

30± ACRES
TIPPAH COUNTY, MS

\$99,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE TIPPAAH 30

PROPERTY PROFILE

LOCATION:

- County Road 827
- Blue Mountain, MS 38610
- Tippah County
- 8± Miles SW of Ripley
- 15± Miles N of New Albany

COORDINATES:

- 34.650990, -89.045935

PROPERTY USE:

- Hunting
- Recreational
- Investment

TAX INFORMATION:

- 2023 - \$95.74
- Parcel# 1-652-13-018.00

PROPERTY INFORMATION:

- 30± Total Acres
- Turn-Key Farm
- Located on a Dead End Road
- Internal Trail System
- Established Food Plot Areas
- Natural Spring
- Deer and Turkey
- Shooting Houses in Place
- 50/50 Mix of Mature Pines & Hardwoods
- Surrounded by Large Property Owners
- Nearby Power Provided by New Albany Gas, Light, & Water
- Owner/Agent



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE TIPPAH 30

WELCOME TO THE TIPPAH 30, AN AFFORDABLE TRACT FILLED WITH A DIVERSE HABITAT! Situated at a dead-end road off County Road 827 in Blue Mountain, MS, among thousands of acres, this 30± acre property hunts big due to its proximity to large surrounding landowners. The Tippah County property features a naturally fed spring that travels through the 50/50 mix of mature hardwoods and plantation pines. An internal trail system is in place, so navigating the property is a breeze. Additionally, a sportsman condo is in place with multiple established food plots. Everything you need to attract and grow deer and turkey can be found here; just take a look at the recent trail camera pictures! This gated, turn-key farm could also provide a quick return on investment on timber.

To schedule a private tour of the Tippah 30, call Annah Barnes today!
Owner/Agent



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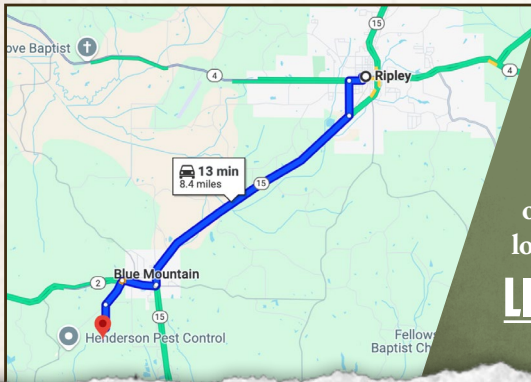
land id. LINK



Directions From Ripley, MS: Travel south on Highway 15. Turn right onto County Road 827. The property is located at the dead end of the road.

Directions From New Albany, MS: Travel north on Highway 15 Turn left onto County Road 827. Property is located at the dead end of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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