

Country Home, Hunting Camp, or Investment Property 40± Acres in Tippah County, MS



\$175,000

This 40± acre tract with a home located in Tippah County on CR 311 just ¼ mile from the Holly Springs National Forest would make a perfect hunting camp, your new country home, or an excellent investment property. The timber stand is mixed pine of different sizes with a beautiful hardwood bottom on the west side. There are also 3± acres of open pasture for your horses or cattle. Large deer are harvested each year in the hardwood stand. The one-story house is situated on 1 acre and features 1,184 sq. feet of heated area with three bedrooms and two baths, and is in good condition. The metal roof is eight years old, and vinyl plank flooring was recently installed throughout. The property features two sheds for storage, a dog pen, a chicken coop, a garden area, and pear and chestnut trees. The house is currently being rented for \$800/month with a HUD month-to-month lease. This lease can be assumed by the purchaser or canceled. Call Tom Wiseman today!! **Directions from the intersection of Hwy 15 and Hwy 72 in Walnut, MS:** Travel Hwy 72 west for 5.9 miles. Turn left onto CR 323 and travel 3 miles. Turn right onto CR 331. After .9 miles the property will be on both sides of CR 331. [1241 CR 331 Falkner, MS 38821—GOOGLE MAP LINK](#)



**TOM
WISEMAN**
ASSOCIATE BROKER
Office: 662.268.6333
Cell: 662.317.0467
TWiseman@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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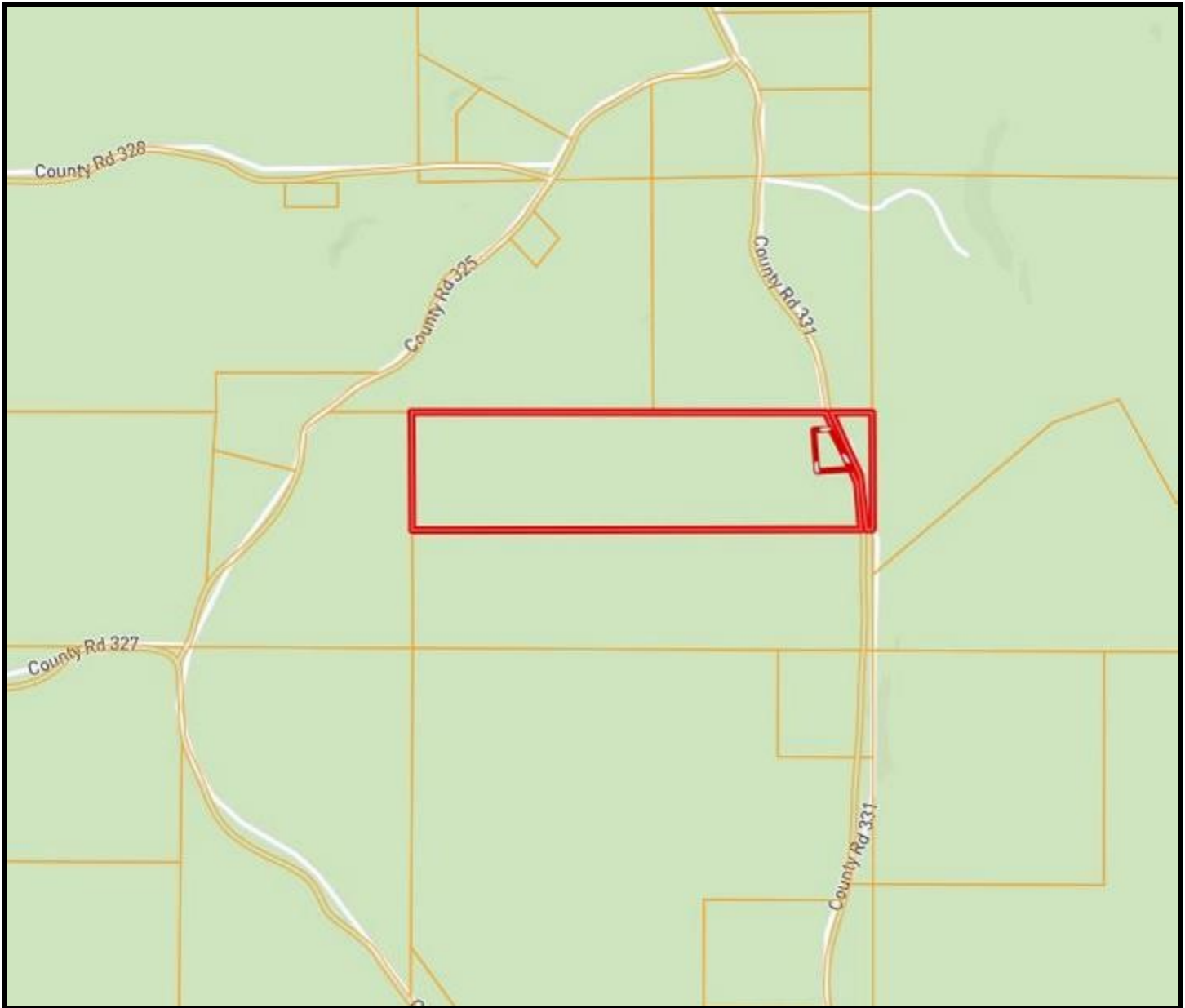


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Ownership Map



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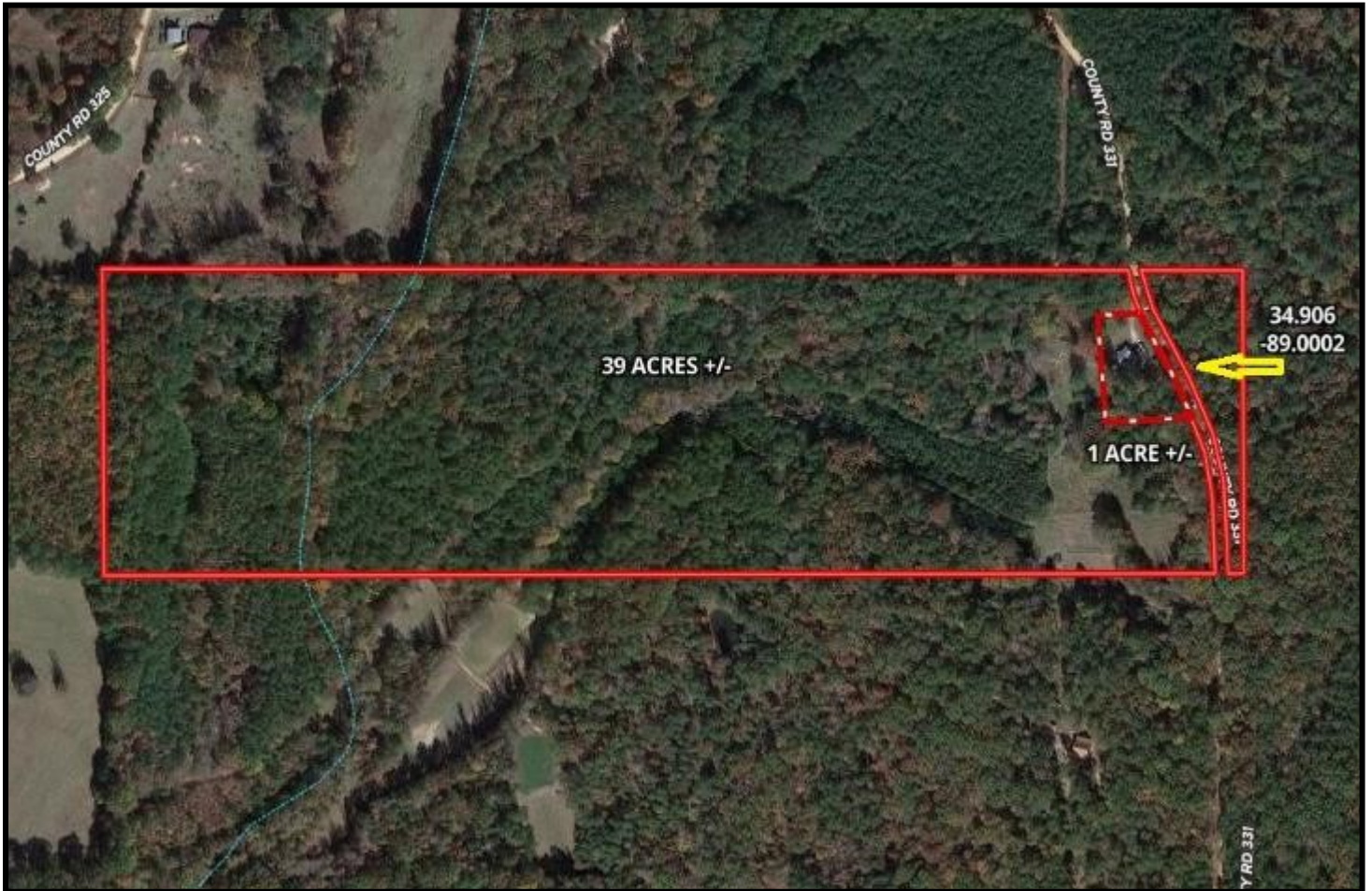
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Aerial Map



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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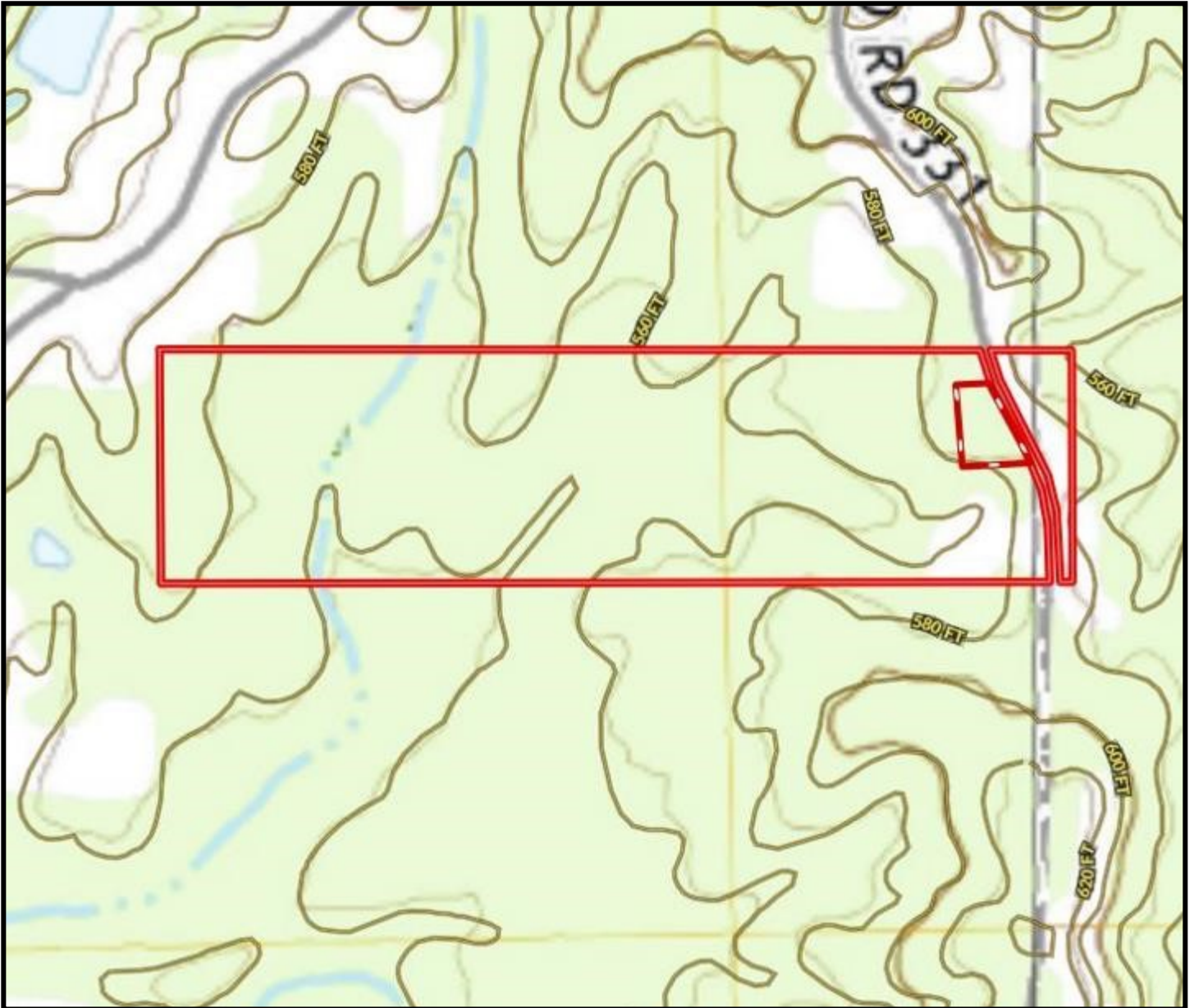
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Topo Map



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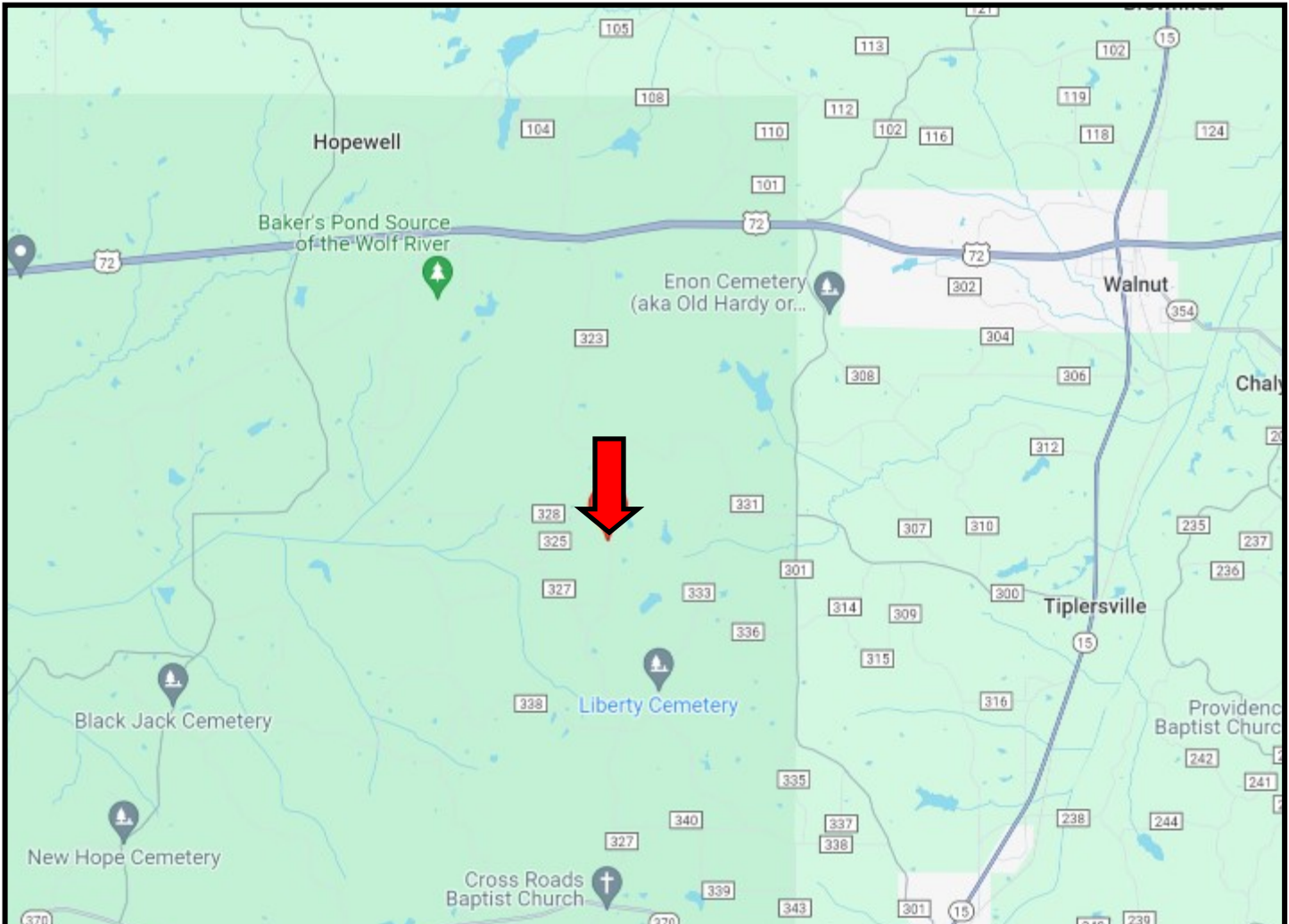
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Directional Map



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