



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

65.04± ACRES
PRENTISS COUNTY, MS
\$199,500



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

THE PRENTISS 65.04

PROPERTY PROFILE

LOCATION:

- County Road 366
Marietta, MS 38856
- Prentiss County
- 13.1± Miles SE of Booneville
- 27± Miles NE of Tupelo

COORDINATES:

- 34.507380, -88.521249

PROPERTY USE:

- Agricultural
- Hay Production
- Potential Home Site
- Livestock Grazing
- Recreational

PROPERTY INFORMATION:

- 65.04± Acres
- Multiple Home Sites
- Rolling Pastures
- Hay Fields
- Live Creek
- 1,500'± of Frontage on CR 366
- Utilities Available at the Road
- Owner/Agent

TAX INFORMATION:

- Parcel# 070700-36-00900
2024 - TBD
- Parcel# 080100-01-01500
2024 - TBD



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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 PRENTISS 65.04

LOCATED ALONG COUNTY ROAD 366 IN PRENTISS COUNTY, MS, THIS 65.04± ACRE TRACT IS A RARE OPPORTUNITY TO OWN SOME OF THE MOST BEAUTIFUL HAYFIELDS IN THE AREA. The property features rolling pastureland with fertile soil, ideal for hay production, grazing, or a small farming operation, and a live creek near the eastern boundary line. Multiple picturesque homesite options are scattered about, offering peaceful country living with panoramic views of open fields. With 1,500± feet of frontage on County Road 366 and utilities nearby, the groundwork is already in place for your vision to become reality.

Whether you're looking to build your dream home, expand your agricultural footprint, or invest in quality land, this property delivers. Act now to own a piece of scenic northeast Mississippi.

Call Annah Barnes today to schedule a personal tour.

Owner/Agent



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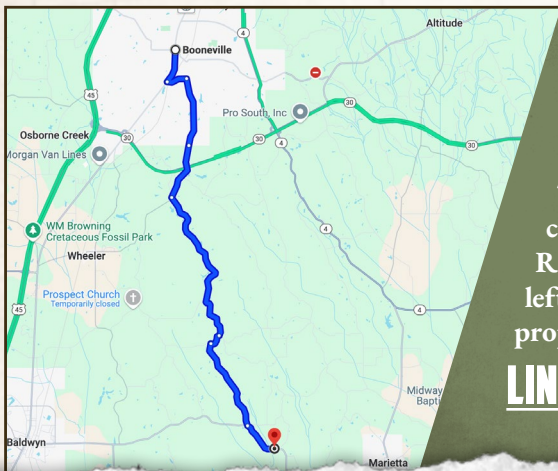
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65.04± ACRES

PRENTISS COUNTY, MISSISSIPPI

land id. **LINK**

WATER FEATURES MAP



Directions From Booneville, MS:
Travel Meadowcreek Drive/County Road 5031. Turn left onto County Road 5131 and continue 4.5 miles. Turn right on County Road 5111 and continue 0.4 miles. Turn left on County Road 5331 and travel 2.5 miles. Turn left on State Hwy 366 and in 1.0 mile, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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