

# 2 STORY HOME WITH ACREAGE

11.77± Acres in Union County

1356 CR 180 Blue Springs, MS



**\$350,000**



**Tom  
Smith  
LAND AND  
HOMES**

Expect More. Get More.

# Property Information

## Location:

- 1356 CR 180,  
Blue Springs, MS 38828

## Property Use:

- Residential
- Recreation

## Coordinates:

- 34.4749, -88.8600

# Property Highlights

- 11.77± Wooded Acres with a Pond
- 2,200± Sq Ft
- 4 Bedrooms
- 2 Full Bathrooms, 2 Half Bathrooms
- 2 Car Attached Garage
- Wood Floors Throughout
- French Drainage System
- Contractor's Personal Residence



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**TOM  
WISEMAN**  
ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

TWiseman@TomSmithLand.com

**A Real Estate Expert  
You Can Trust!**



# The Residence

2,200± Square Feet

Enjoy country living in a 2,200± sf home conveniently located at 1356 CR 180 in the desirable Blue Springs community. This 2-story house, the builder's personal residence, has seven rooms, including four bedrooms, a living room, a kitchen, a game room, two full bathrooms and two ½ bathrooms with an attached 2-car garage. The interior has wood flooring throughout. The exterior has pine siding with a metal roof. The French drainage system keeps the lower floor dry. There is a large shed for your equipment. The 11.77± wooded acres with a pond provide plenty of room for the kids to roam. The A-rated East Union School is less than 3 miles away.



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# The Residence



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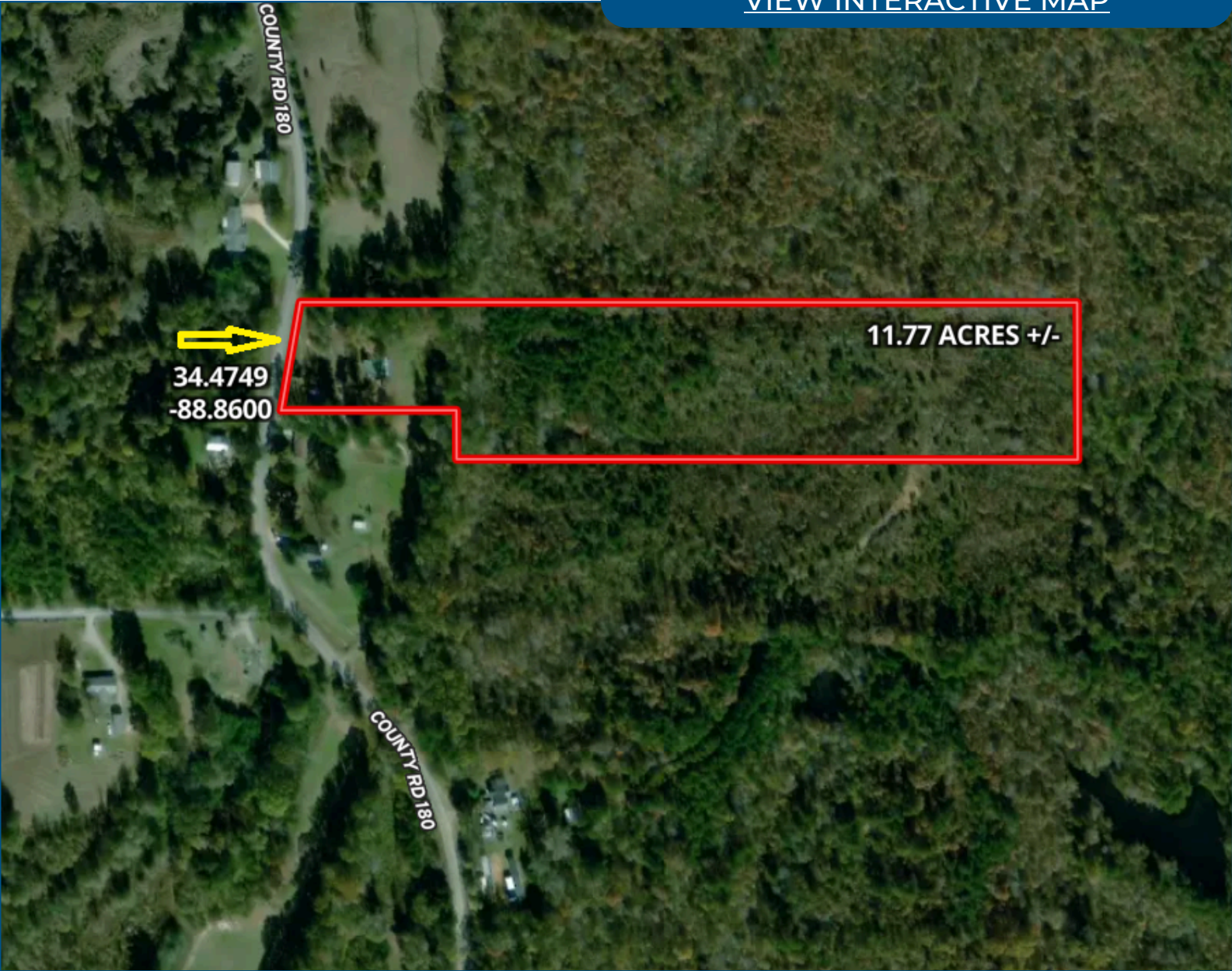
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# Aerial Map

[VIEW INTERACTIVE MAP](#)



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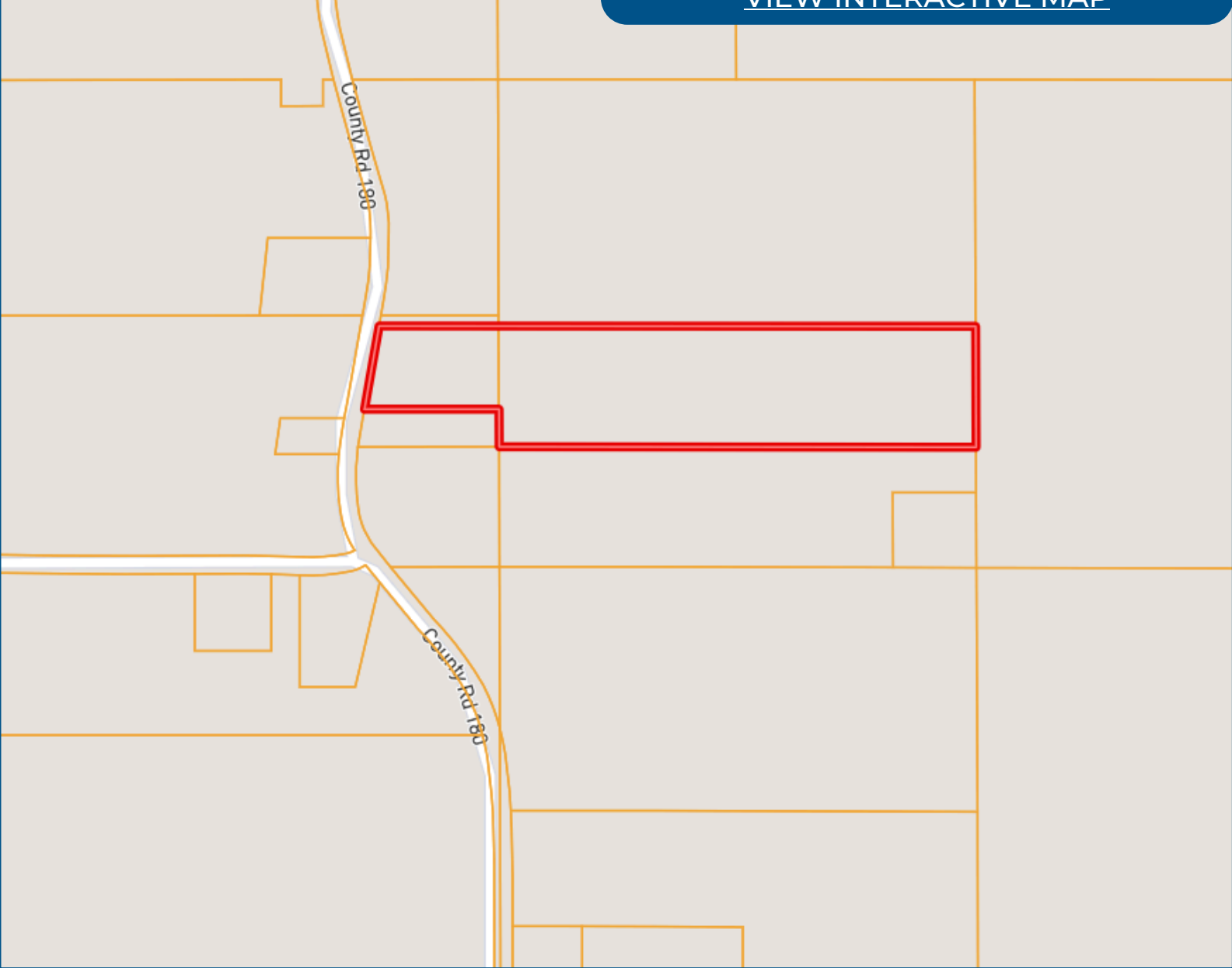
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# Ownership Map

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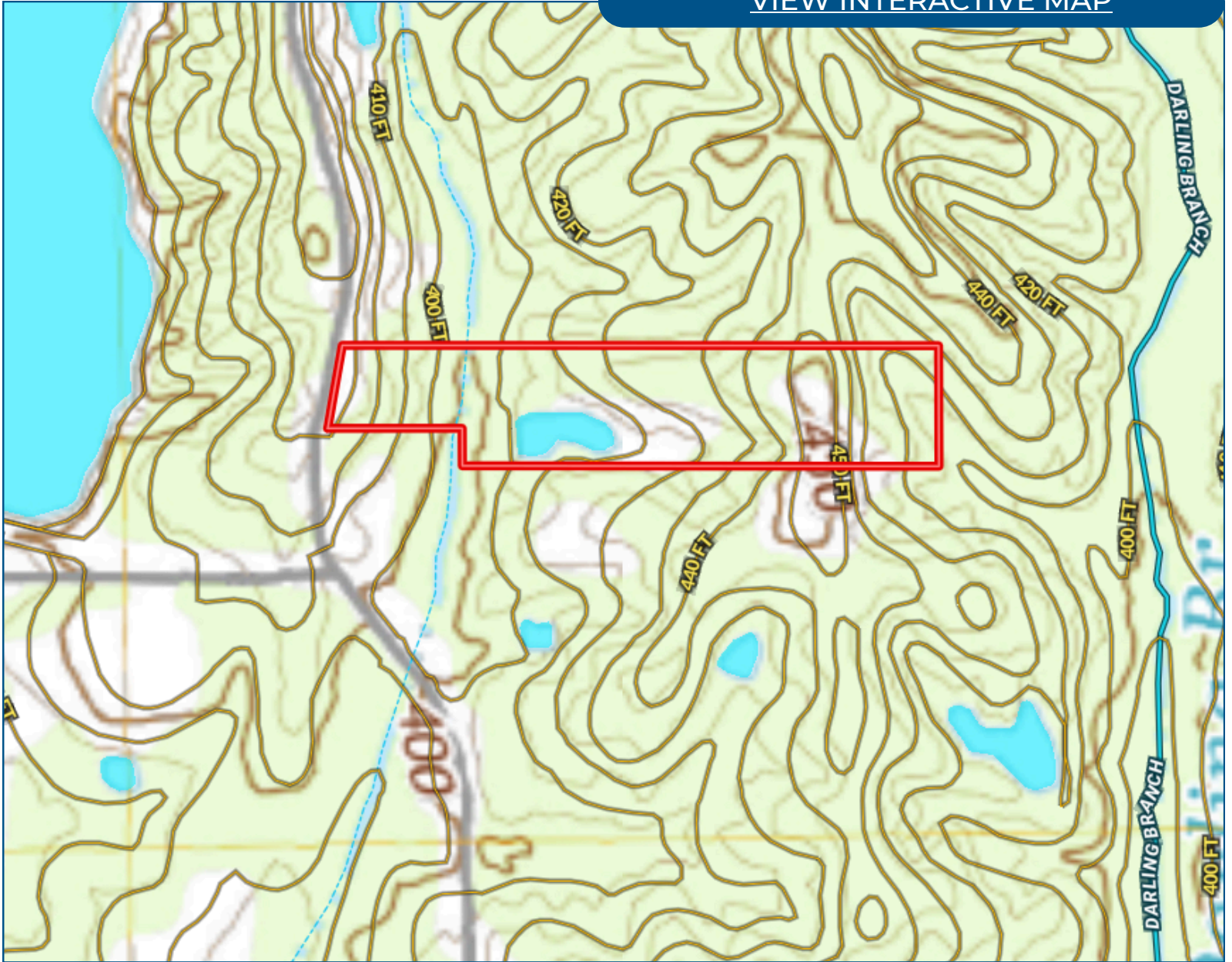
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# Topo Map

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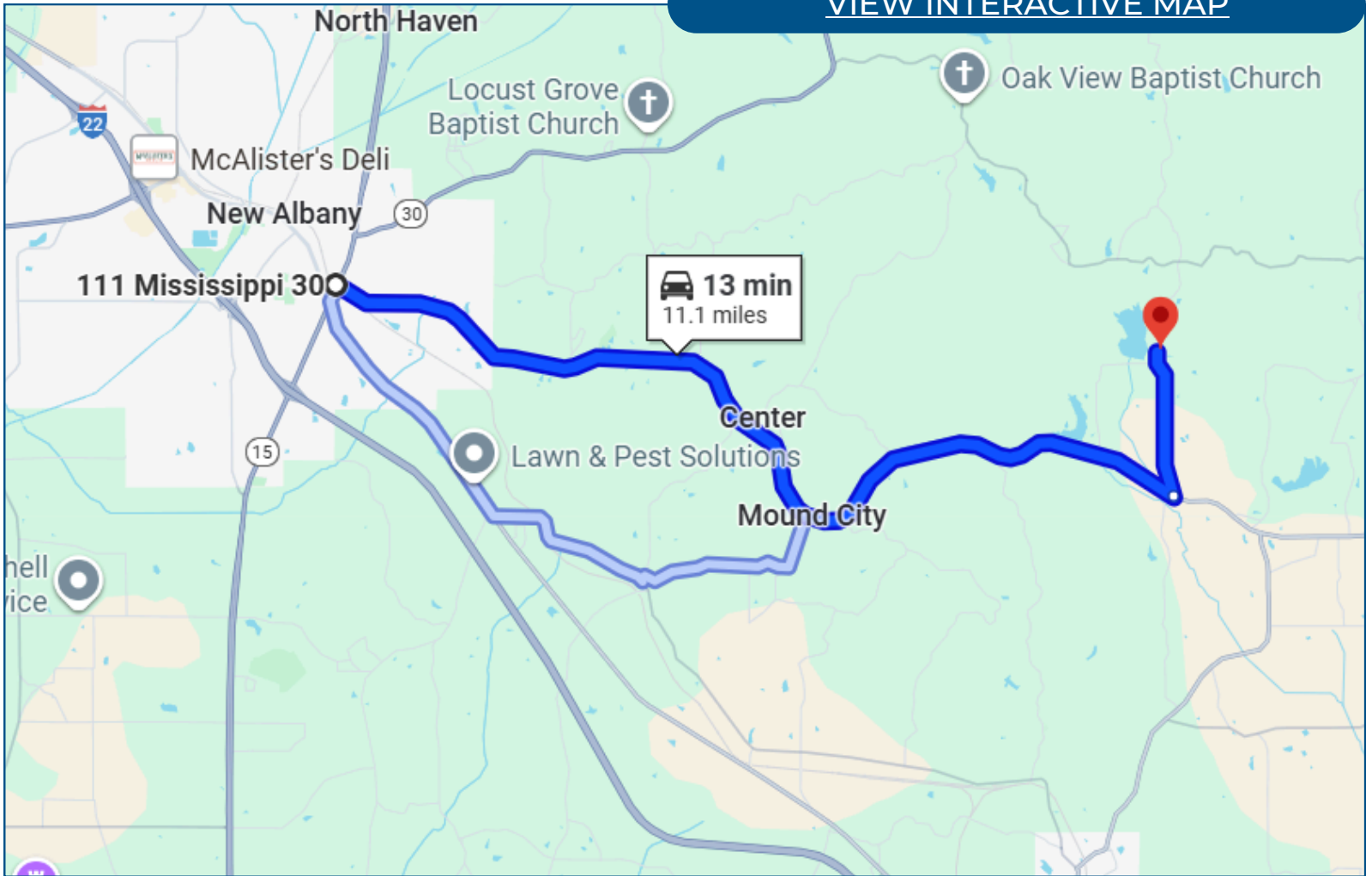
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# Directional Map

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**From the intersection of Hwy 15/Hwy 348 in New Albany, MS:**

Take Hwy 348 9.7 miles east to CR 180. Turn left and travel 1.4 miles to the property on the right.

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# Listing Agent



## **TOM WISEMAN**

**ASSOCIATE BROKER**

*Certified Appraiser & Registered Forester*

Tom has lived in New Albany all his life. He graduated from Mississippi State University in 1985 with a BS in Forestry and is a Registered Forester and Certified General Appraiser. He retired from the Right of Way Division of the Mississippi Department of Transportation in 2014 with 29 years as a staff appraiser, review appraiser, and forester.

Tom and his wife, Veronica, are active within The First Baptist Church New Albany. Tom is an avid outdoorsman and is involved with the Trail Life USA Troop MS-356. His outdoor activities also include hunting, fishing, bicycling, and golf. With a passion for the outdoors and being raised on the land, he is the perfect choice to assist you in finding the ideal place for your family's next home or tract of land.

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