



\$298,310

131.30± ACRE RECREATIONAL TRACT  
UNION COUNTY, MS



This 131.3± acre tract in Union County, MS, is an ideal hunting/recreational property. The property has frontage on CR 7 and adjoins the Holly Springs National Forest on two sides. The 64.5± acres of timber on the front has been harvested, leaving a clean slate for your homesite, ATV riding, or next timber stand. The remaining 66.80± acres consists of mixed bottomland hardwood and pine timber for deer and turkey hunting and a slough along Byers Creek for ducks. Located only about an hour from Memphis, this property offers something for everyone. Call Tom Wiseman today!

Directions from the intersection of Hwy 30 and Hwy 349 in Union County, MS: Travel Hwy 349 north 1.1 miles. Turn right on CR 26 and travel 0.2 miles. Turn left onto CR 19 and travel 1.1 miles. Turn right onto CR 18 and travel 0.2 miles. Turn left onto CR 12 and travel 2.2 miles. Turn right onto CR 7. After 0.1 miles, the property will be on both sides of the road. [GOOGLE MAPS LINK](#)



**TOM WISEMAN**

ASSOCIATE BROKER

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Cell: 662.317.0467

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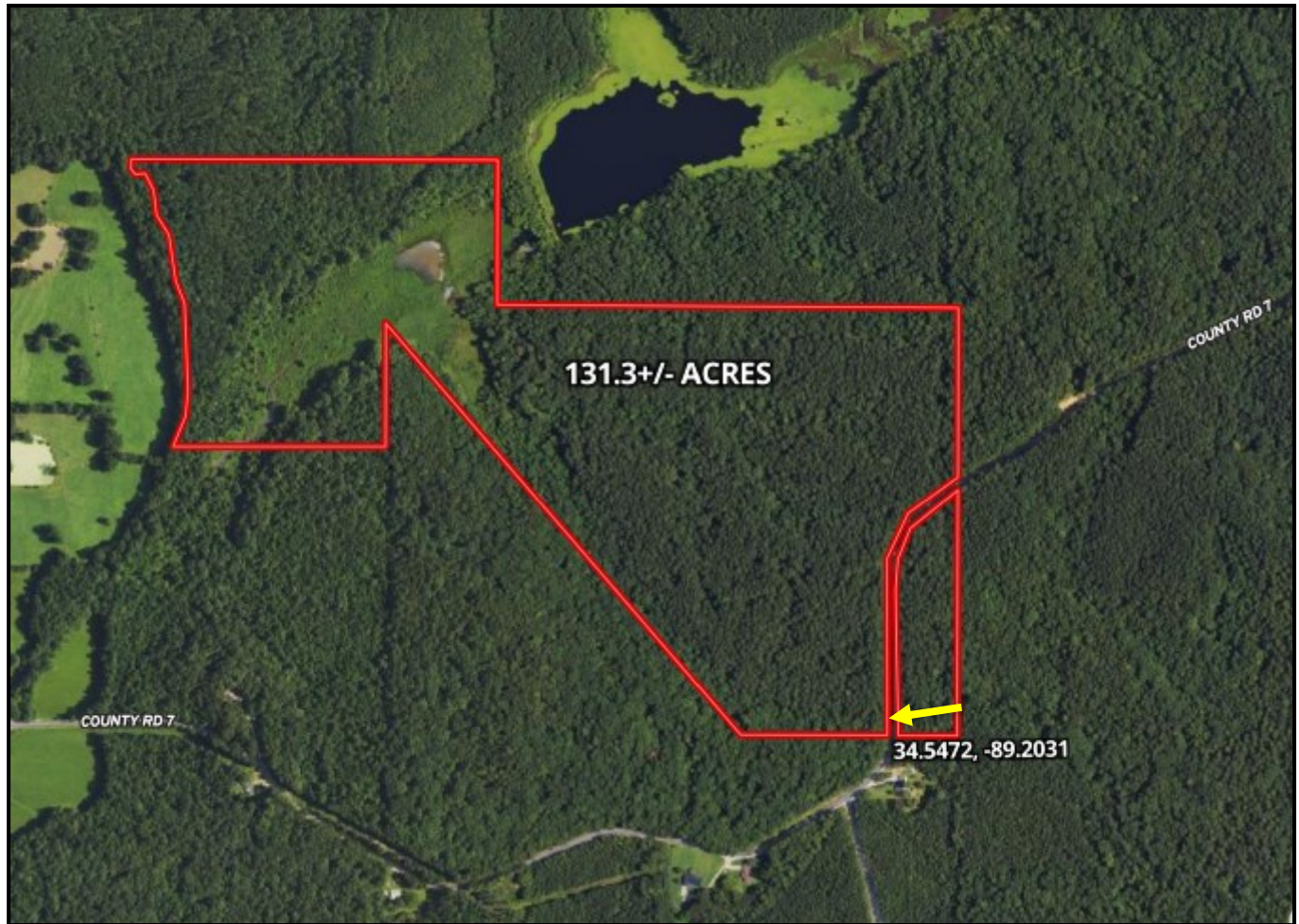






## AERIAL MAP

Click [HERE](#) for an Interactive Map



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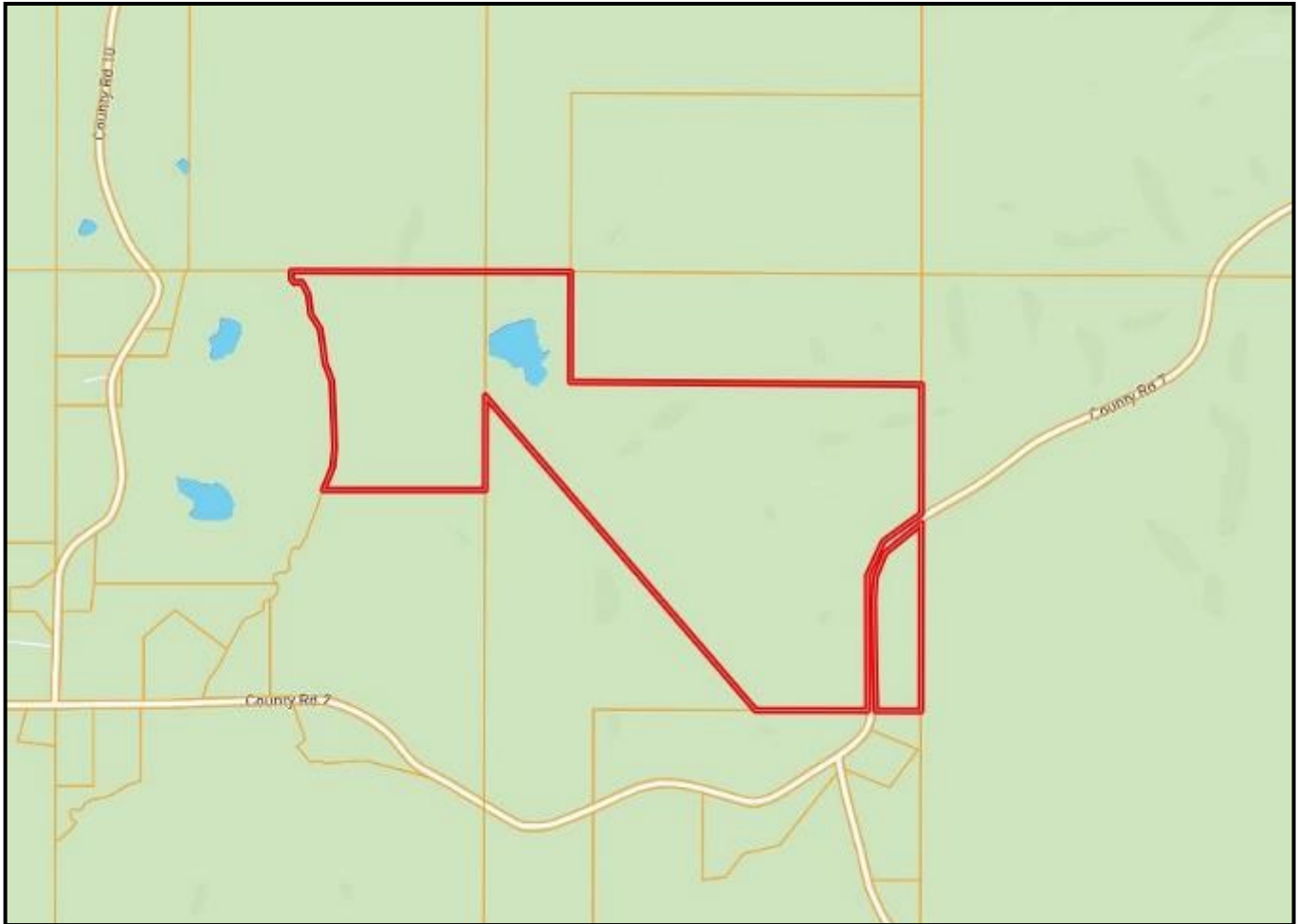
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# OWNERSHIP MAP



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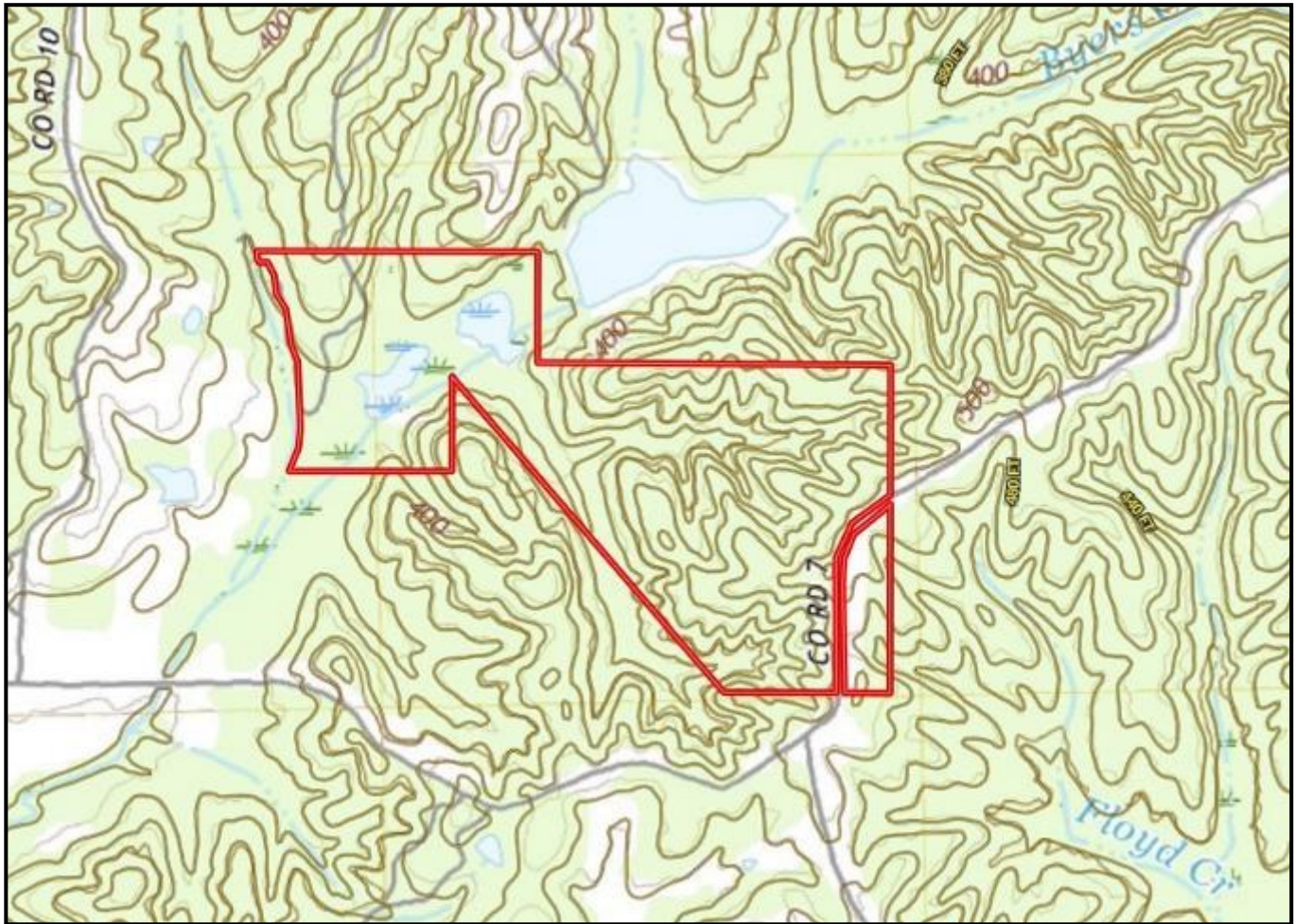


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# TOPOGRAPHY MAP



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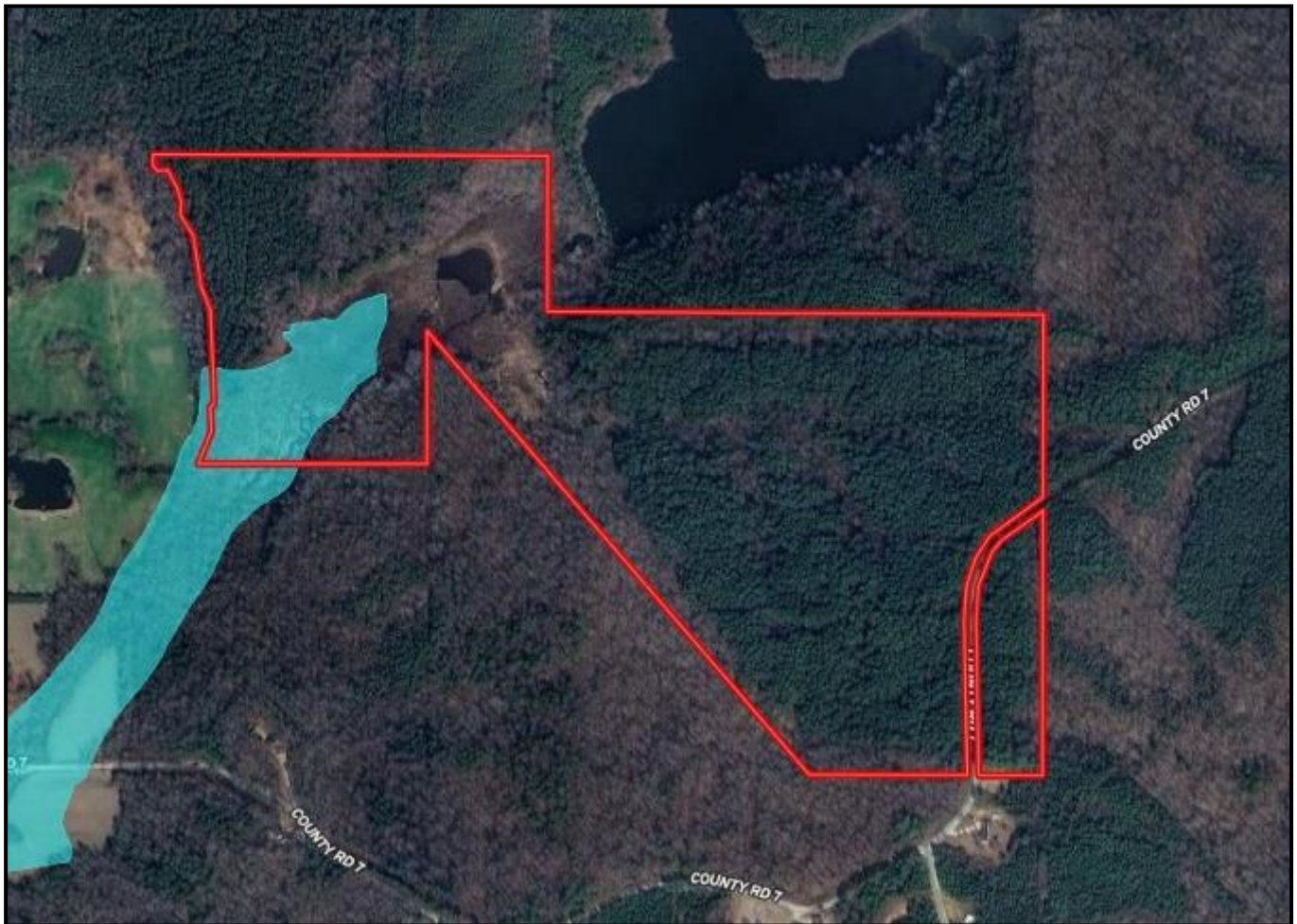
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## FLOOD MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SWF	Smithdale-Sweatman-Providence association, 12 to 35 percent slopes	100.16	81.9	0	45	7e
Ma	Mantachie silt loam, 0 to 2 percent slopes, occasionally flooded	22.14	18.1	0	71	2w

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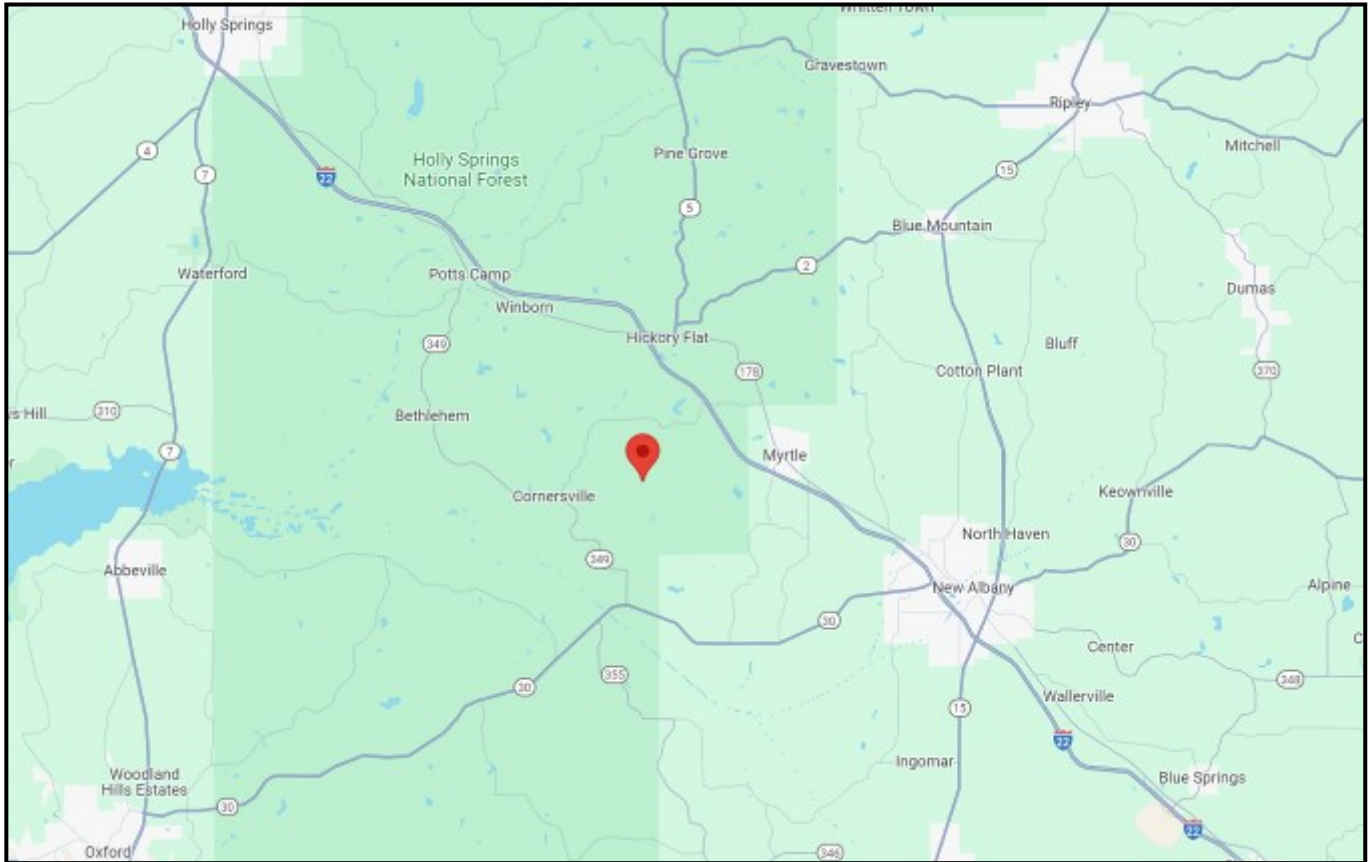
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# DIRECTIONAL MAP



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