

INVESTMENT OPPORTUNITY

2.70± Acres in Itawamba County

1934 Blue Ridge Road Fulton, MS 38843



\$75,000



Expect More. Get More.

Property Information

Location:

- 1934 Blue Ridge Road,
Fulton, MS 38843

Property Use:

- Residential
- Investment

Coordinates:

- 34.3062, -88.2533

Property Highlights

- 2.70± Wooded Acres
- 1,711± Sq Ft
- Unique 12 Sided Home with Stone Siding
- 2 Bedrooms
- 2 Full Bathrooms
- Play Room/Loft
- Large Storage Building
- Central Heating/Air Conditioning



**TOM
WISEMAN**
ASSOCIATE BROKER

Office: 662.268.6333
Cell: 662.317.0467

TWiseman@TomSmithLand.com



Expect More. Get More.

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



The Residence

1,711± Square Feet

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.



**TOM
WISEMAN**
ASSOCIATE BROKER

Office: 662.268.6333
Cell: 662.317.0467

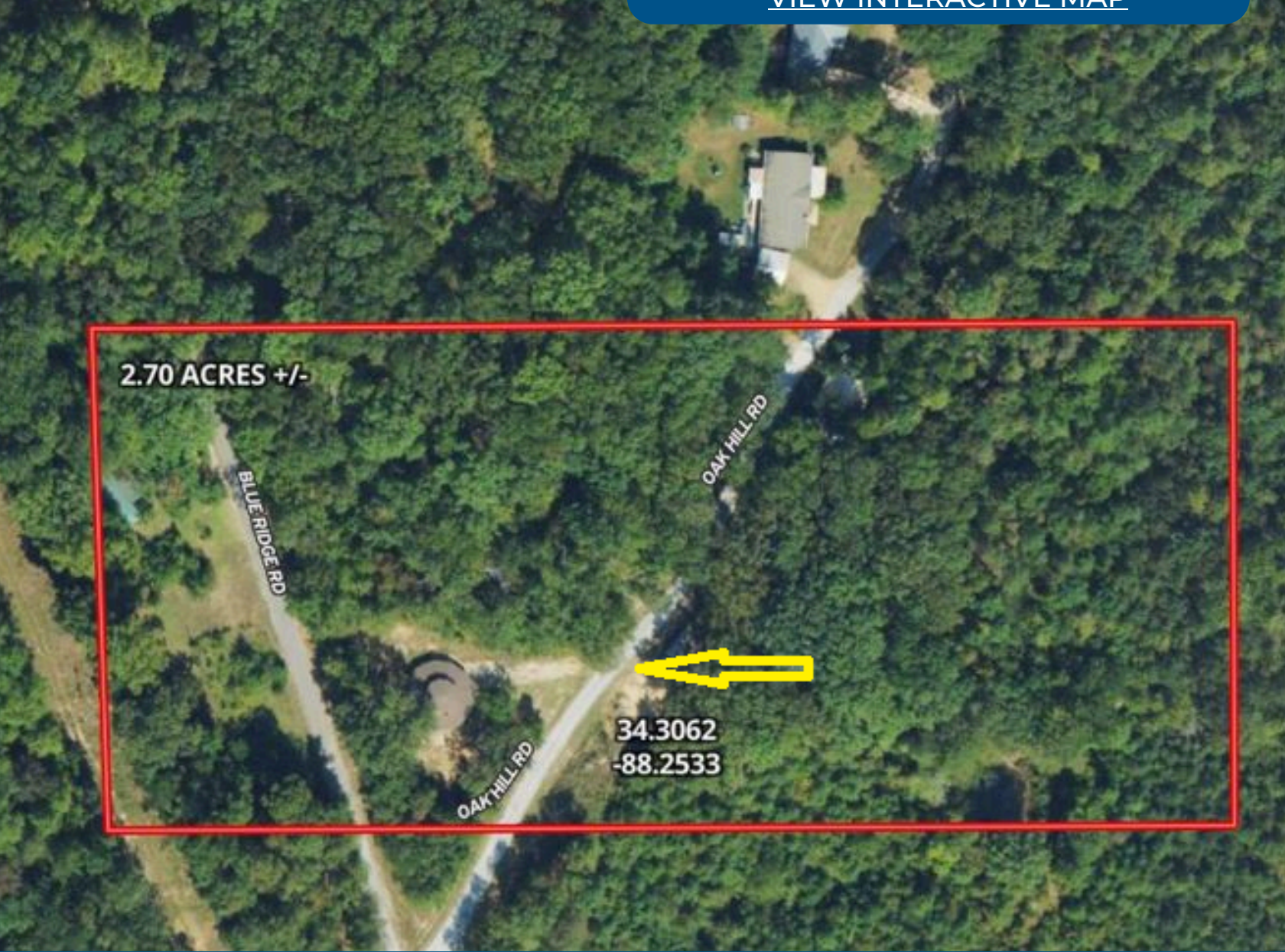
TWiseman@TomSmithLand.com



Expect More. Get More.

Aerial Map

[VIEW INTERACTIVE MAP](#)



**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

TWiseman@TomSmithLand.com



Expect More. Get More.

Ownership Map

[VIEW INTERACTIVE 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.

**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

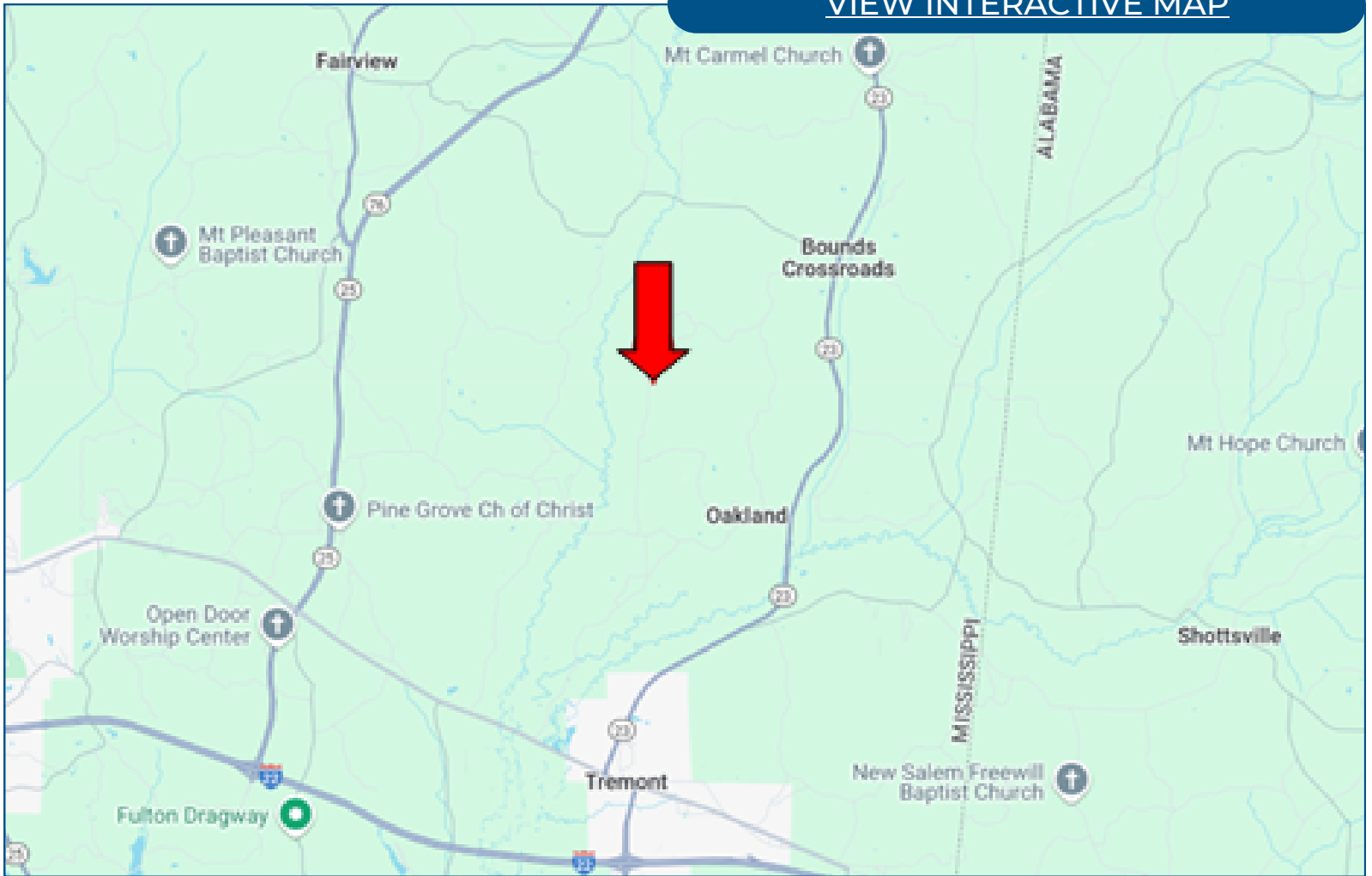
TWiseman@TomSmithLand.com



Expect More. Get More.

Directional Map

[VIEW INTERACTIVE 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.

**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

TWiseman@TomSmithLand.com



Expect More. Get More.

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.

OFFICE: 662.268.6333

CELL: 662.317.0467

TWISEMAN@TomSmithLand.com

**CALL TOM WISEMAN
TODAY!**

