

# RECREATIONAL HUNTING TRACT

## 38± Acres in Tippah County, MS



**\$122,000**



Look at this 38± acre recreational tract on CR 312 in Tippah County, MS. The property offers a mix of pine and hardwood timber of varying ages, along with some old pastureland, creating a diverse habitat for deer, turkey, and other wildlife. The eastern boundary is defined by scenic Hurricane Creek, adding to the natural charm of the land.

Access is convenient and straightforward, with road frontage along CR 312 and interior roads. Utilities available include electricity, community water, and natural gas. Additionally, the property provides an annual set-aside payment. The seller would consider dividing, but no 1 or 2 acre lots. Whether you seek a hunting retreat or a serene getaway, this property is a fantastic opportunity. Don't wait—call Tom today!



**TOM  
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)



Expect More. Get More.

**A Real Estate Expert You Can Trust**

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.







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

**TOM WISEMAN**

ASSOCIATE BROKER

O: 662.268.6333 C: 662.317.0467

[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)



Expect More. Get More.



Information is believed to be accurate but not guaranteed.





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

**TOM WISEMAN**

ASSOCIATE BROKER

O: 662.268.6333 C: 662.317.0467

[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)



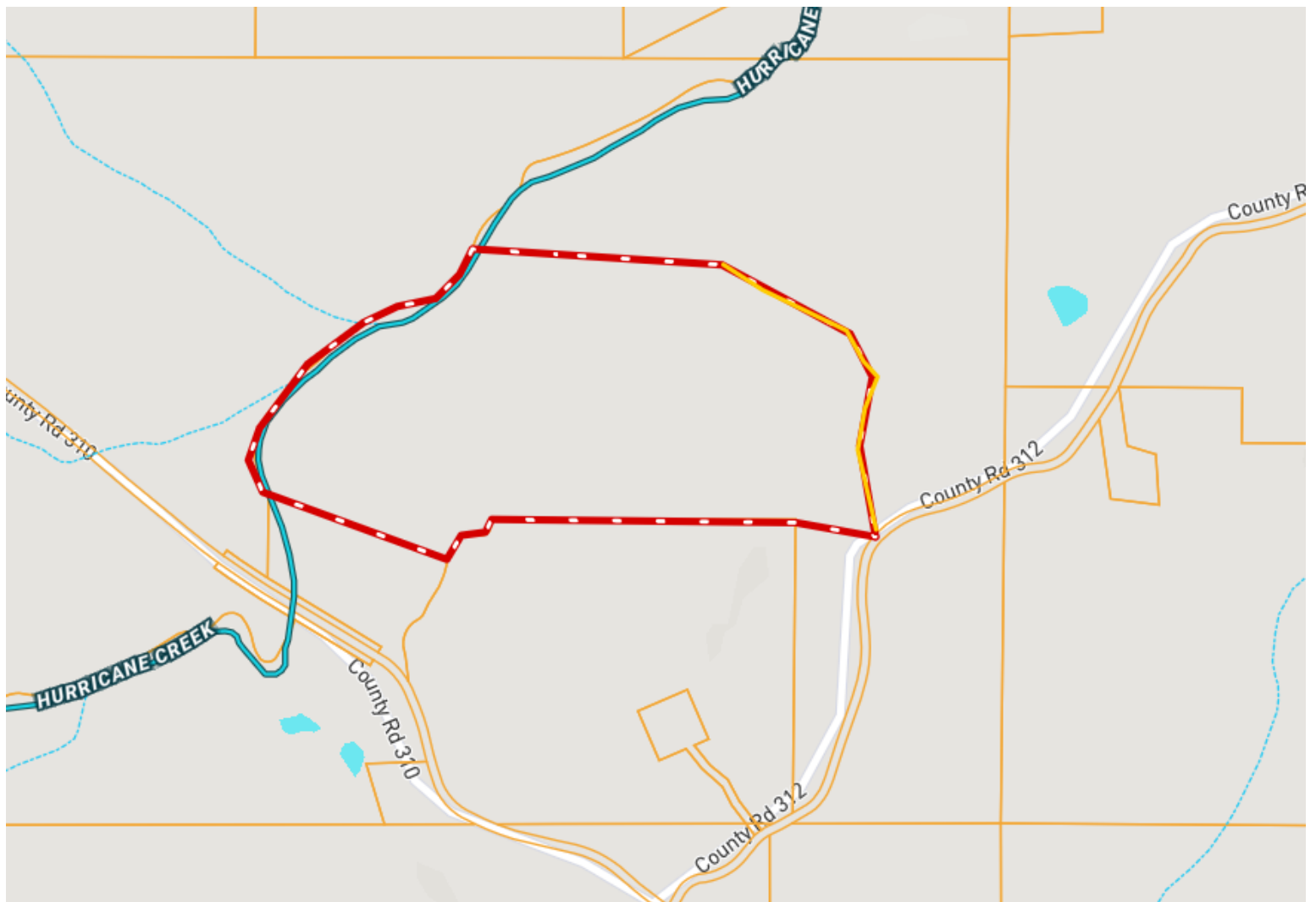
Expect More. Get More.

Information is believed to be accurate but not guaranteed.





# OWNERSHIP MAP



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

**TOM WISEMAN**

ASSOCIATE BROKER

O: 662.268.6333 C: 662.317.0467

[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)



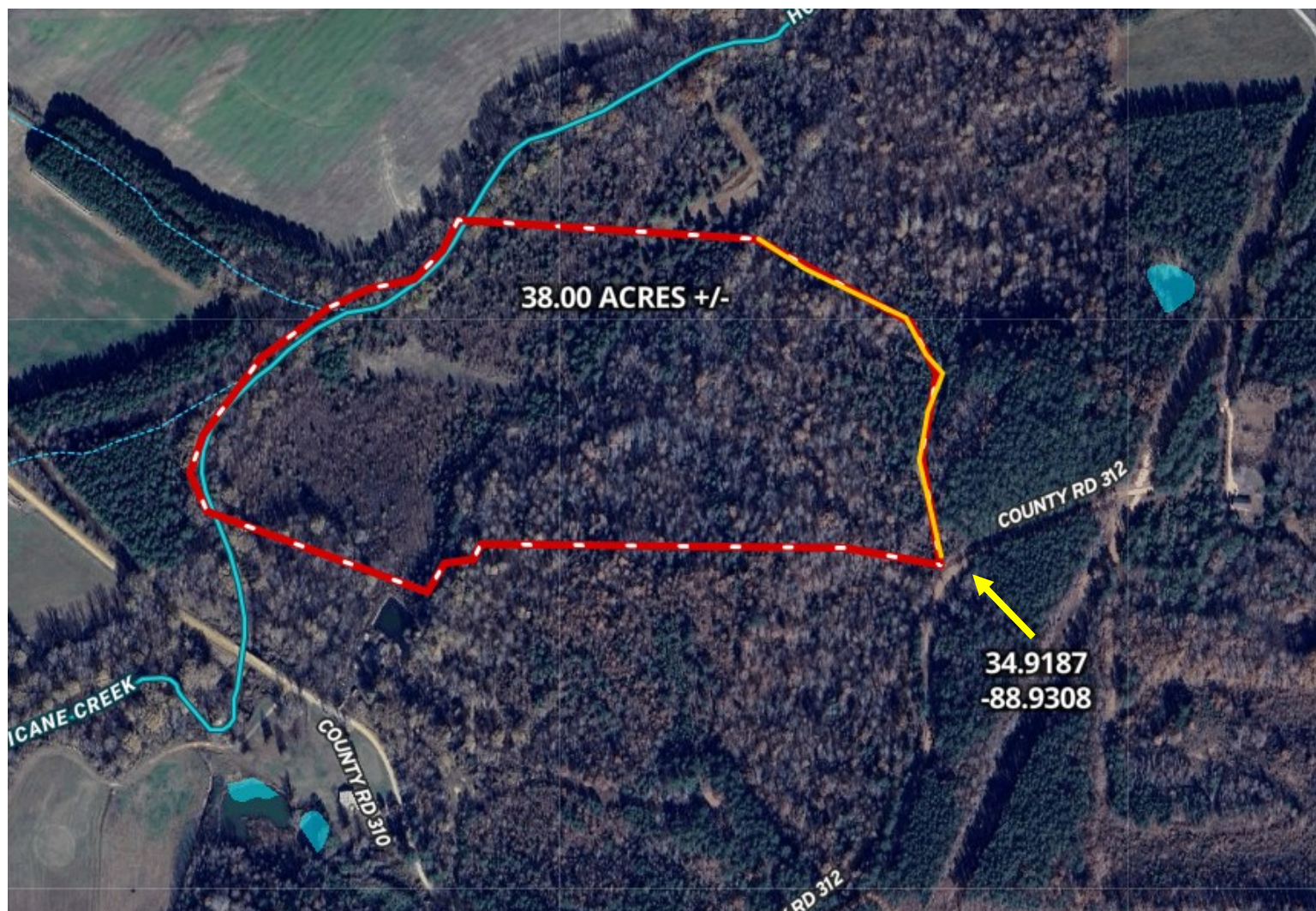
Expect More. Get More.

Information is believed to be accurate but not guaranteed.





# AERIAL MAP



[Click Here for the LandId Interactive Map Link](#)

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

**TOM WISEMAN**

ASSOCIATE BROKER

O: 662.268.6333 C: 662.317.0467

Twiseman@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.

Information is believed to be accurate but not guaranteed.





# TOPO MAP



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

**TOM WISEMAN**

ASSOCIATE BROKER

O: 662.268.6333 C: 662.317.0467

[Twiseman@TomSmithLand.com](mailto:Twiseman@TomSmithLand.com)

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

**Tom  
Smith  
LAND AND  
HOMES**

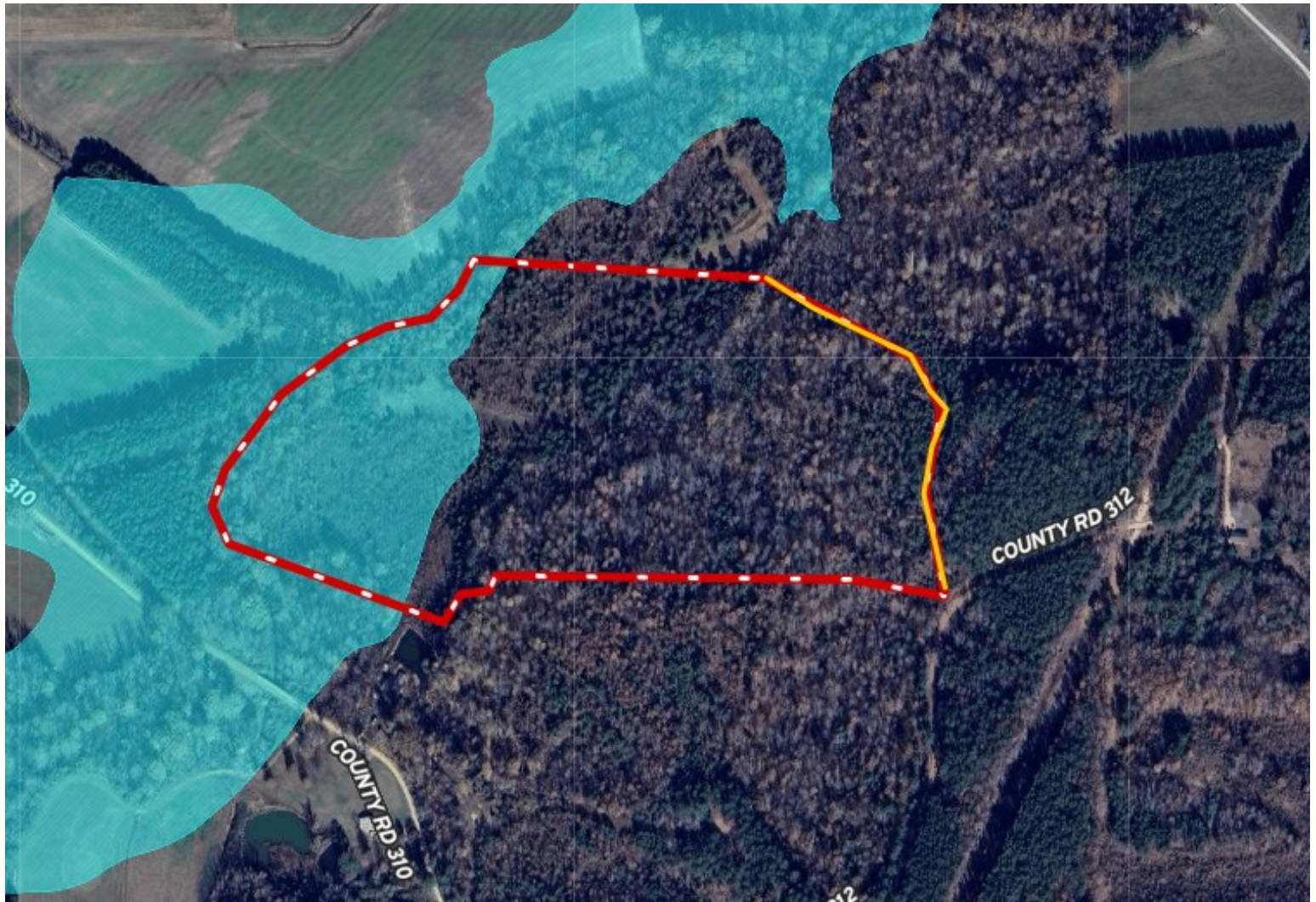
Expect More. Get More.

2011-2014  
NATIONAL  
BEST  
BROKERAGES

Information is believed to be accurate but not guaranteed.



# FLOOD MAP



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

**TOM WISEMAN**

ASSOCIATE BROKER

O: 662.268.6333 C: 662.317.0467

[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)



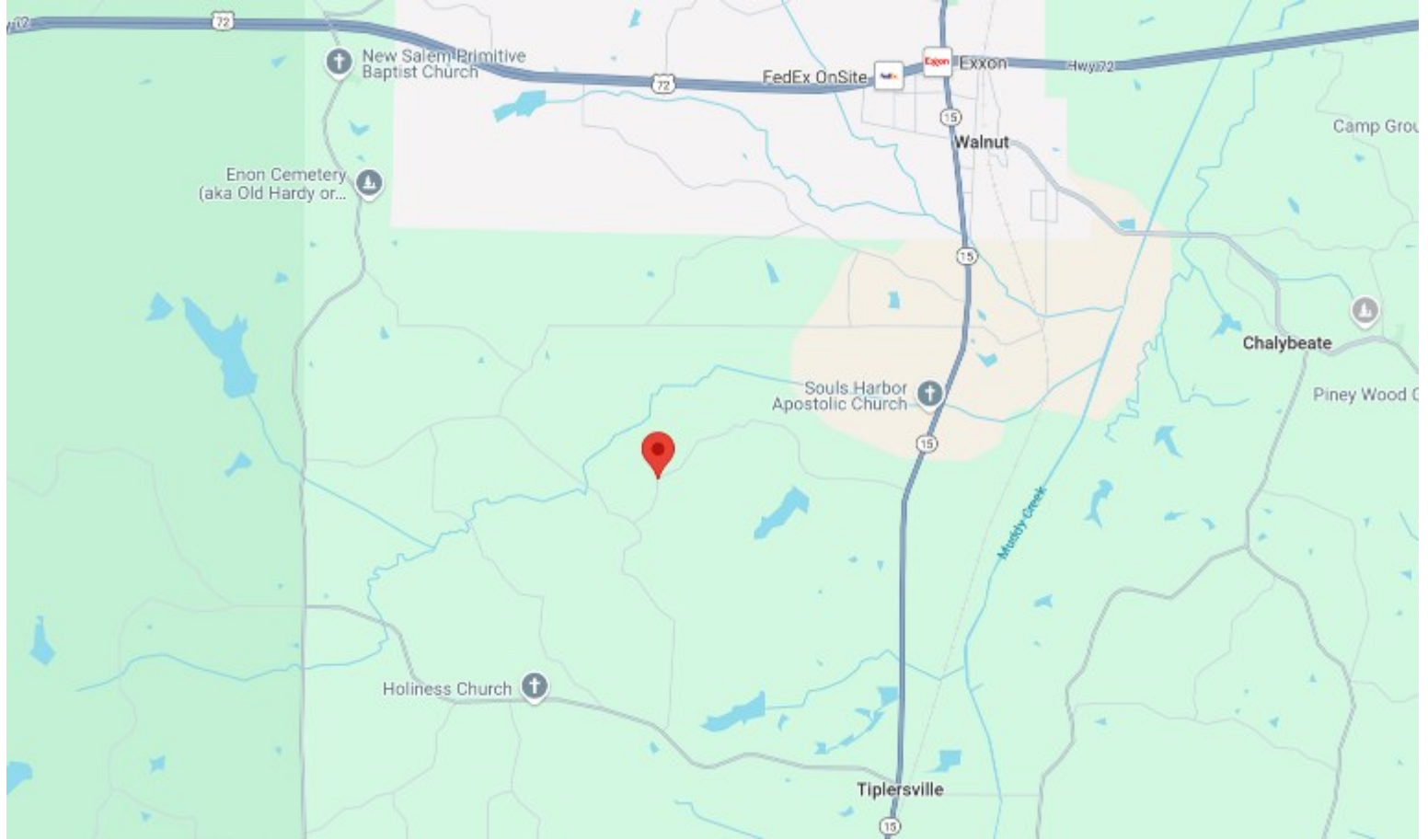
Expect More. Get More.

Information is believed to be accurate but not guaranteed.





# DIRECTIONAL MAP



Directions from the Intersection of Hwy 15 and Hwy 72 in Walnut MS: Travel Hwy 15 S towards Ripley for 2.4 miles. Turn right onto CR 312. After 1.7 miles the property will be on the right.

Address: CR 312 Tiplersville, MS 38674 -Click for Google Maps Link



**TOM  
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)



Expect More. Get More.

**A Real Estate Expert You Can Trust**

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

