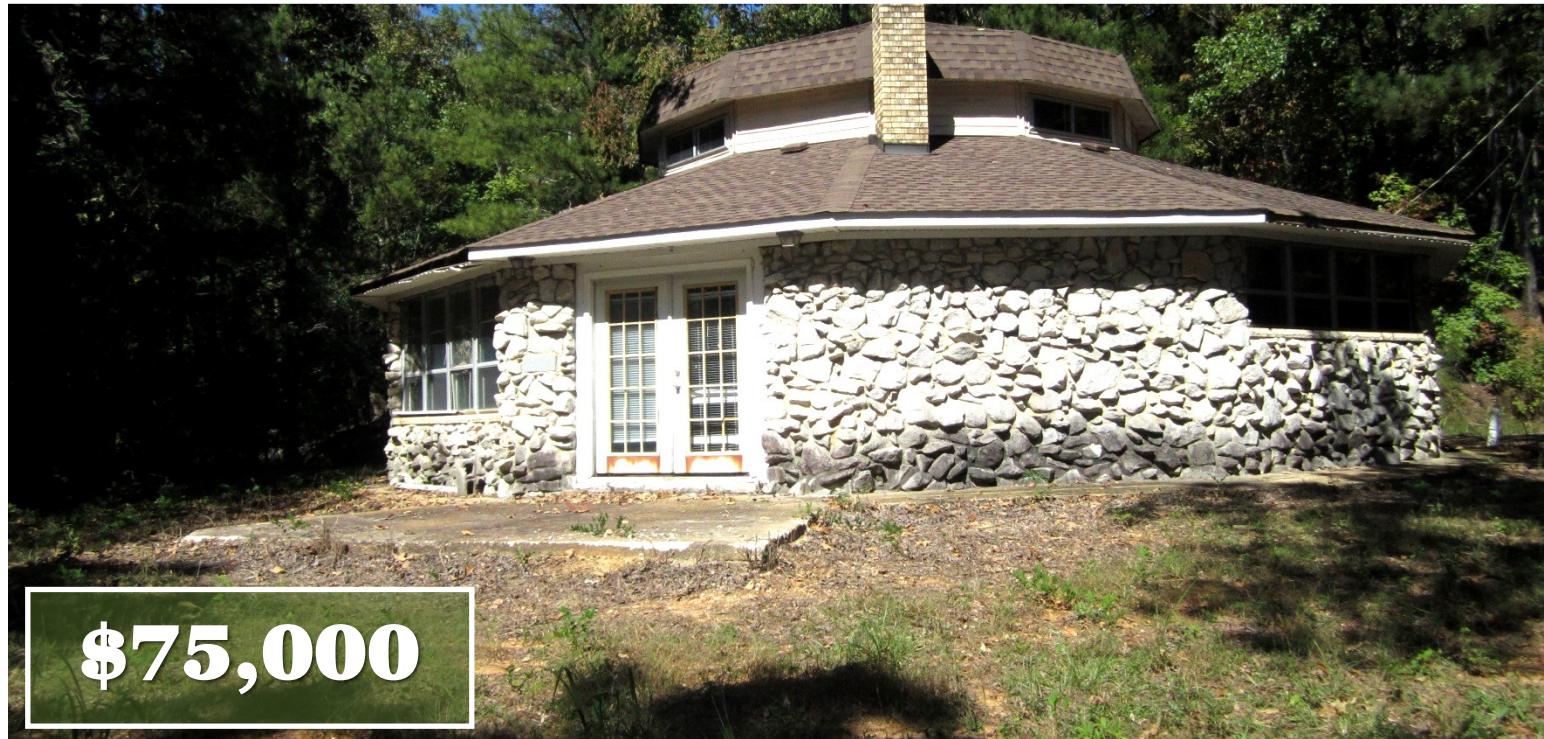


# INVESTMENT OPPORTUNITY

## 2.70± Acres in Itawamba County, MS

1934 Blue Ridge Road Fulton, MS 38843



**\$75,000**

Investors don't miss this unique 1,711 sf 12-sided stone house situated on 2.70 wooded acres on Blue Ridge Road north of Tremont. This serene country setting is only 6 miles to Tremont, 12 miles to Fulton, 24 miles to Hamilton or 30 miles to Tupelo. The house appears to be structurally sound with a new roof but needs interior finish. The frame is wood and steel. The home features 6 rooms, 2 bedrooms, 2 bathrooms, kitchen, living room and utility room downstairs and a large bonus room upstairs. Heating/cooling is provided with a central unit. There is a flue for a wood heater and a large shed for storage. The Itawamba County Tax Assessor has said that there is an error in the property maps and the deed is correct. The parcels as shown on the map should be shifted south. Call Tom Wiseman today!

**Directions from the intersection of I-22 and Hwy 23 in Tremont, MS:** Take exit 113 towards Tremont. Merge onto Hwy 23 N and travel 0.8 miles. Turn left onto Hwy 178/Hwy 23N and travel 0.4 miles. Turn right onto Hwy 23 N and travel 4.2 miles. Turn left onto Patton Flat Oakland Rd. and travel 0.4 miles. Turn left to stay on Patton Flat Oakland Rd. and travel 1.3 miles. Turn right onto Gum Cobb Stump Rd. and travel 0.6 miles. Turn right onto Blue Ridge. After 1.9 miles, the property will be to property will be on the left after the fork.

[GOOGLE MAP LINK](#)



**TOM  
WISEMAN**  
ASSOCIATE BROKER  
Office: 662.268.6333  
Cell: 662.317.0467  
TWiseman@TomSmithLand.com



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Information is believed to be accurate but not guaranteed.

# AERIAL MAP



[\*\*CLICK HERE FOR AN INTERACTIVE MAP LINK\*\*](#)

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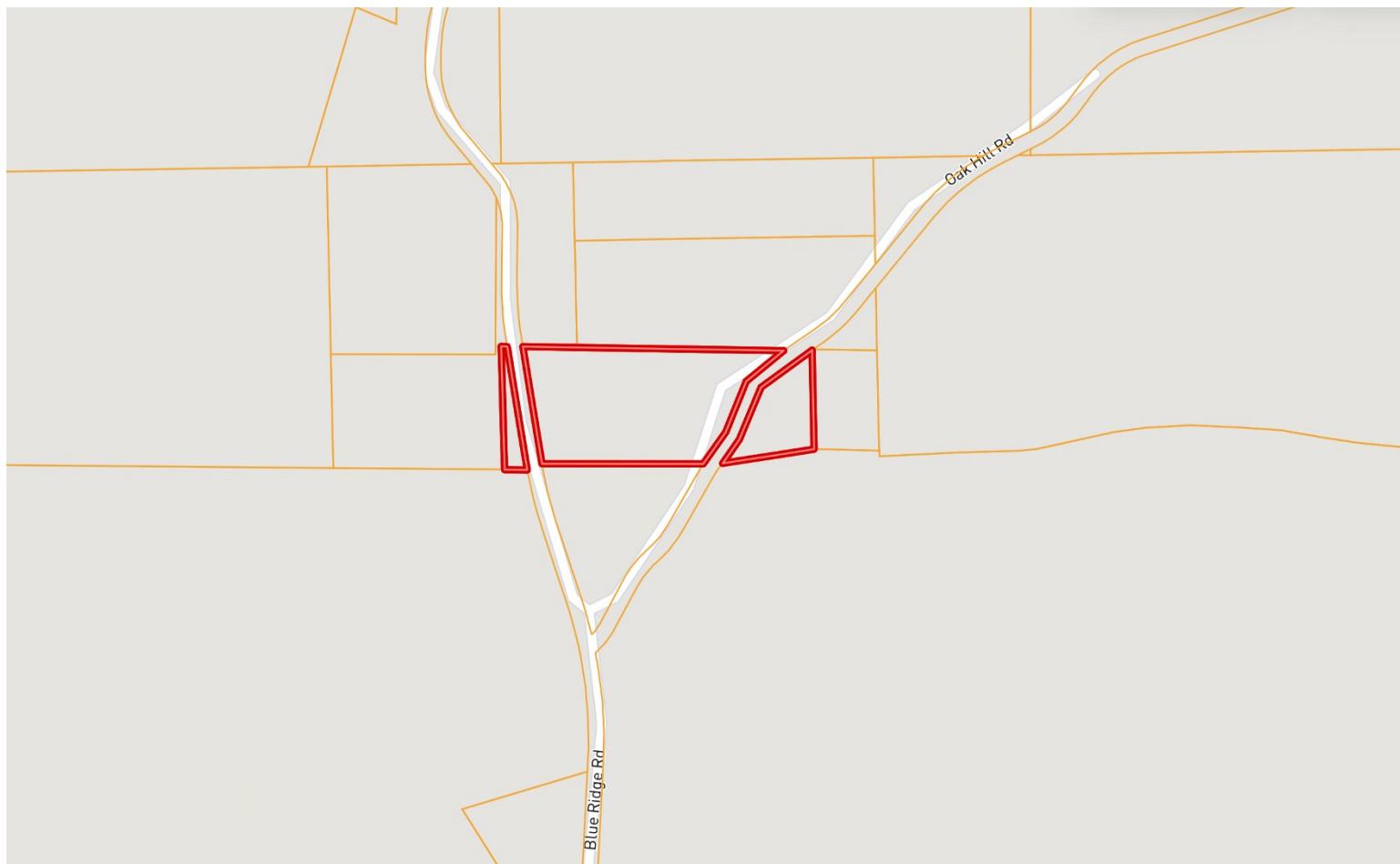
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# OWNERSHIP MAP



Please note that the Itawamba County Tax Assessor has identified a mapping error; the deed is correct, and the property parcels should shift south on the map.

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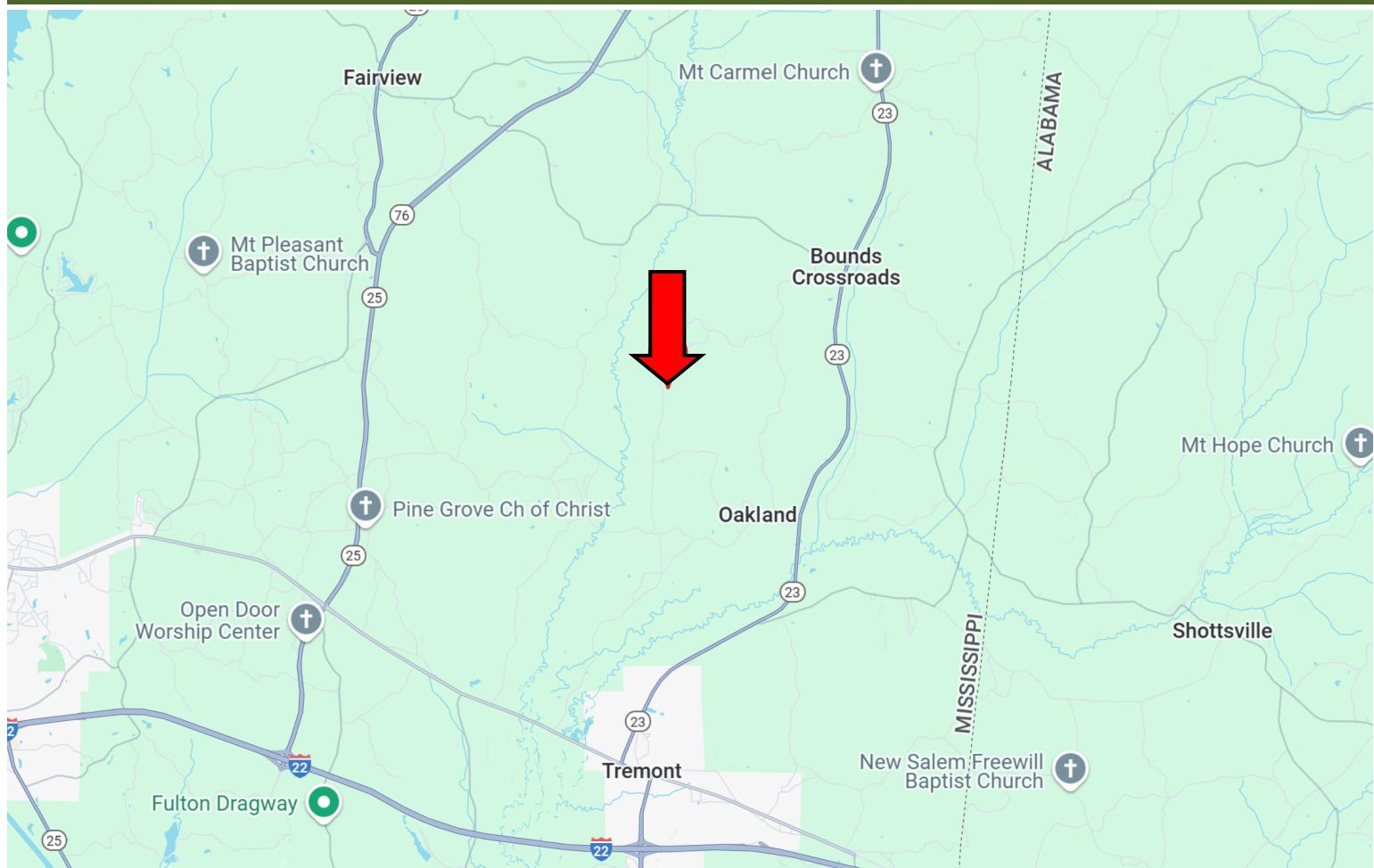
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# DIRECTIONAL MAP



**Directions from the intersection of I-22 and Hwy 23 in Tremont, MS:** Take exit 113 towards Tremont. Merge onto Hwy 23 N and travel 0.8 miles. Turn left onto Hwy 178/Hwy 23N and travel 0.4 miles. Turn right onto Hwy 23 N and travel 4.2 miles. Turn left onto Patton Flat Oakland Rd. and travel 0.4 miles. Turn left to stay on Patton Flat Oakland Rd. and travel 1.3 miles. Turn right onto Gum Cobb Stump Rd. and travel 0.6 miles. Turn right onto Blue Ridge. After 1.9 miles, the property will be to property will be on the left after the fork. [1934 Blue Ridge Road, Fulton, MS 38843—Google Map Link](#)



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