

80± ACRES
TIPPAH COUNTY, MS
\$239,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE TIPPAH 80

PROPERTY PROFILE

LOCATION:

- County Road 834
Blue Mountain, MS 38610
- Tippah County
- 19± Miles SW of Ripley
- 16± Miles NW of New Albany

COORDINATES:

- 34.627429, -89.045524

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Cabin/Home Site

PROPERTY INFORMATION:

- 80± Total Acres
- Gated, Turn-Key Farm
- Located on a Dead End Road
- 2,000± Feet of Road Frontage
- Internal Trail System
- Established Food Plot Areas
- Deer & Turkey
- Shooting Houses in Place
- Mature Hardwoods &
Plantation Pines
- Old Home Place
- Power Provided by Tippah
Electric Power Association
- Owner/Agent

TAX INFORMATION:

- 2023 - \$240.50
- Parcel# 1-652-24-010.00



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TIPPAH 80

ARE YOU LOOKING FOR A PLACE WITH BIG BUCKS AND LONG BEARDS? The Tippah 80 could be for you! This turn-key farm is loaded with mature hardwoods and plantation pines providing an excellent wildlife habitat. The beautiful, 80± acre property is situated on a dead end road off County Road 834 in Blue Mountain, MS. The Tippah County tract offers several double sportsman condos positioned on established food plots, scattered throughout in strategic locations. An internal trail system provides easy access. You will notice over 2,000 feet of road frontage and multiple great sites to build a cabin or home, including an old homesite that offers no additional value. This gated, turn-key farm has proven time and time again to produce big bucks and long beards.

To schedule a private showing, contact **Annah Barnes** today!

OWNER/AGENT



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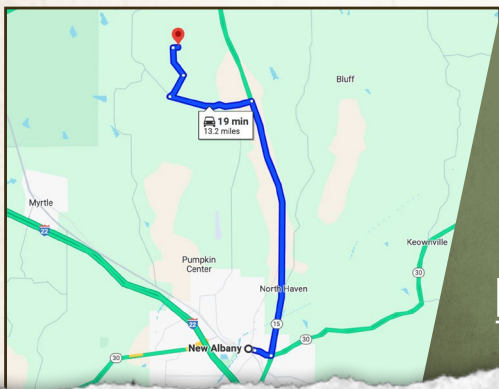
80± ACRES

TIPPAH COUNTY, MISSISSIPPI



land id.
LINK

Directions From Ripley, MS: Travel south on Highway 15. Turn right onto Palestine Road and proceed 2.2 miles. Turn right onto County Road 834 and continue 0.9 miles to the property on the right.



Directions From New Albany, MS: Travel north on Highway 15. Turn left onto County Road 825 and travel 2.6 miles. Turn right onto Palestine Road and proceed 0.8 miles. Turn left onto County Road 834 and in 0.9 miles, the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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