



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**1835 DEES ROAD
BATESVILLE | PANOLA COUNTY, MS
\$269,000**

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

1835 DEES ROAD

PROPERTY PROFILE

LOCATION:

- 1835 Dees Road
Batesville, MS 38606
- Panola County
- 11± Miles SE of Batesville
- 14± Miles NW of Water Valley
- 22± Miles SW of Oxford

COORDINATES:

- 34.26845, -89.7928

PROPERTY USE:

- Residential

TAX INFORMATION:

- Part of Parcel #:
1177-2600000-0002602
- 2024: TBD

PROPERTY INFORMATION:

- 1± Acre Lot
- 1,426± SqFt New Home
- 3 Bedrooms/2 Full Baths
- Open Concept Kitchen & Living Area
- Raised Ceilings
- Hardwood Floors
- New Appliances
- 1-Car Garage
- Mudroom
- Covered Back Patio
- Architectural Shingles
- 3.5-Ton Dual HVAC Unit
- Paved Driveway



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO 1835 DEES ROAD

WELCOME TO 1835 DEES ROAD—A BEAUTIFULLY DESIGNED NEW-BUILD HOME OFFERING MODERN COMFORT IN A PEACEFUL COUNTRY SETTING. Located just $10\pm$ miles east of Batesville in Panola County, Mississippi, this $1,426\pm$ square foot home sits on a spacious $1\pm$ acre lot $14\pm$ miles northwest of Water Valley and $22\pm$ miles southwest of Oxford.

This brand-new construction features three bedrooms and two full bathrooms with a thoughtfully designed open-concept kitchen and living area, ideal for both everyday living and entertaining. The home boasts raised ceilings, hardwood floors throughout, brand-new appliances, a one-car attached garage, and a convenient mudroom area located just off the garage, offering practical storage and organization.



HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT 1835 DEES ROAD

Additional highlights include a paved driveway, excellent curb appeal, architectural shingles, and a covered back patio perfect for relaxing and enjoying the quiet country setting. Comfort is ensured year-round with a 3.5-ton dual HVAC unit.

If you're looking for a move-in-ready new home that blends modern finishes with functional design while remaining close to Batesville, Water Valley, and Oxford, 1835 Dees Road is a must-see.

Contact Hunter Robison today to schedule a private tour of this exceptional new-build home.



HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1835 DEES ROAD± ACRES

PANOLA COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

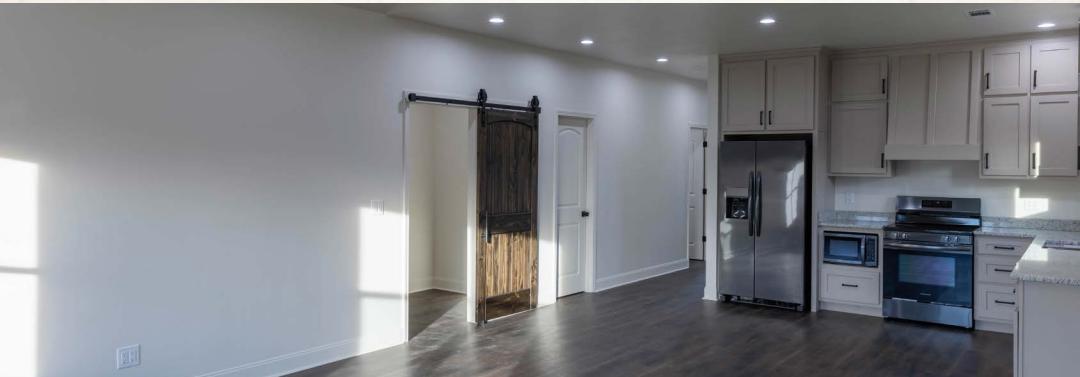
O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

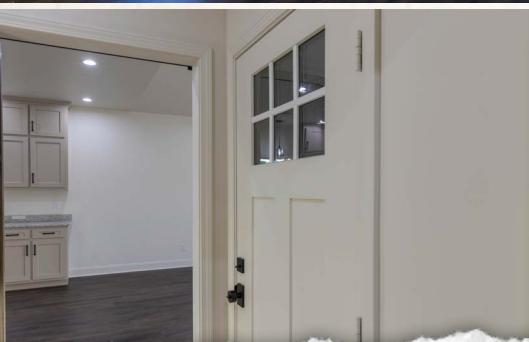
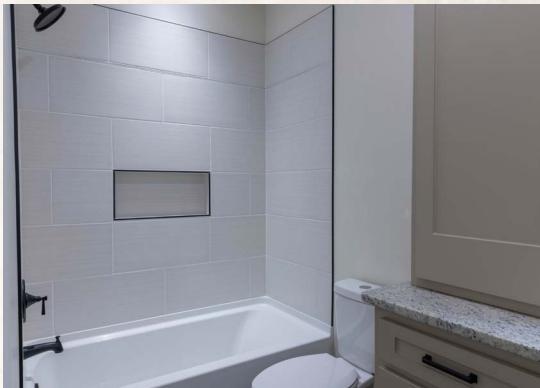
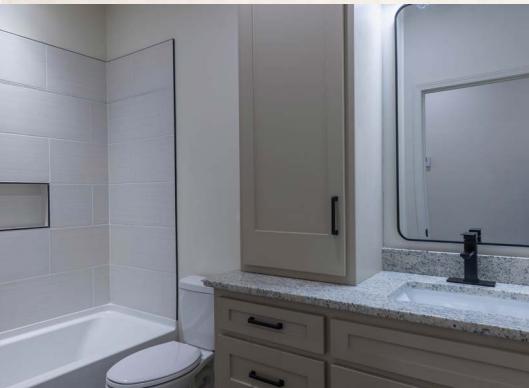
O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

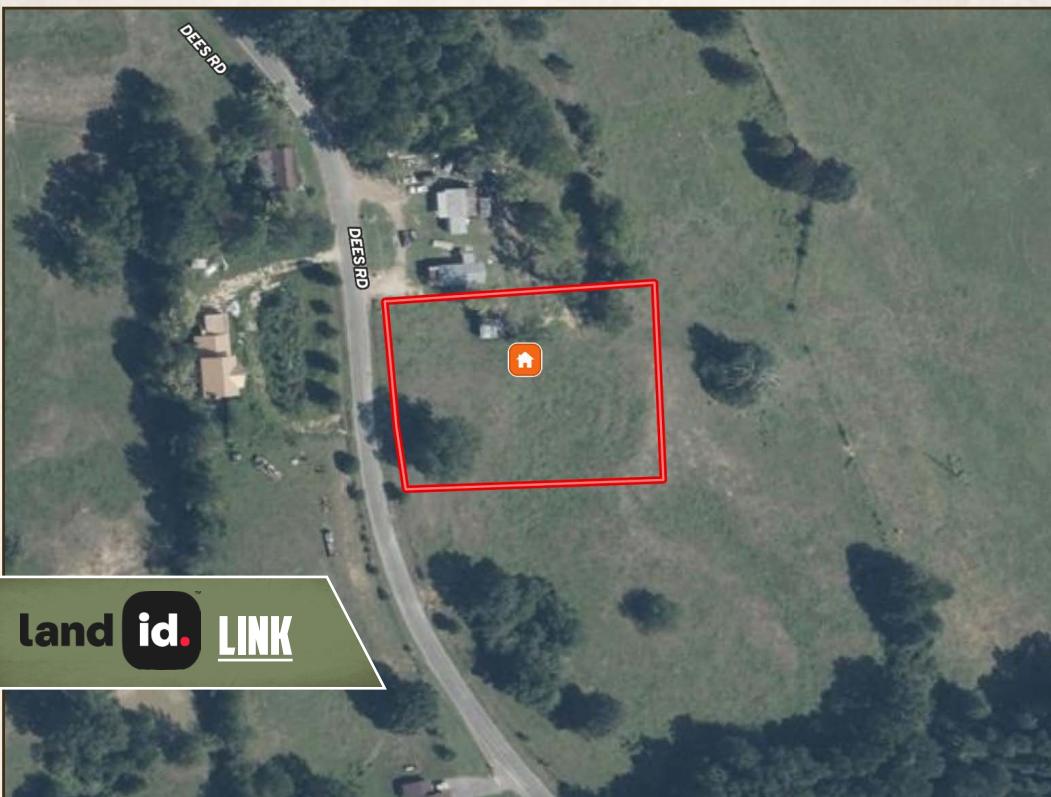
O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



land **id.** **LINK**



Directions From Batesville, MS: Travel on US-278 E for 3.1 miles. Turn right onto Mount Olivet Road and proceed for 5.9 miles. Turn right onto Dees Road and continue for 1.4 miles. Turn left to stay on Dees Road and the destination will be on the left after 0.4 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.