



FOR SALE

COMO 581

DEVELOPED RECREATIONAL PROPERTY, PANOLA COUNTY

581 +/- ACRES

COMO, MISSISSIPPI

G A ROBINSON LAND CO. LLC IS THE EXCLUSIVE AGENT FOR THE PROPERTY DESCRIBED HEREIN. THIS BROCHURE AND ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT; HOWEVER, WE MAKE NO GUARANTEE AS TO ITS ACCURACY. PROSPECTIVE BUYERS ARE URGED TO INSPECT THE PROPERTY AND PERFORM THEIR OWN INDEPENDENT DUE DILIGENCE. AGENTS ASSUME NO LIABILITY AS TO ERRORS, OMISSIONS OR INVESTMENT RESULTS.

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 **G.A. ROBINSON**
LAND COMPANY - EST. 1950

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FOR APPOINTMENT PLEASE CONTACT
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COMO 581

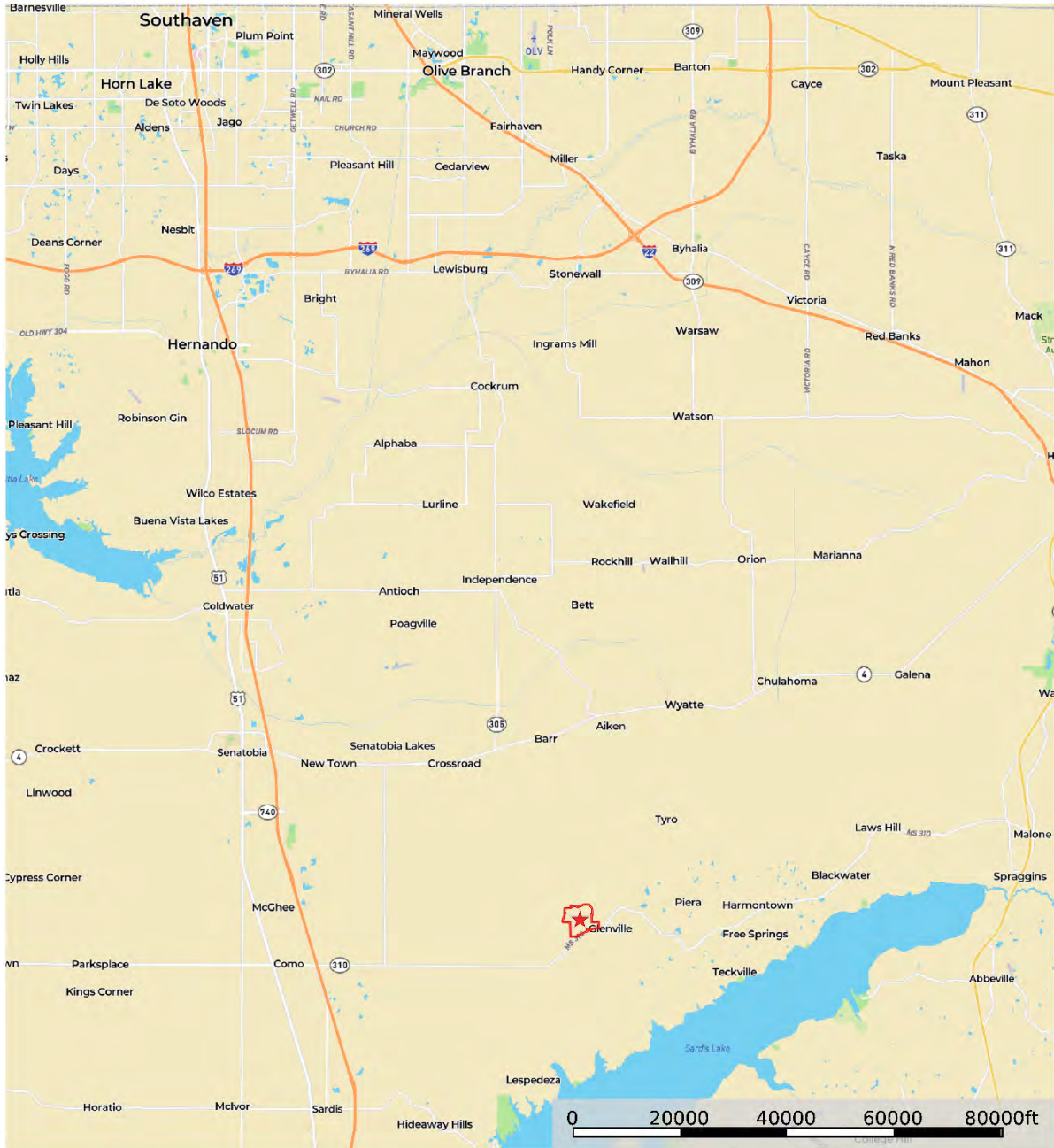
Panola County, Mississippi

THE PROPERTY:	A diverse property located just east of I-55 near Como, MS, offering superb turkey and deer hunting. With an ideal mix of mature hardwood and pine timber, this property is turnkey ready for all your outdoor needs. In addition to the hunting, quality fishing is available on the two lakes that are 10 and 7 acres respectively. A furnished 2-bedroom cabin makes this ideal family hunting property.
LOCATION:	Located 40 miles south of Memphis, TN on Hwy 310 east of Como, this property is easily accessed. This area north of Sardis Lake is well known as the epicenter of turkey hunting in North Mississippi.
INTERACTIVE MAP:	https://id.land/ranching/maps/11c284e0d085d0680d058f4cfc34bc4c/share
ACREAGE:	581 +/- acres broken down as follows: Hardwood Timber - 330 +/- acres Mature Pine Timber /CRP* - 219 +/- acres Lakes, Food Plots, Roads, etc – 32+/- acres *CRP 92.44 acres paying \$9264 annually-contracts expire in '31,32,35, and 36
TAXES:	Approximately \$2,800
PROPERTY FEATURES:	<ul style="list-style-type: none"> ▪ Superb turkey, deer hunting and fishing ▪ 981 +/- SF cabin with 2 bedrooms and 1 bath; attached garage. All furnishings included
ASKING PRICE:	\$1,975,000
SHOWINGS:	Available by appointment only, contact Bert Robinson IV

COMO 581 HUNTING CLUB

Panola County, Mississippi

Como 581
Mississippi, AC +/-

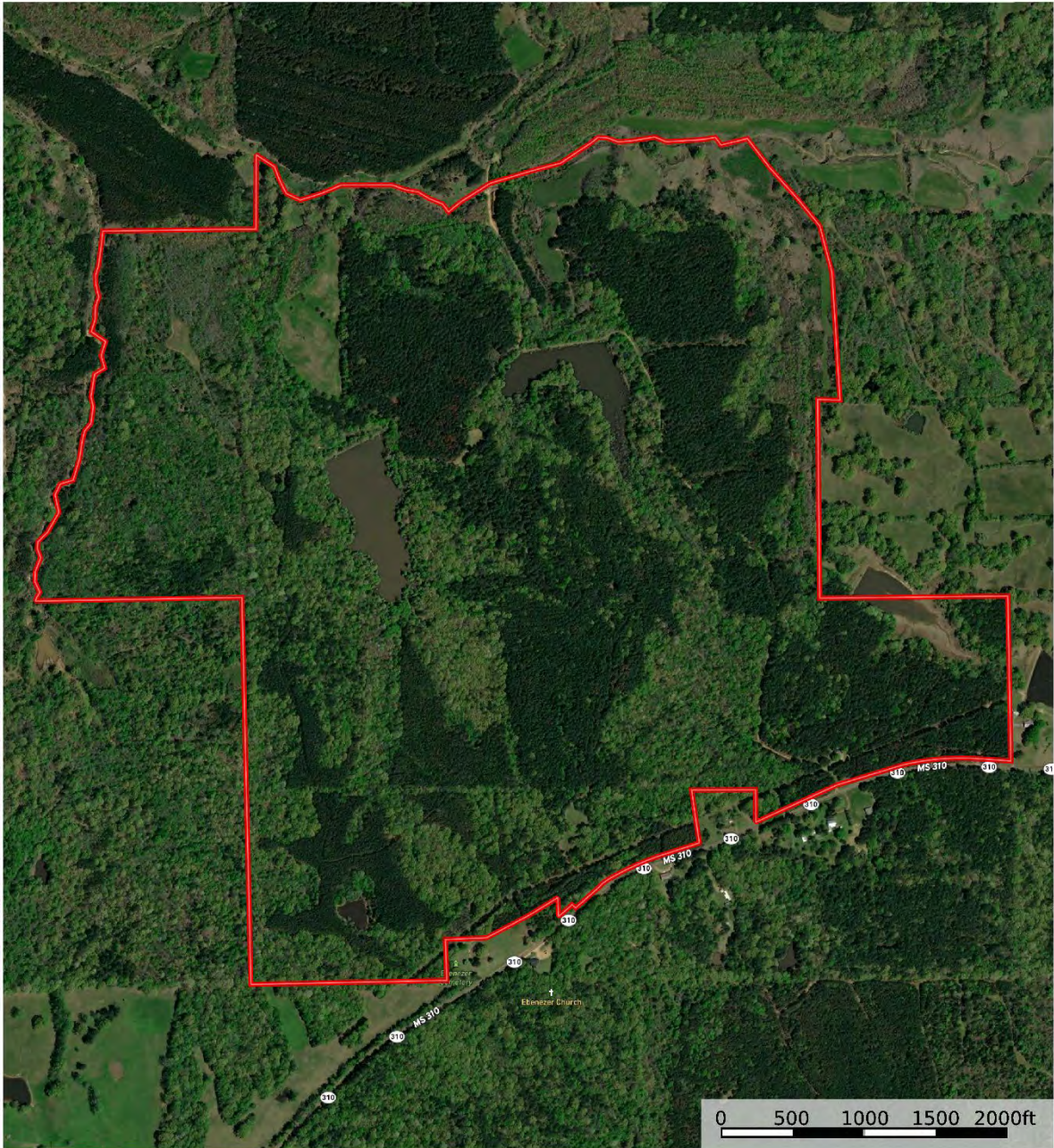


★ Star 1 □ Boundary

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Panola County, Mississippi

Como 581
Mississippi, AC +/-

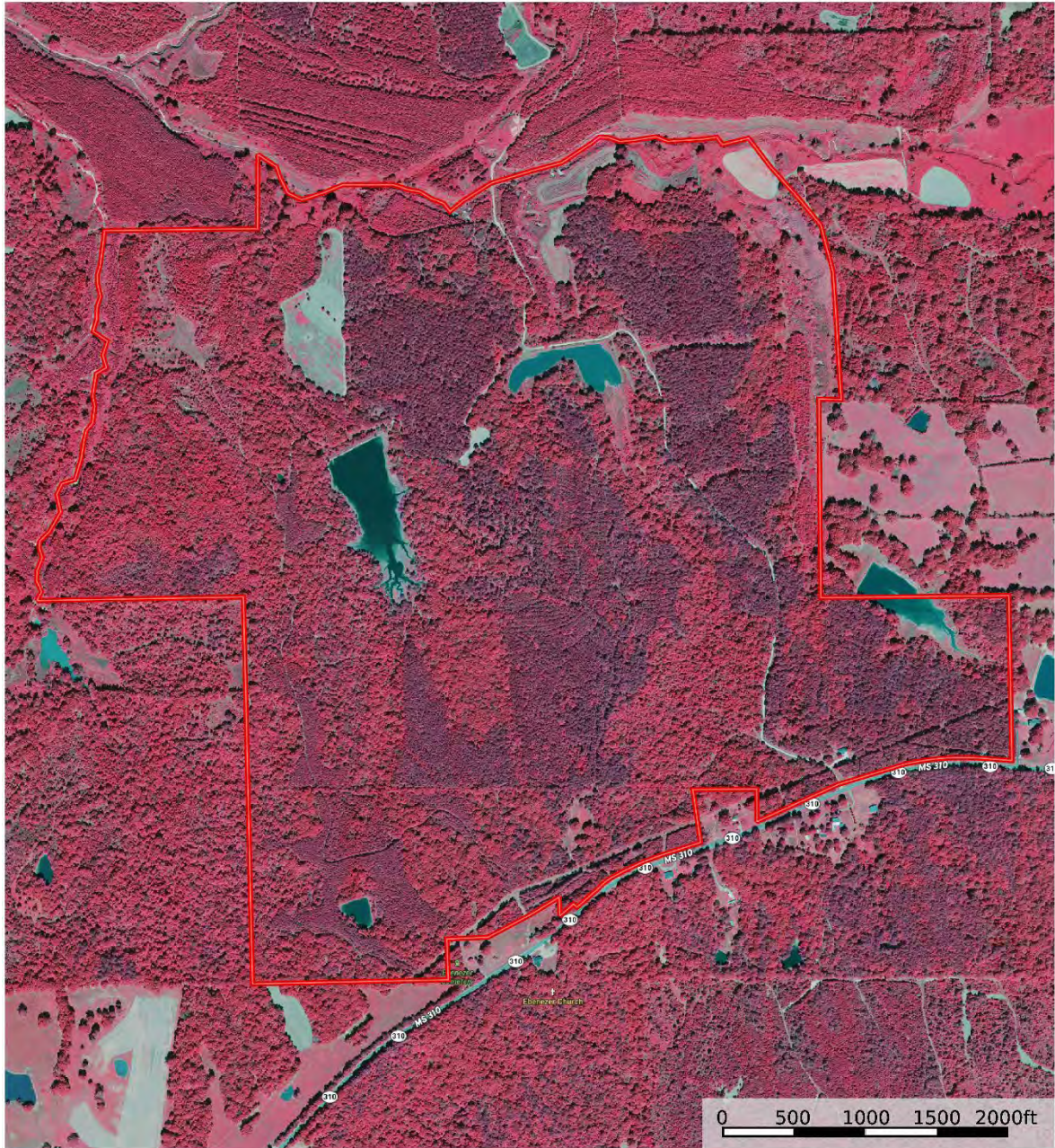


 Boundary

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Panola County, Mississippi

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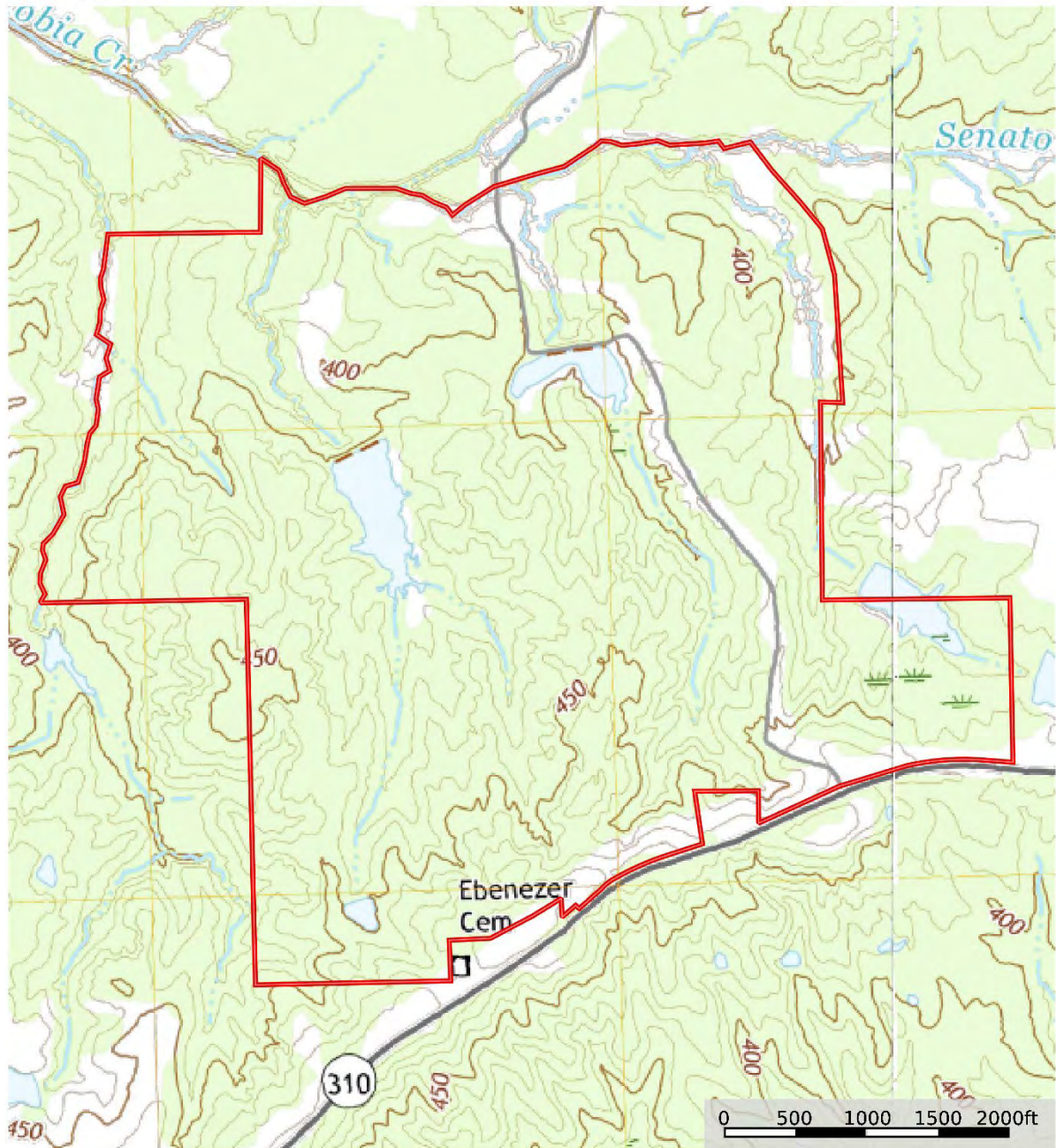


Boundary

COMO 581 HUNTING CLUB

Panola County, Mississippi

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TOPO

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

