

**22.67± Acres**

Recreation, Hunting (Tract 1 of 3)

Tippah County, MS



**\$68,000**



Expect More. Get More.

# Property Information

## Location:

- County Road 312

## Coordinates:

- 34.9187, -88.9308

## Property Use:

- Recreation
- Hunting
- Trail Riding

# Property Highlights

- 22.67± Acres
- Rolling hills
- Mixed pine and hardwood timber
- East line is Hurricane Creek



**TOM  
WISEMAN**  
ASSOCIATE BROKER

Office: 662.268.6333  
Cell: 662.317.0467

[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)



Expect More. Get More.

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

# The Property

# 22.67± Acres

Take a look at this 22.67± acre tract of recreational land located on CR 312 in Tippah County. The property consists of mixed pine and hardwood timber of varying ages and some old pasture with the east line being Hurricane Creek creating diverse habitat for deer, turkey and other wildlife. There is frontage along CR 312 with interior roads providing excellent access. Utilities available include electricity, community water and natural gas.



**TOM  
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

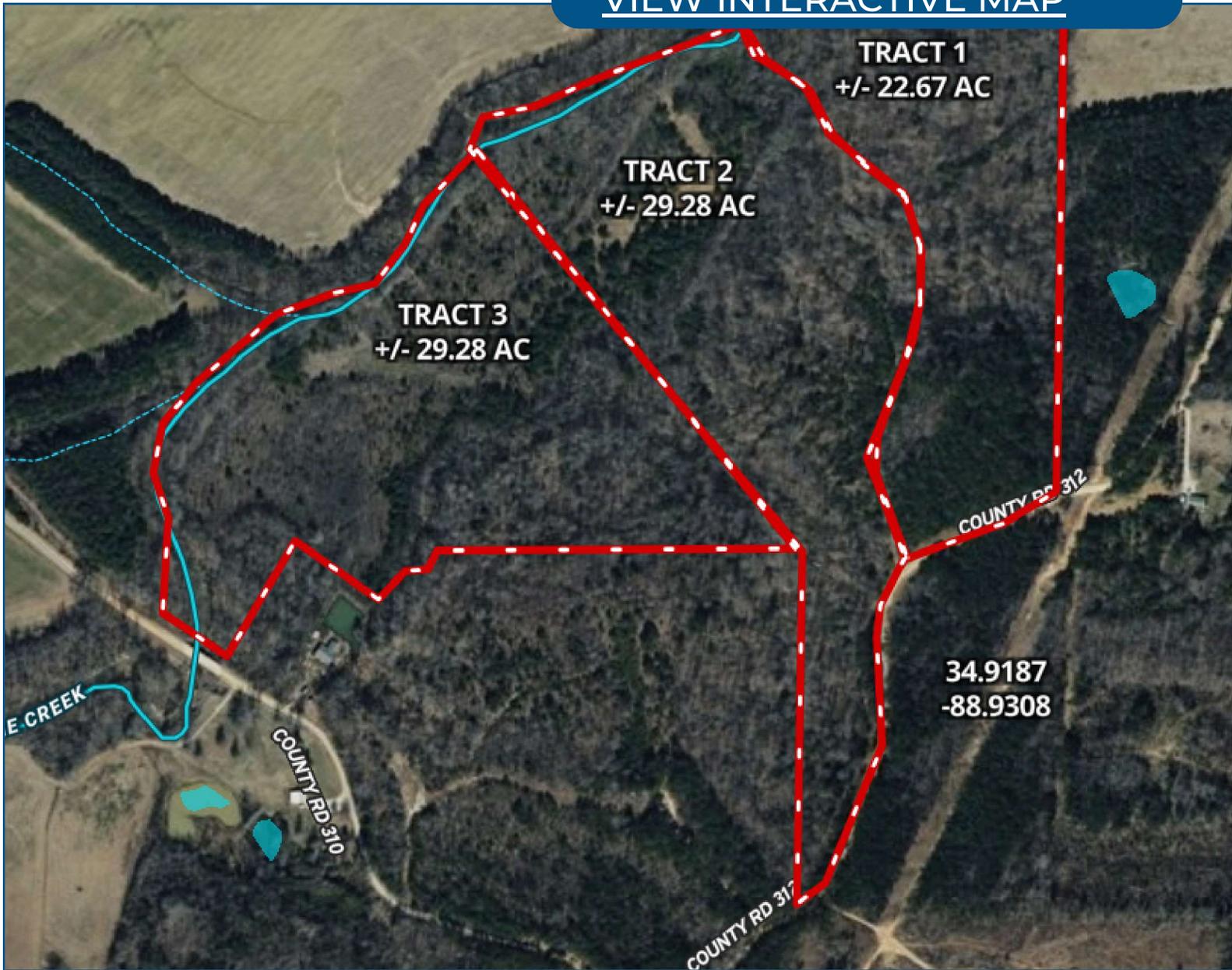
[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)



Expect More. Get More.

# Aerial Map

[VIEW INTERACTIVE MAP](#)



**TOM  
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

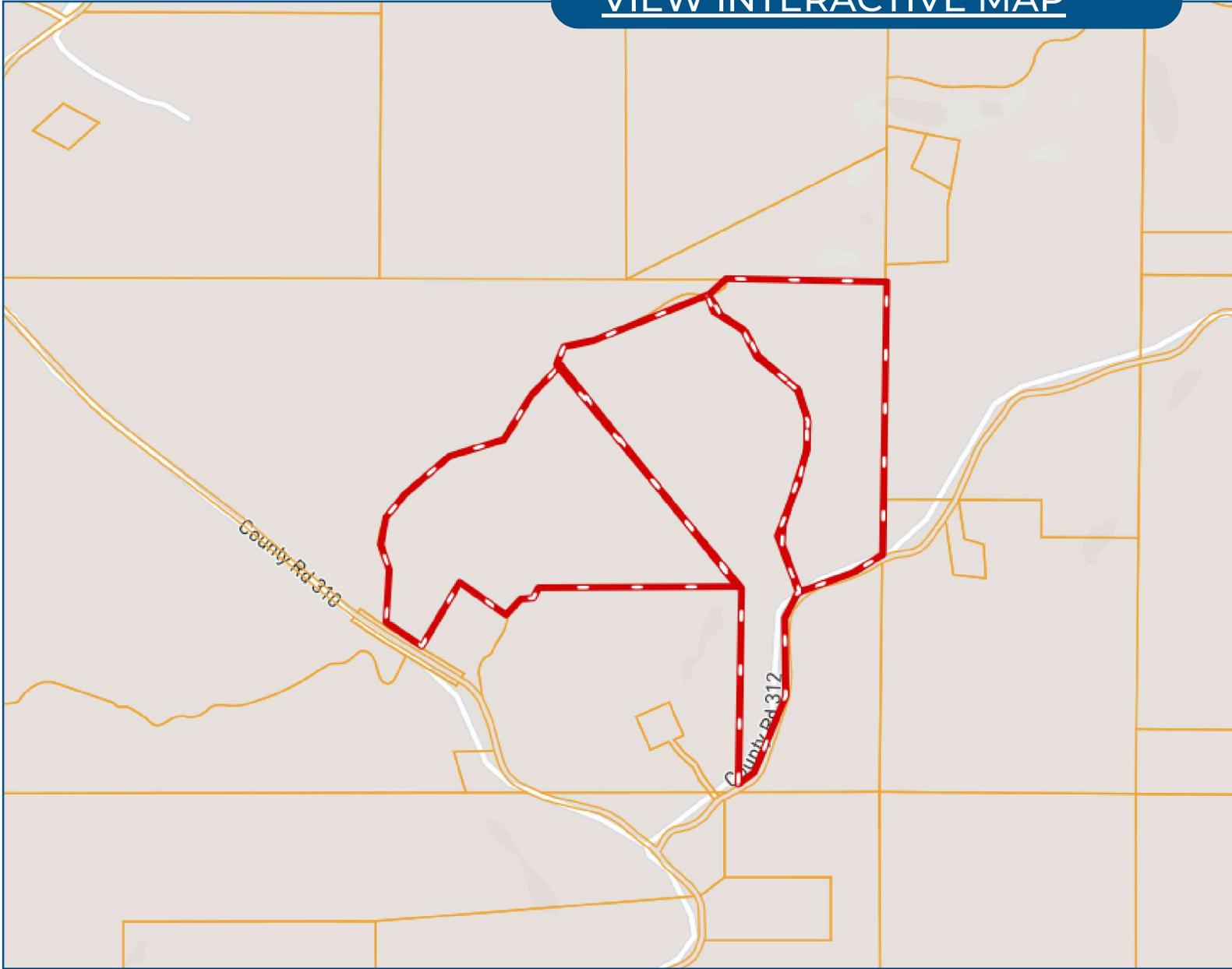
Twiseman@TomSmithLand.com



Expect More. Get More.

# Ownership Map

[VIEW INTERACTIVE MAP](#)



**TOM  
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

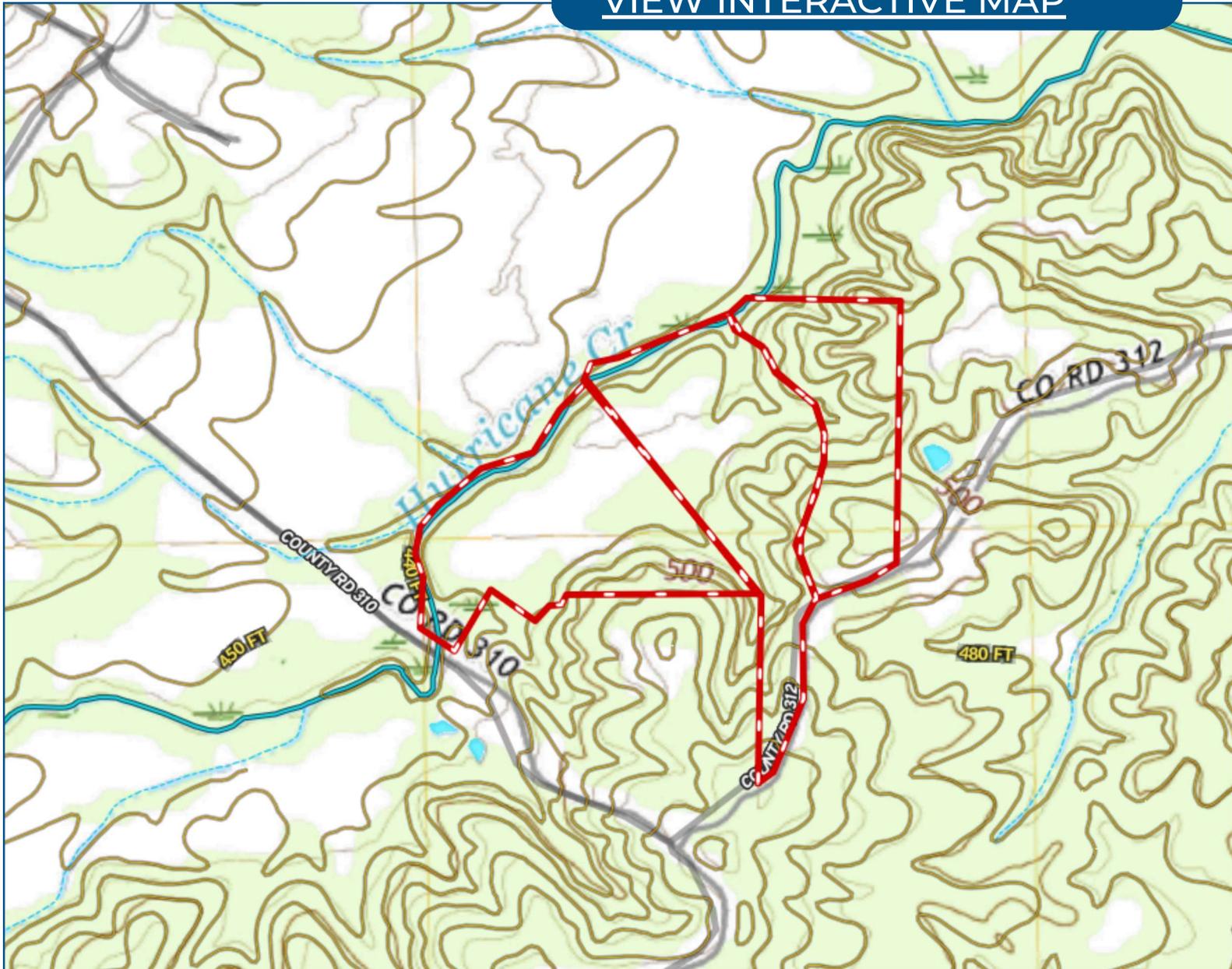
[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)



Expect More. Get More.

# Topo Map

[VIEW INTERACTIVE MAP](#)



**TOM  
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

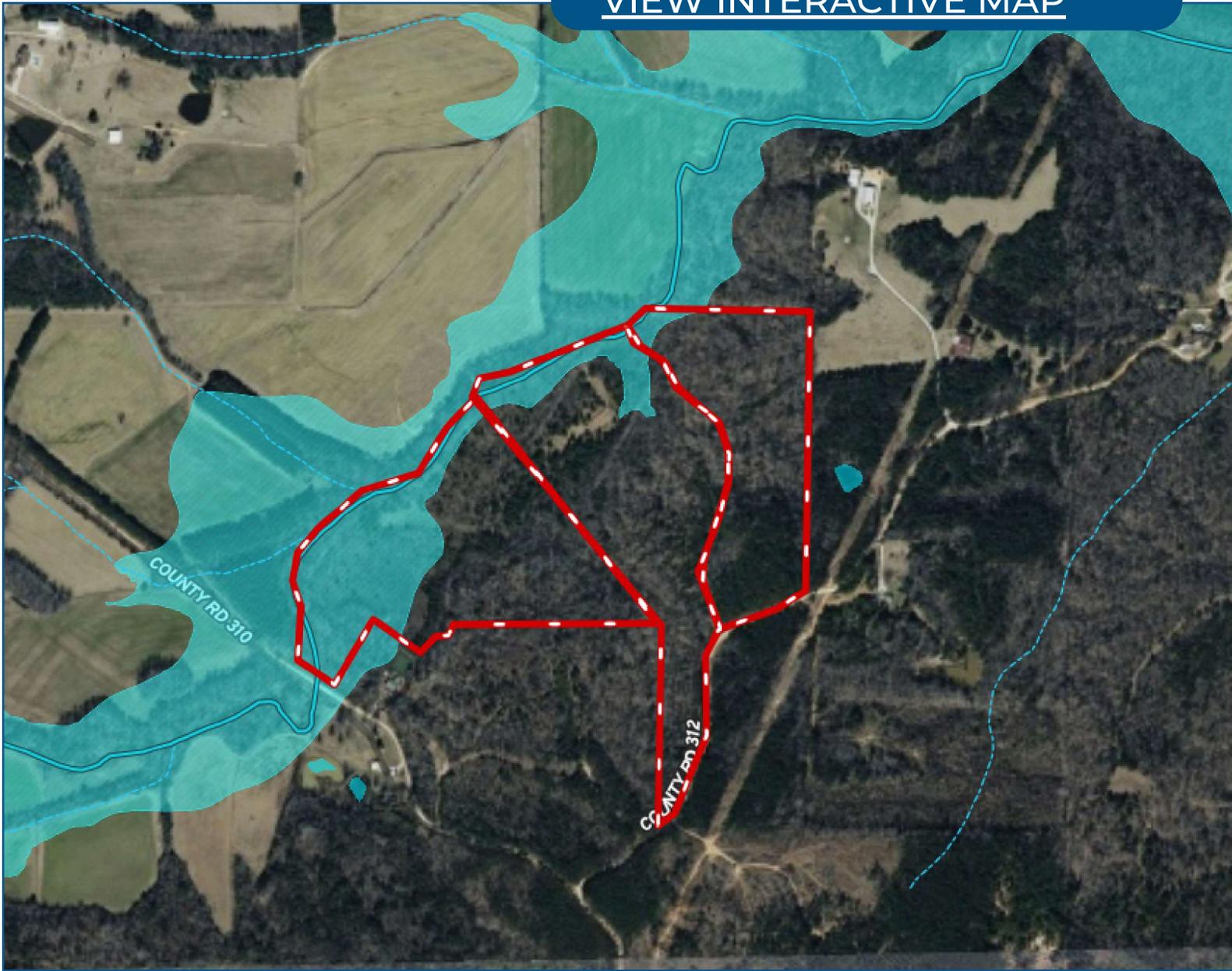
[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)



Expect More. Get More.

# Flood Map

[VIEW INTERACTIVE MAP](#)



**TOM  
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

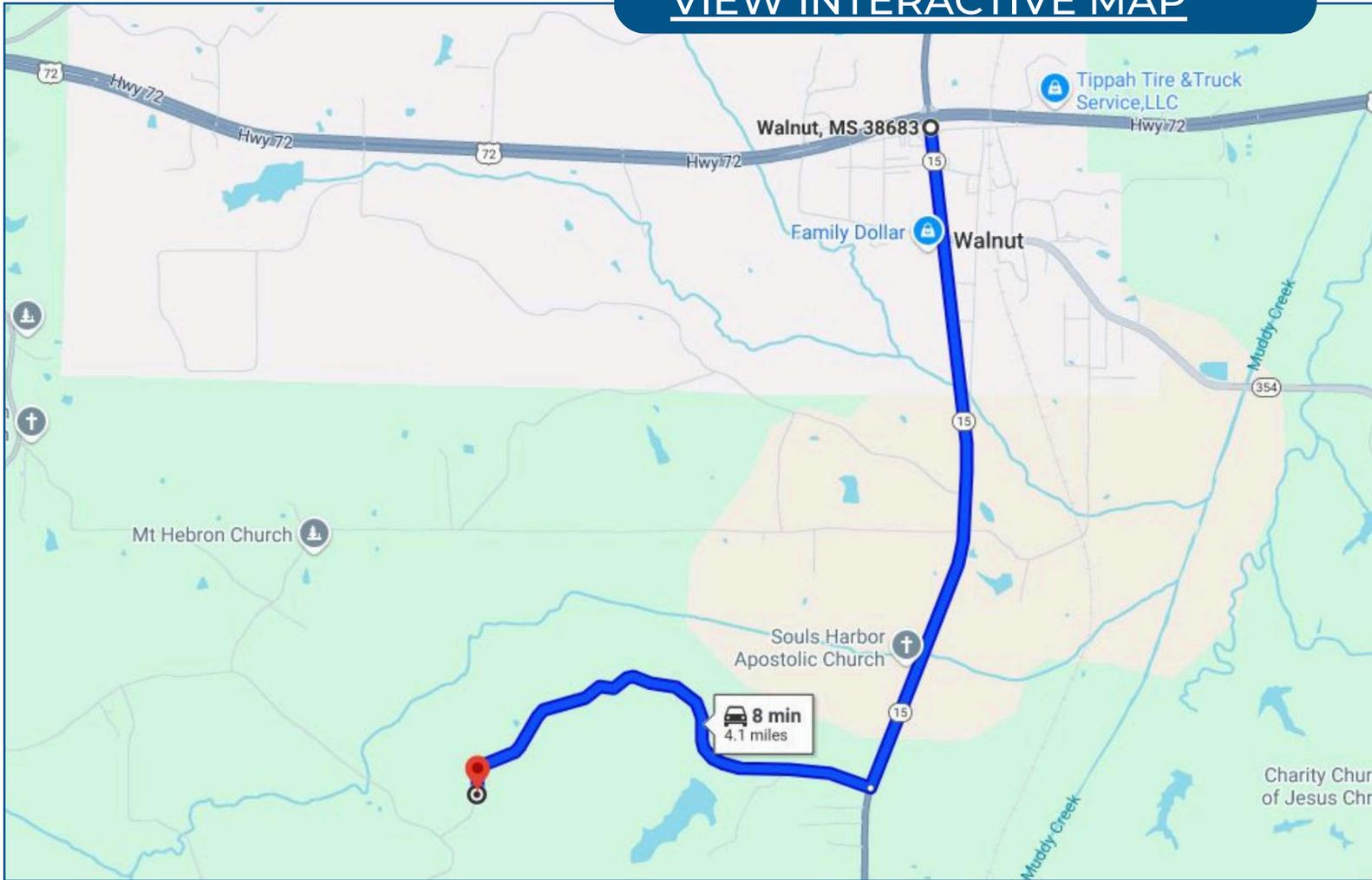
[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)



Expect More. Get More.

# Directional Map

[VIEW INTERACTIVE MAP](#)



Take Hwy 15 south of Walnut, MS to CR 312. Turn west and travel 1.8 miles to property on the right.

**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](mailto:TWISEMAN@TomSmithLand.com)

**CALL TOM WISEMAN  
TODAY!**



Expect More. Get More.