooting houses in strategic locations allow you to enter and exit the property undisturbed. Thick, nasty cover for the wildlife and pockets of mature timber are spread throughout. The Marshall 147 was once set up to be handicap hunting accessible, there are stand locations to fit anyone's needs. There is also an old duck hole/pond with a controlled water gate which could allow possible duck and other waterfowl opportunities.

The Marshall 147 is not only an outdoor paradise, but also a productive agricultural asset with the opportunity to build your dream home or cabin.

Call Annah Barnes today to schedule a private showing of this turn-key gem!

OWNER/AGENT



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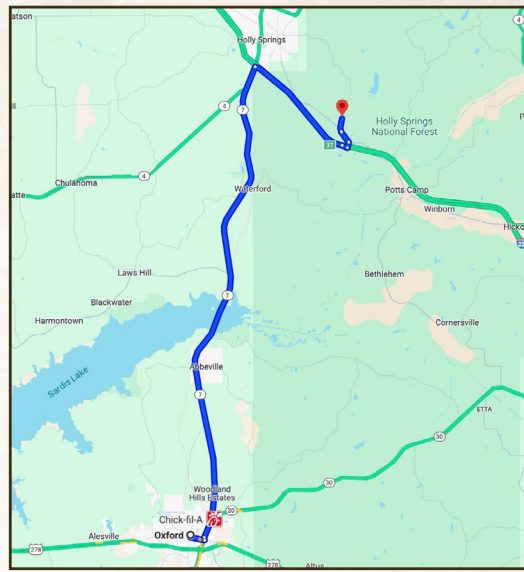
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land id. LINK



Directions From Oxford, MS: Travel I-22/US-78 E toward Tupelo. In 6.7 miles, take exit 37 toward Lake Center. Turn left onto CCC Road and in 0.3 miles turn left onto MS-178 W. In 0.7 miles turn right onto George Mann Road, then an immediate left onto Higdon Road. In 0.7 miles the property is on the right.

Directions From Memphis, TN: Travel I-240 S/I-69 toward Jackson, MS. In 20 miles, take exit 283 for I-69/MS-304 toward Tunica. Take the ramp to I-269 N and in 0.6 miles merge onto I-69 N/MS-304 E. Continue onto I-269 N/MS-304 for 14.8 miles, then take exit 16 for I-22 E/US-78 E toward Tupelo. Merge onto I-22/US-78 E, and in 24.8 miles take exit 37 toward Lake Center. Turn left onto CCC Road and in 0.3 miles turn left onto MS-178 W. In 0.7 miles turn right onto George Mann Road, then an immediate left onto Higdon Road. In 0.7 miles the property is on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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