

**22.67± Acres**

Recreation, Hunting (Tract 1 of 3)

Tippah County, MS



**\$68,000**



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# 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



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# 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.



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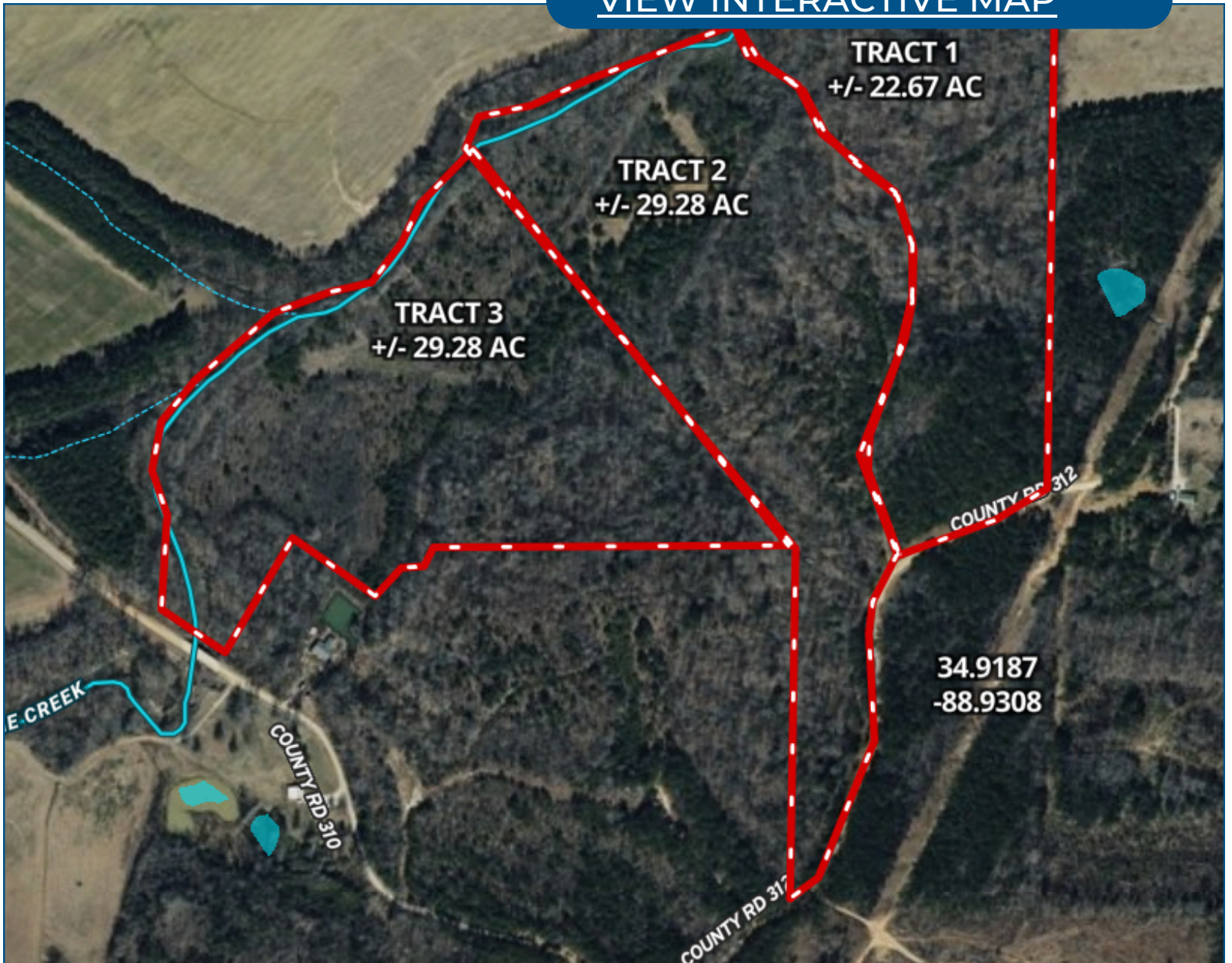
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# Aerial Map

[VIEW INTERACTIVE MAP](#)



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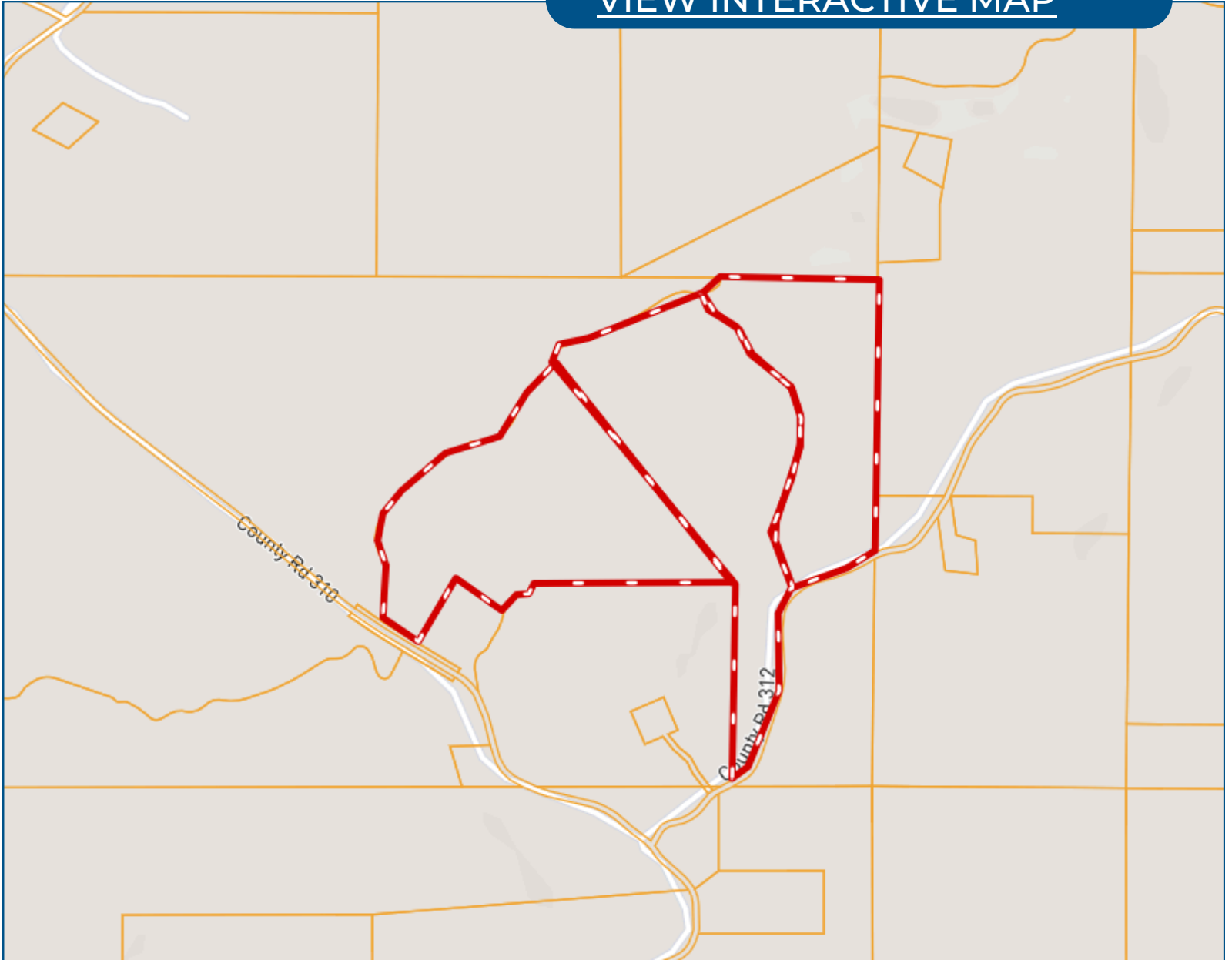
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# Ownership Map

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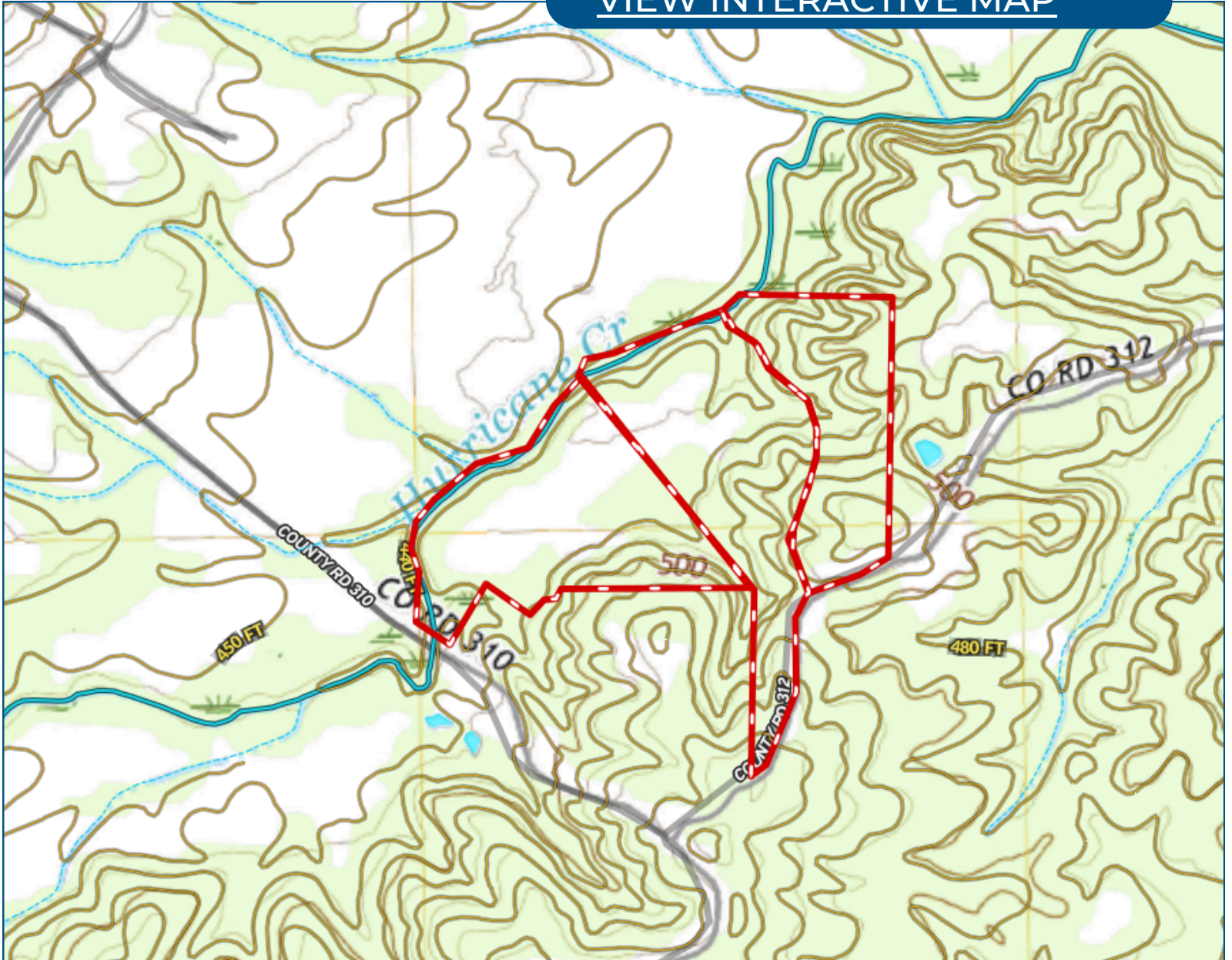
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# Topo Map

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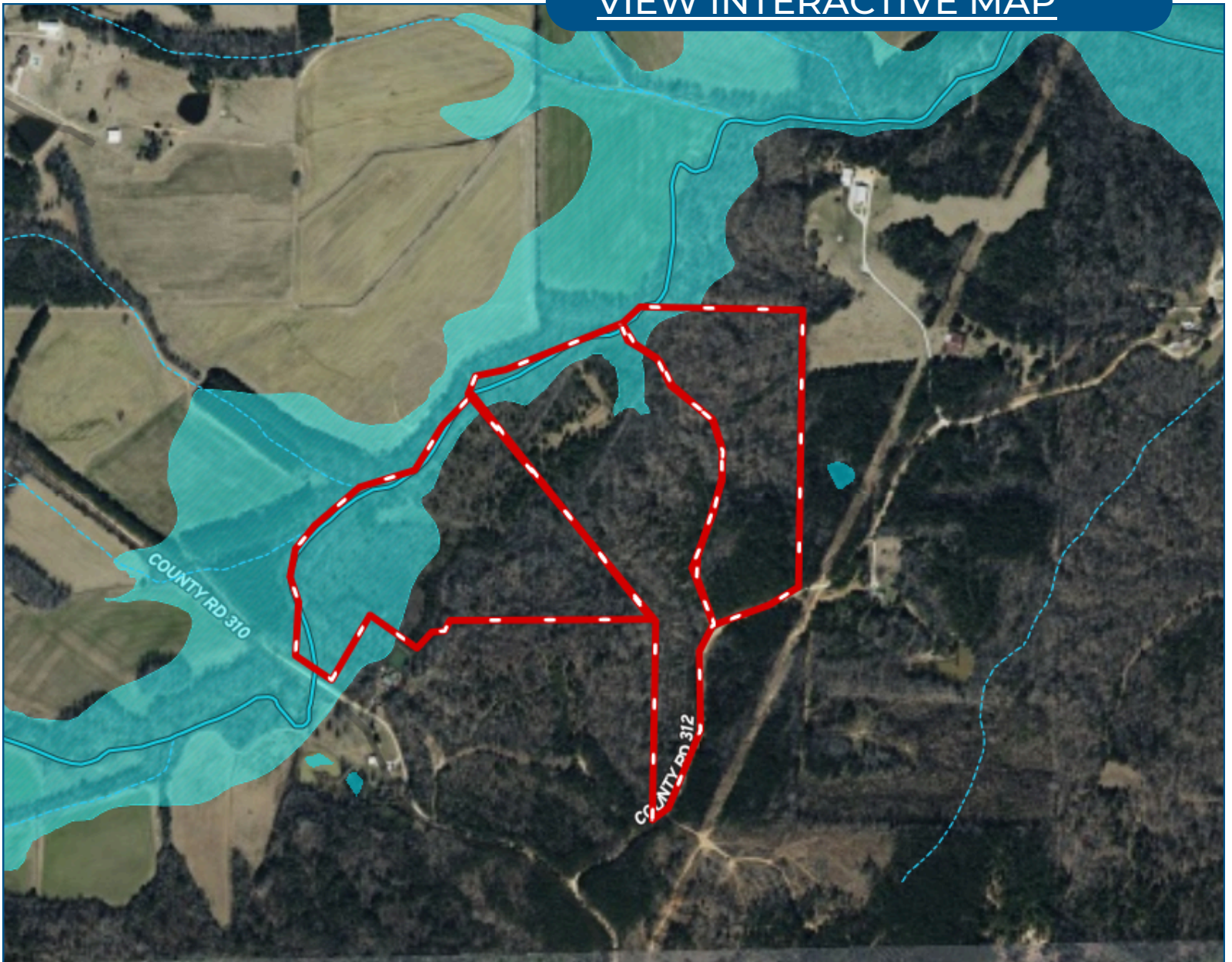
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# Flood Map

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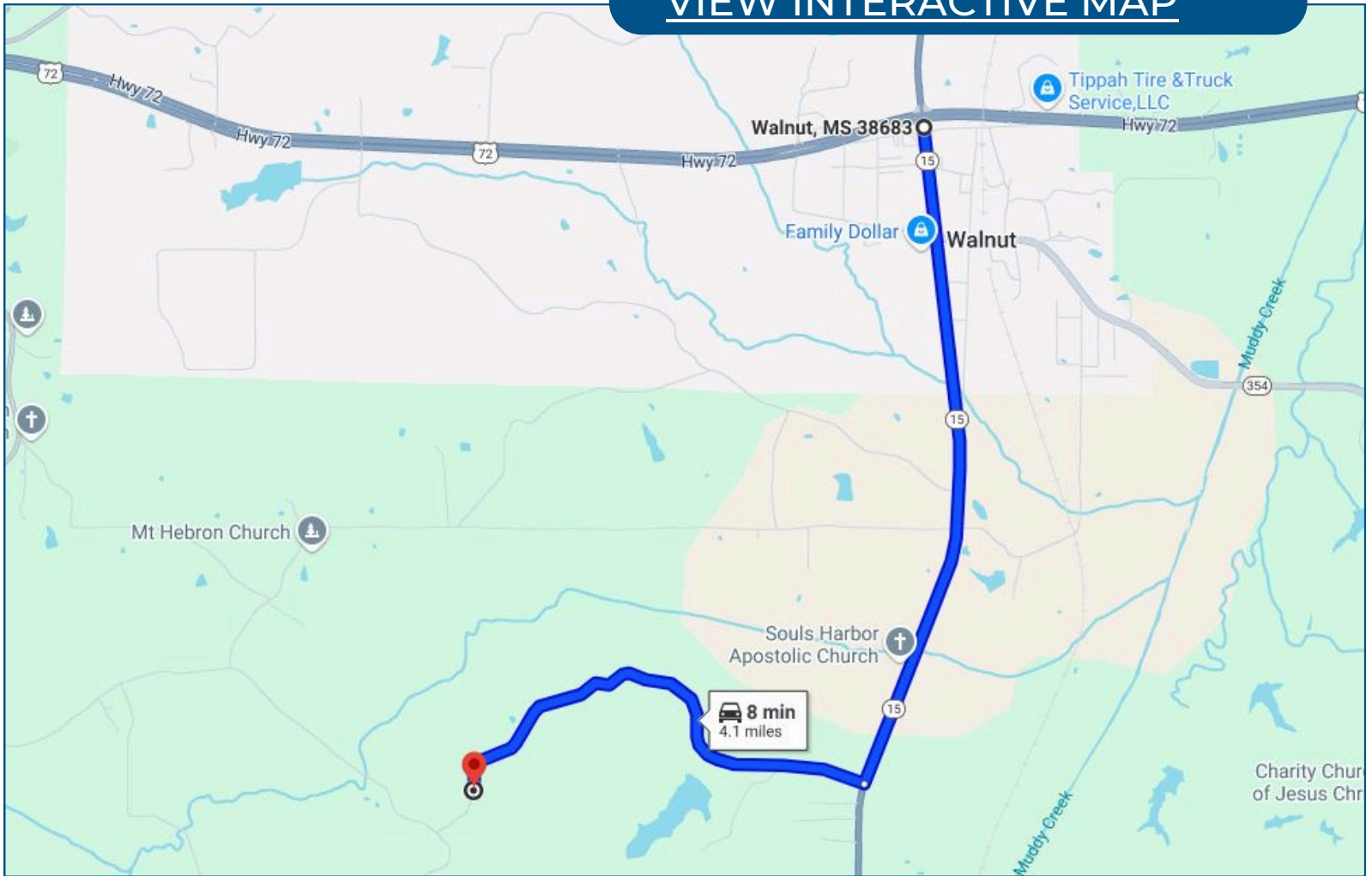
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# Directional Map

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Take Hwy 15 south of Walnut, MS to CR 312. Turn west and travel 1.8 miles to 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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**CALL TOM WISEMAN  
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