



Coldwater Bottom Hunting & Timber Tract

187.7 +/- Acres | Marshall County, MS | \$525,000



ADDRESS

0 Highway 311
Holly Springs, MS 38635

LOCATION

From Hwy 72, Hwy 311 S at Mt Pleasant for 6.2mi, property on east side of highway. From I-22, take exit 26, travel northeast on Landfill Rd/Eddie Lee Smith Dr to Hwy 311 North. L on 311 and north for 5.3 miles, property on east side of highway. Look for For Sale sign.

PROPERTY SUMMARY

Prime Location Alert! Don't miss this exceptional opportunity to own a large tract of mostly hardwood timber in Marshall County, MS, situated right on Highway 311. Located within the Coldwater River bottom ecosystem, this property is perfectly positioned just 6 miles south of US Highway 72 in Mt Pleasant, MS, and a little over 5 miles north of Holly Springs.

This tract is a hunter's paradise, teeming with deer and turkey, and offers occasional waterfowl opportunities. Although selectively cut in the mid-2000s, significant mature hardwood remains, with more to mature in the coming years. The property is directly accessible from Highway 311, adding to its rare appeal. Enjoy the convenience of proximity—just a 20-minute drive from Collierville, TN, around 30 minutes from Olive Branch, and no more than 45 minutes from most Memphis areas. This tract includes two Sportsman's Condo deer stands, making it a perfect spot for avid hunters. Don't miss it!

nationalland.com/listing/coldwater-bottom-hunting-timber-tract



National Land Realty
2298 Young Avenue
Memphis, TN 38104
Nationalland.com



Bill Patton
Office: 901-660-5596
Cell: 901-481-5938
Fax: 864-331-1610
Bpatton@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.