

29.28± ACRES

Recreation, Hunting (Tract 3 of 3)

Tippah County, MS



\$87,500



Expect More. Get More.

Property Information

Location:

- County Road 312

Coordinates:

- 34.9187, -88.9308

Property Use:

- Recreation
- Hunting
- Trail Riding

Property Highlights

- 29.28± acres
- Rolling hills
- Mixed pine and hardwood timber
- East line is Hurricane Creek



Expect More. Get More.

**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

TWiseman@TomSmithLand.com

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



The Property

29.28± Acres

29.28± 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 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



Expect More. Get More.

Aerial Map

[VIEW INTERACTIVE MAP](#)



**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

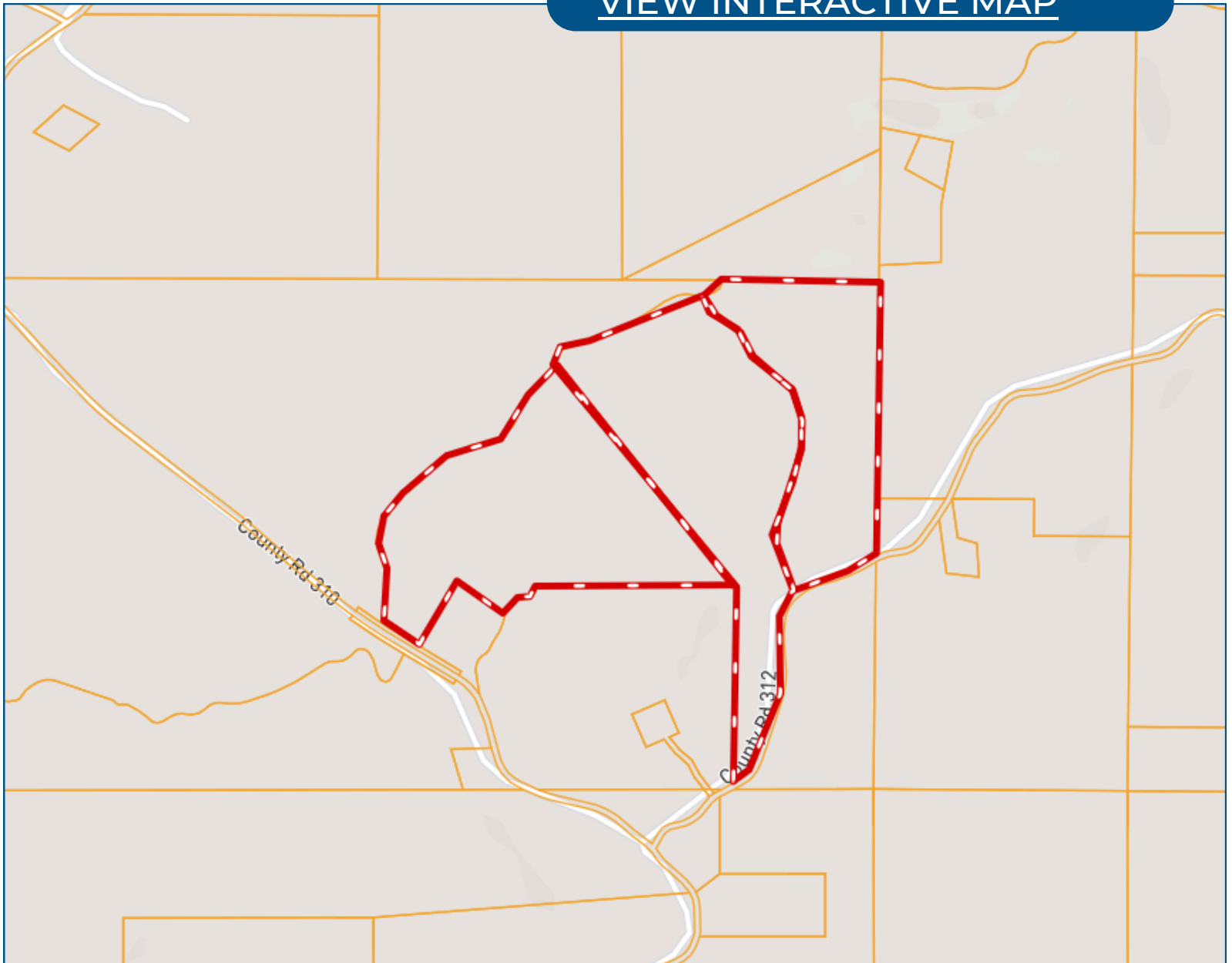
TWiseman@TomSmithLand.com



Expect More. Get More.

Ownership Map

[VIEW INTERACTIVE MAP](#)



**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

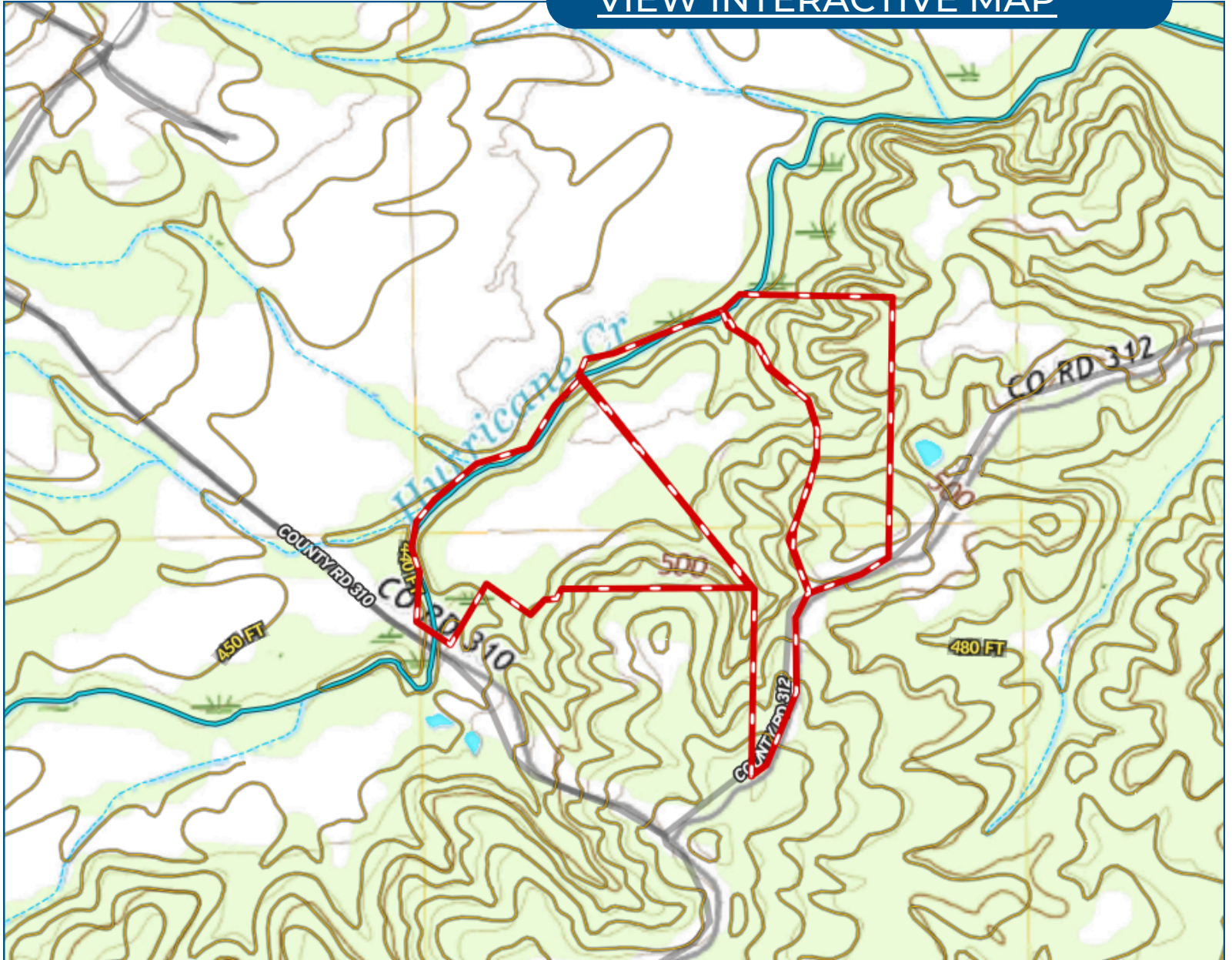
TWiseman@TomSmithLand.com



Expect More. Get More.

Topo Map

[VIEW INTERACTIVE MAP](#)



**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

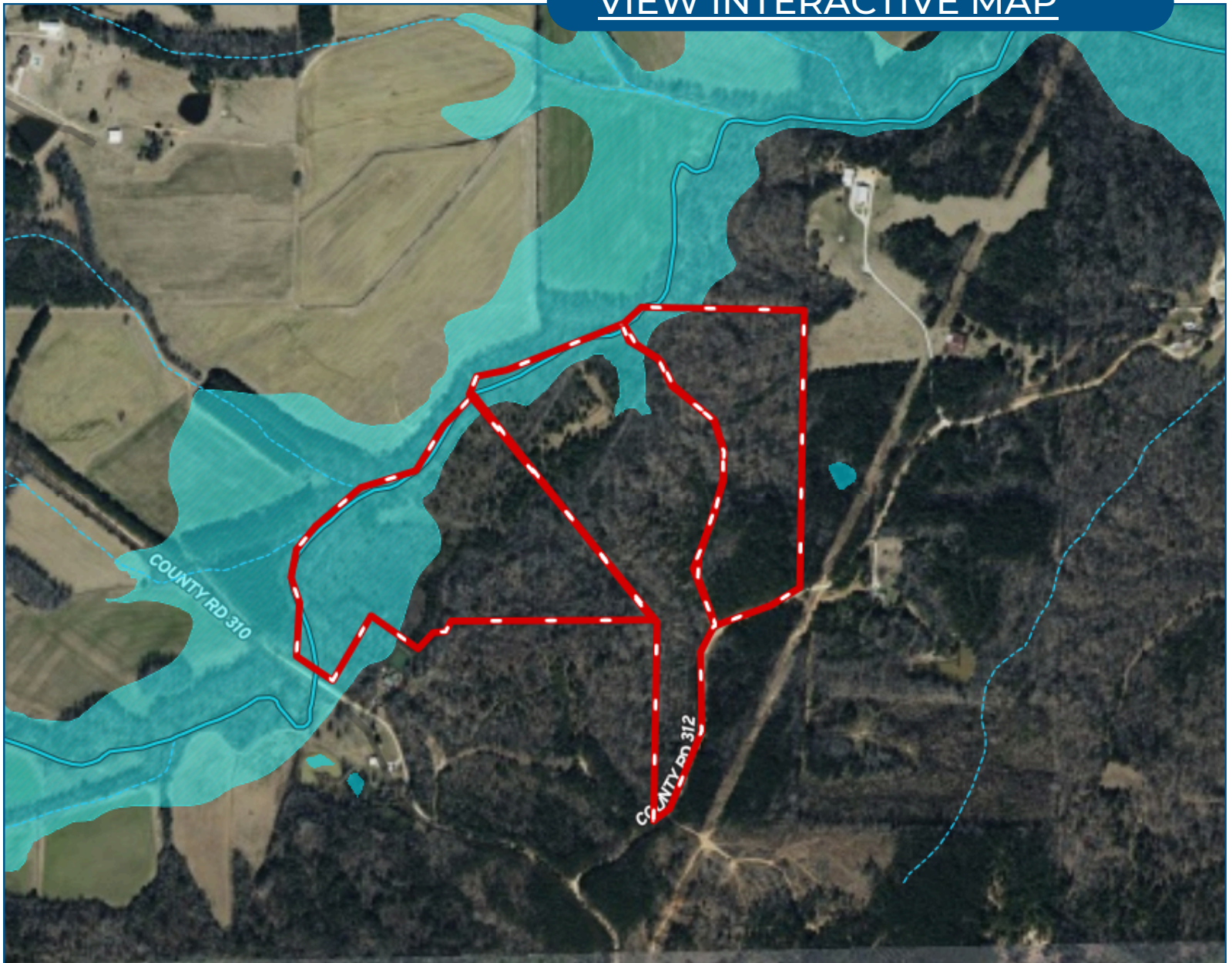
TWiseman@TomSmithLand.com



Expect More. Get More.

Flood Map

[VIEW INTERACTIVE MAP](#)



**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

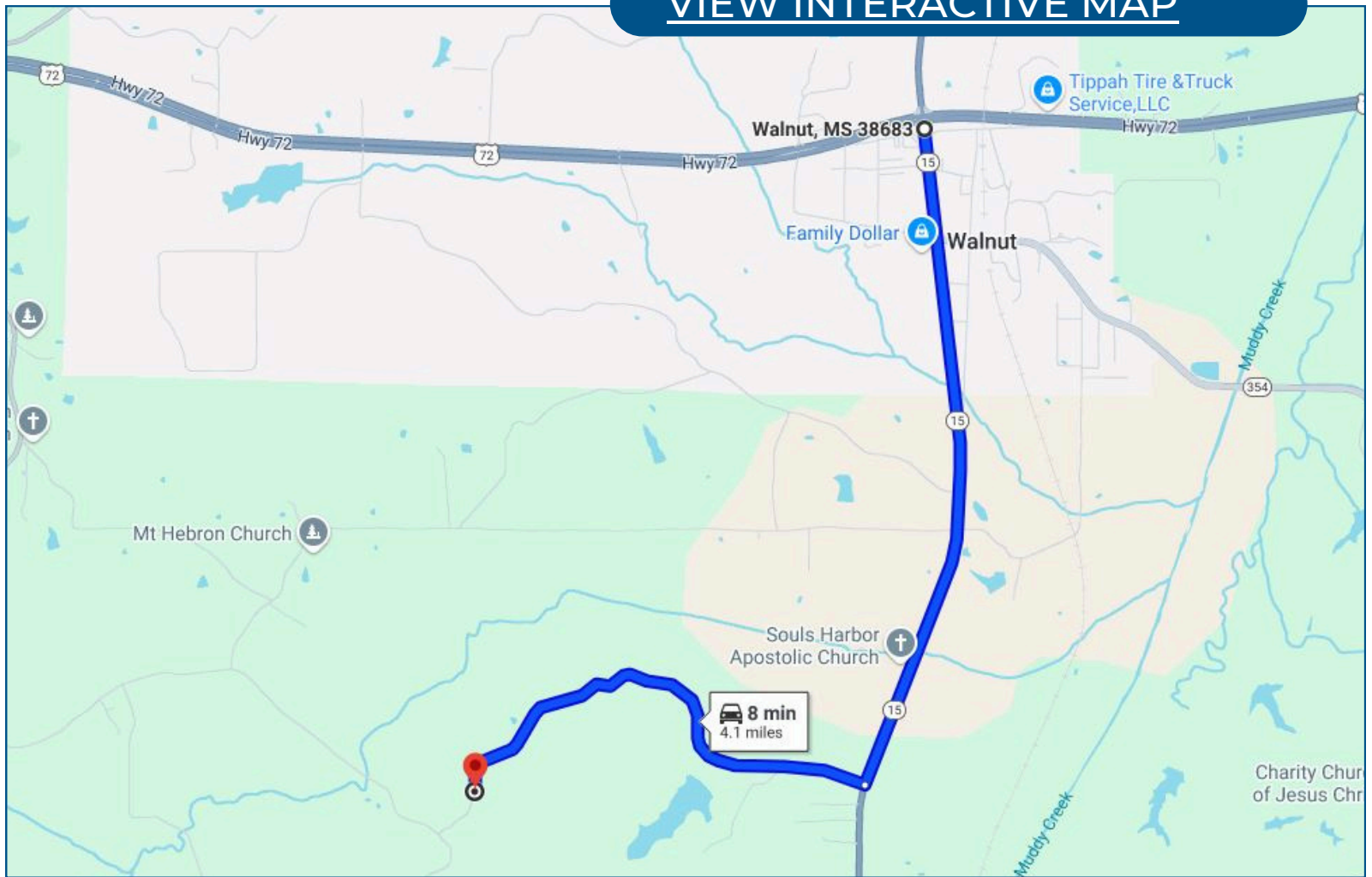
TWiseman@TomSmithLand.com



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, the property will be on the right.

**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

TWiseman@TomSmithLand.com



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!**

