

Country Living With Acreage

14.74± Acres in Tippah County

4580 CR 701, Ripley, MS 38663



\$349,000



Expect More. Get More.

Property Information

Location:

- 4580 CR 701,
Ripley, MS 38663

Property Use:

- Residential
- Recreation

Coordinates:

- 34.6499, -88.9079

Property Highlights

- 14.74± acres located only a few minutes from Ripley
- 2,356± Sq Ft
- 9 Rooms
- 4 Bedrooms
- 3 Bathrooms
- Wood Floors
- Large Shed with water and electric service
- Wooded Acreage with interior roads



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**TOM
WISEMAN**
ASSOCIATE BROKER

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



The Residence

2,356± Square Feet

Don't miss this 2-story house and 14.74± acres located only a few minutes from Ripley in Tippah County. The house contains 2,356± sf of heated area in excellent condition built in 1984 with 9 rooms, 4 bedrooms and 3 bathrooms. Downstairs you will find 3 bedrooms, 2 bathrooms, living room, kitchen and a mudroom. Upstairs contains one bedroom, one bathroom, an office and a large playroom. Downstairs features hardwood floors throughout. Heating/cooling is provided by 2 central units. The wood burning fireplace is inoperable, but could be converted to gas logs. The exterior is vinyl siding on a conventional foundation with a new metal roof. There are lots of electrical outlets and storage space. The 40' x 40' metal shop has water and electrical service with a separate septic tank. The acreage is wooded with interior roads.



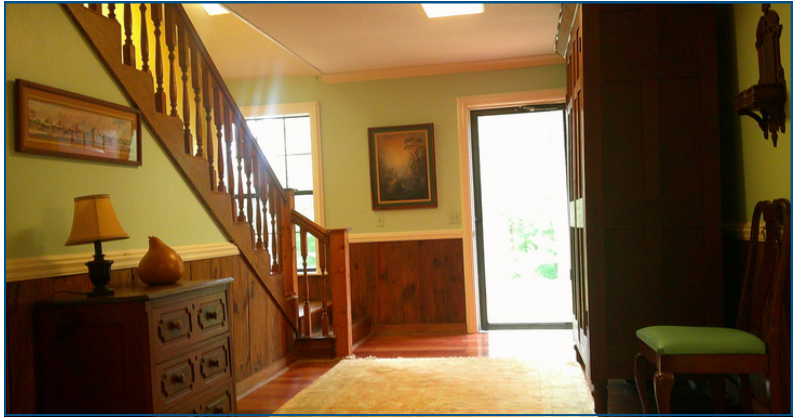
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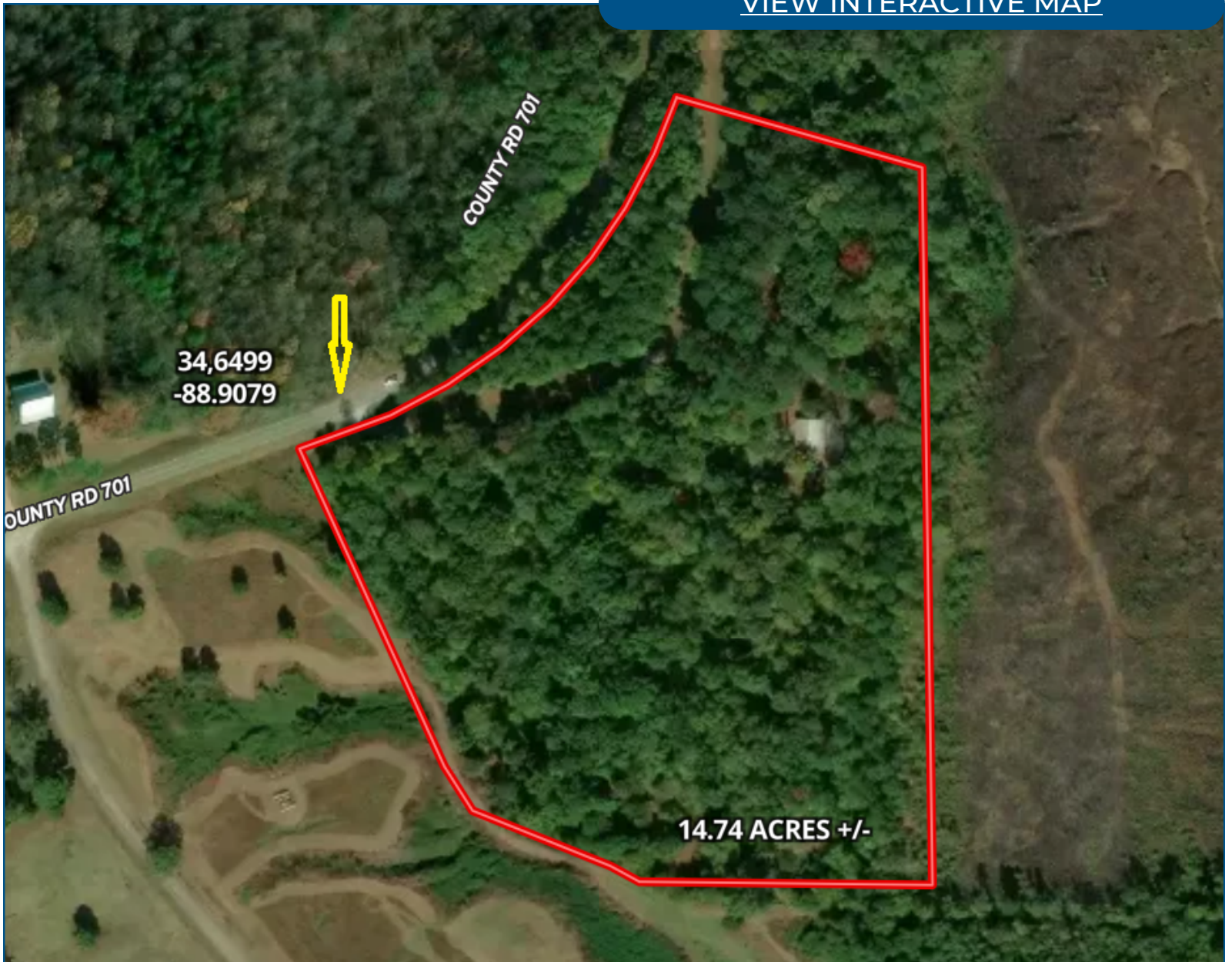
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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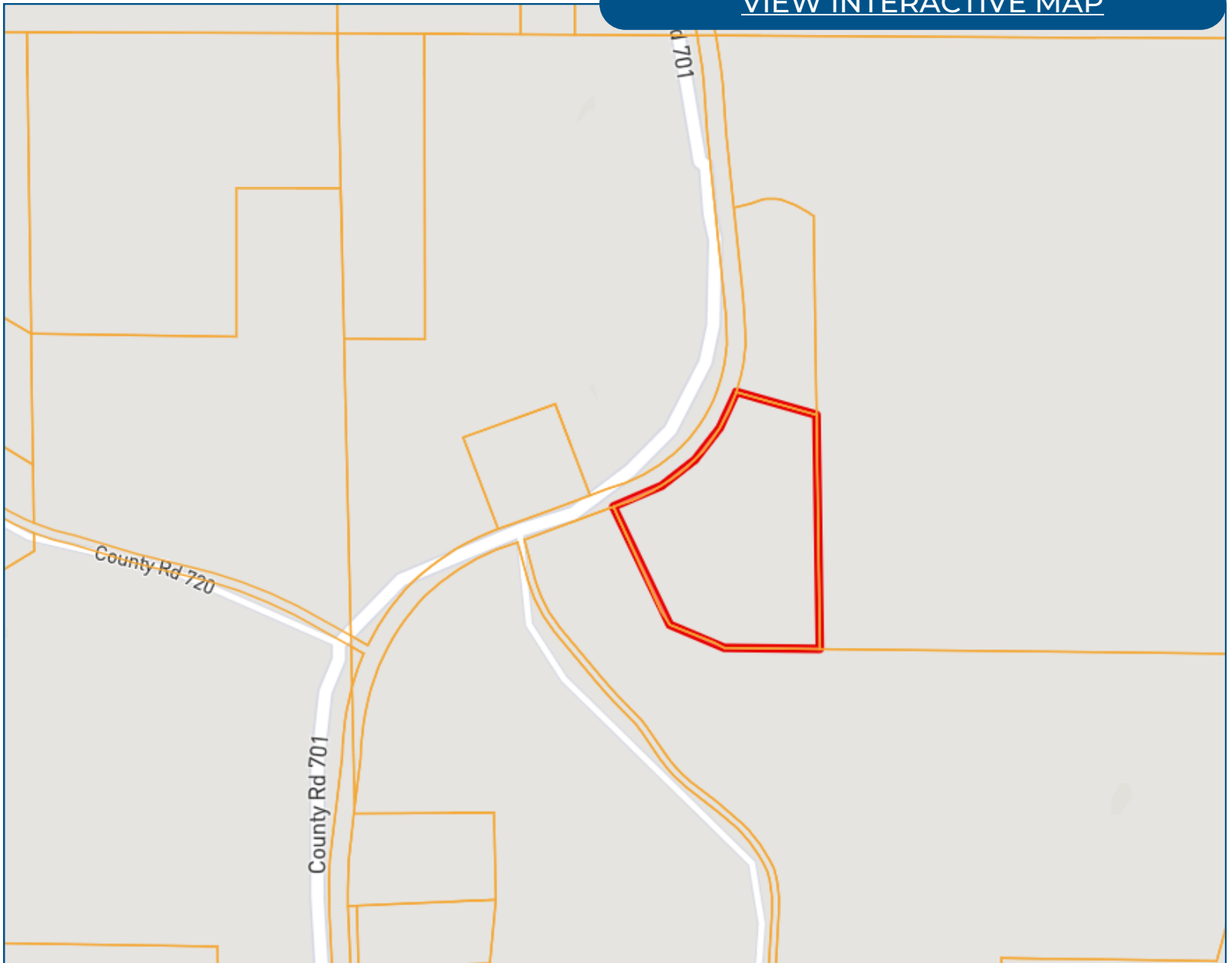
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Ownership Map

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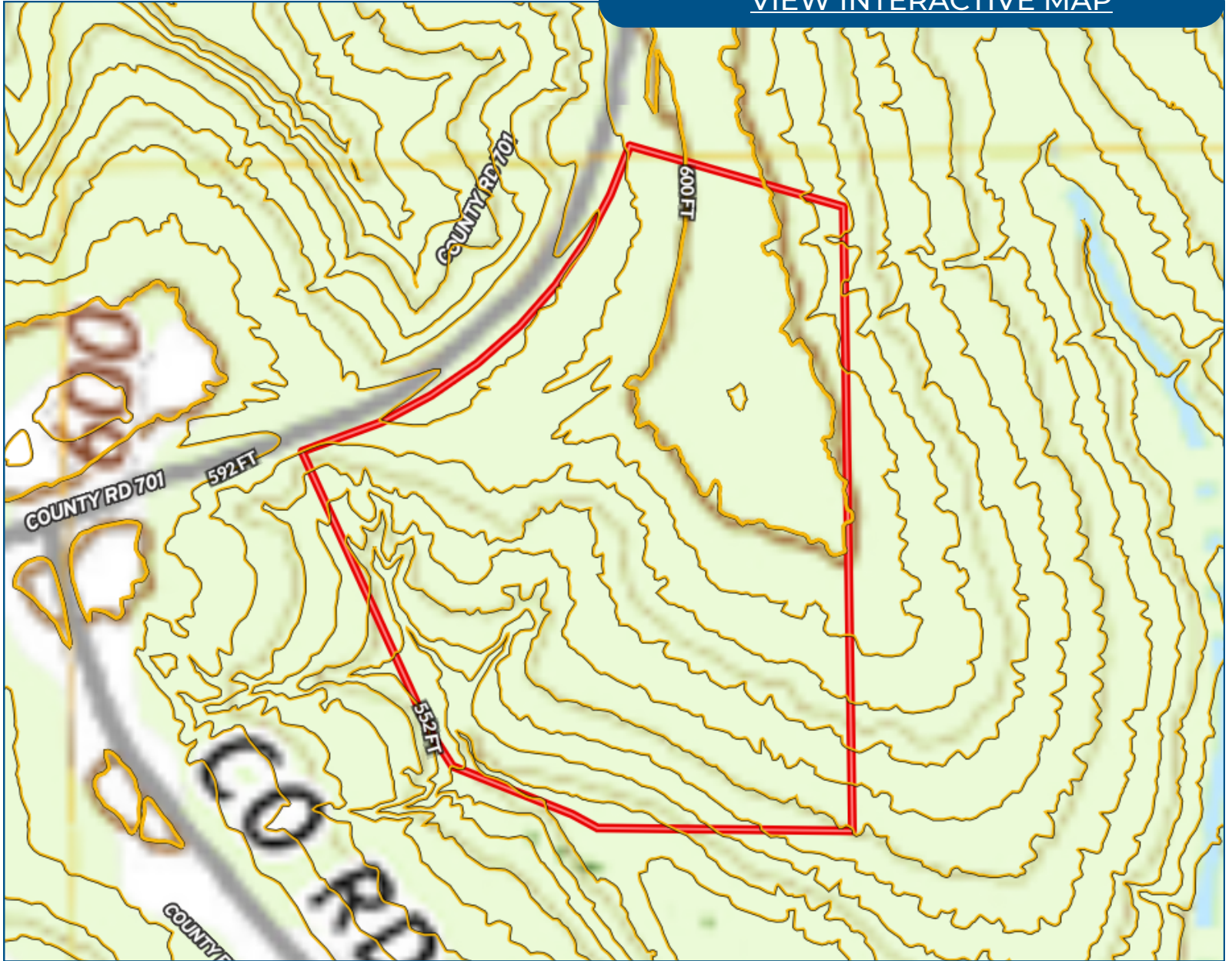
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Topo Map

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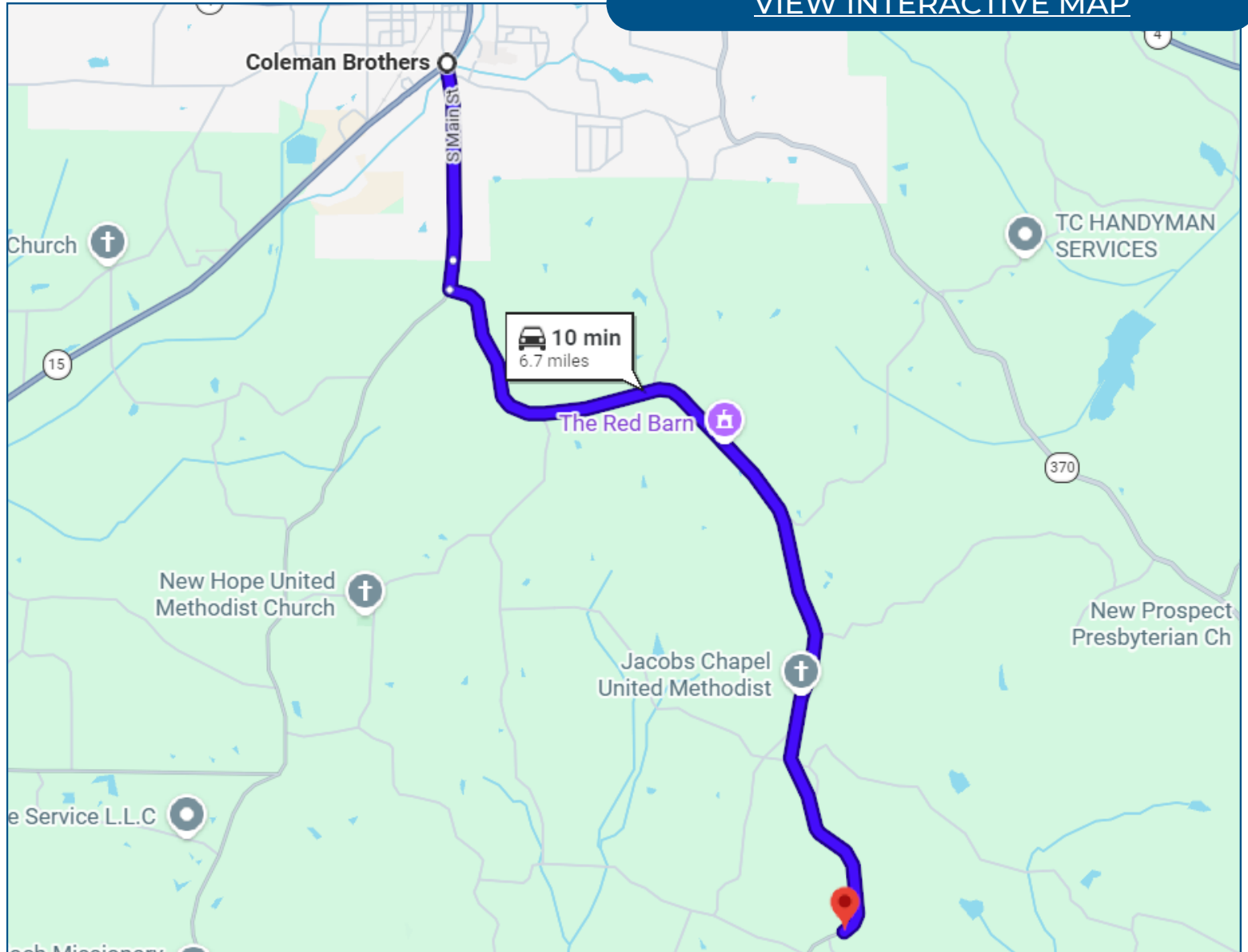
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Directional Map

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Directions from the Intersection of Hwy 15 and Main Street in Ripley, MS:
Take Main Street/CR 700 1.40 miles south to CR 701. Turn left and travel 5.40 miles to the property on the left.

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Listing Agent



TOM WISEMAN

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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
TODAY!**

