

# RECREATIONAL HUNTING TRACT

## 80± Acres in Tippah County, MS



# \$364,000



Look at this 80± 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 approximately 1,550 feet of road frontage along CR 312 and numerous interior roads. Utilities available include electricity, community water, and natural gas. Additionally, the property provides an annual set-aside payment of approximately \$270. 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**

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

Information is believed to be accurate but not guaranteed.





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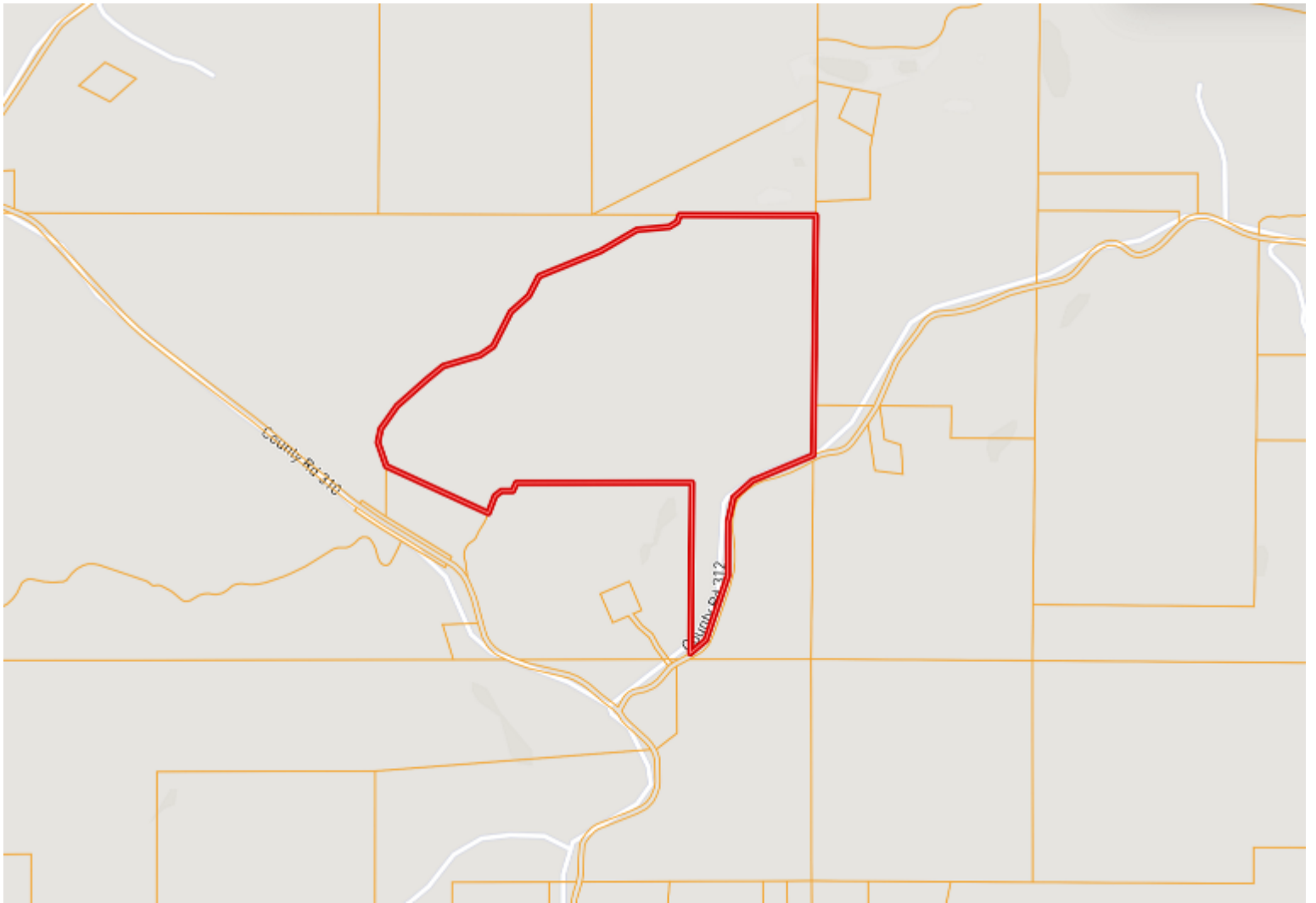


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# OWNERSHIP MAP



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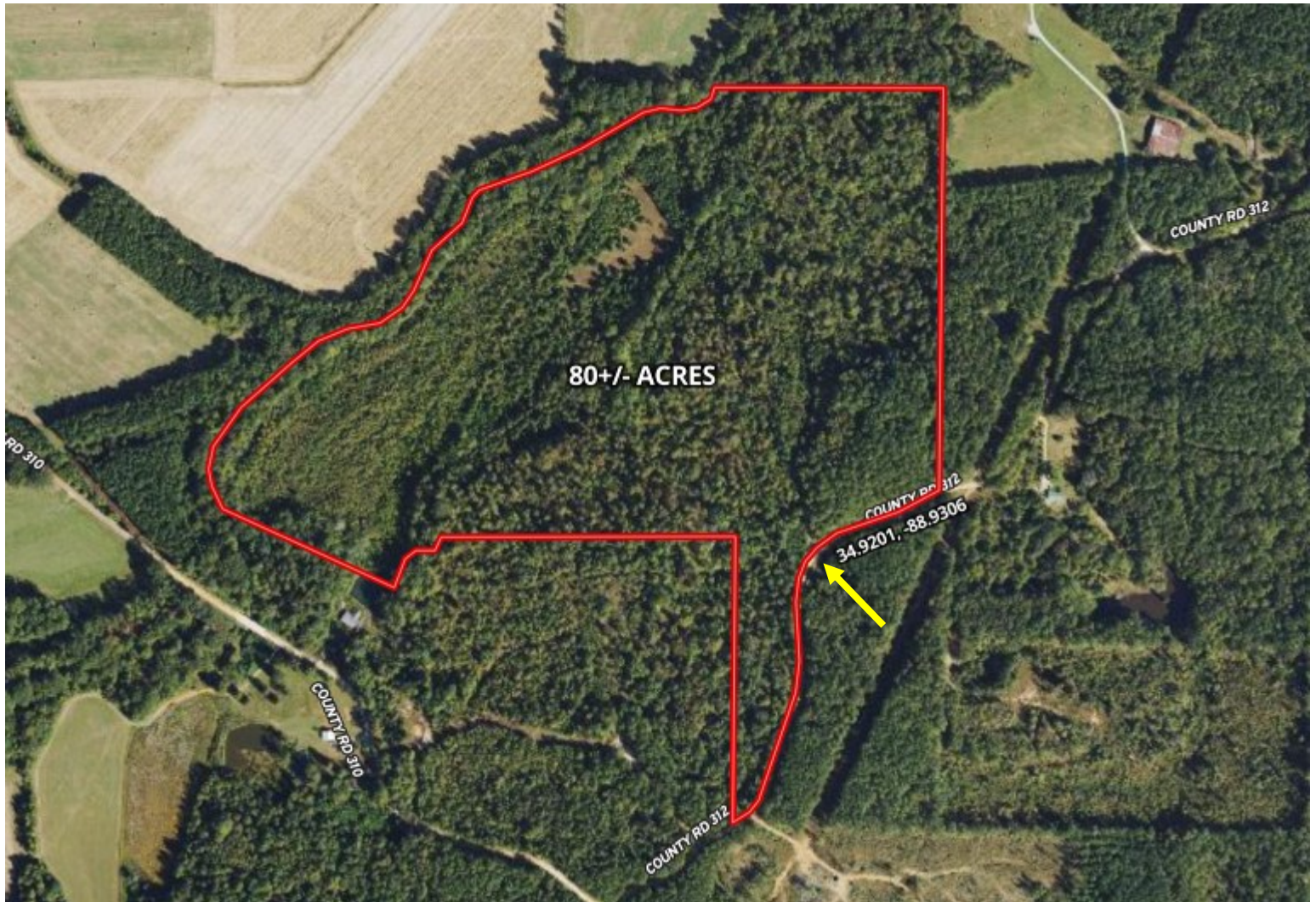


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# AERIAL MAP



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

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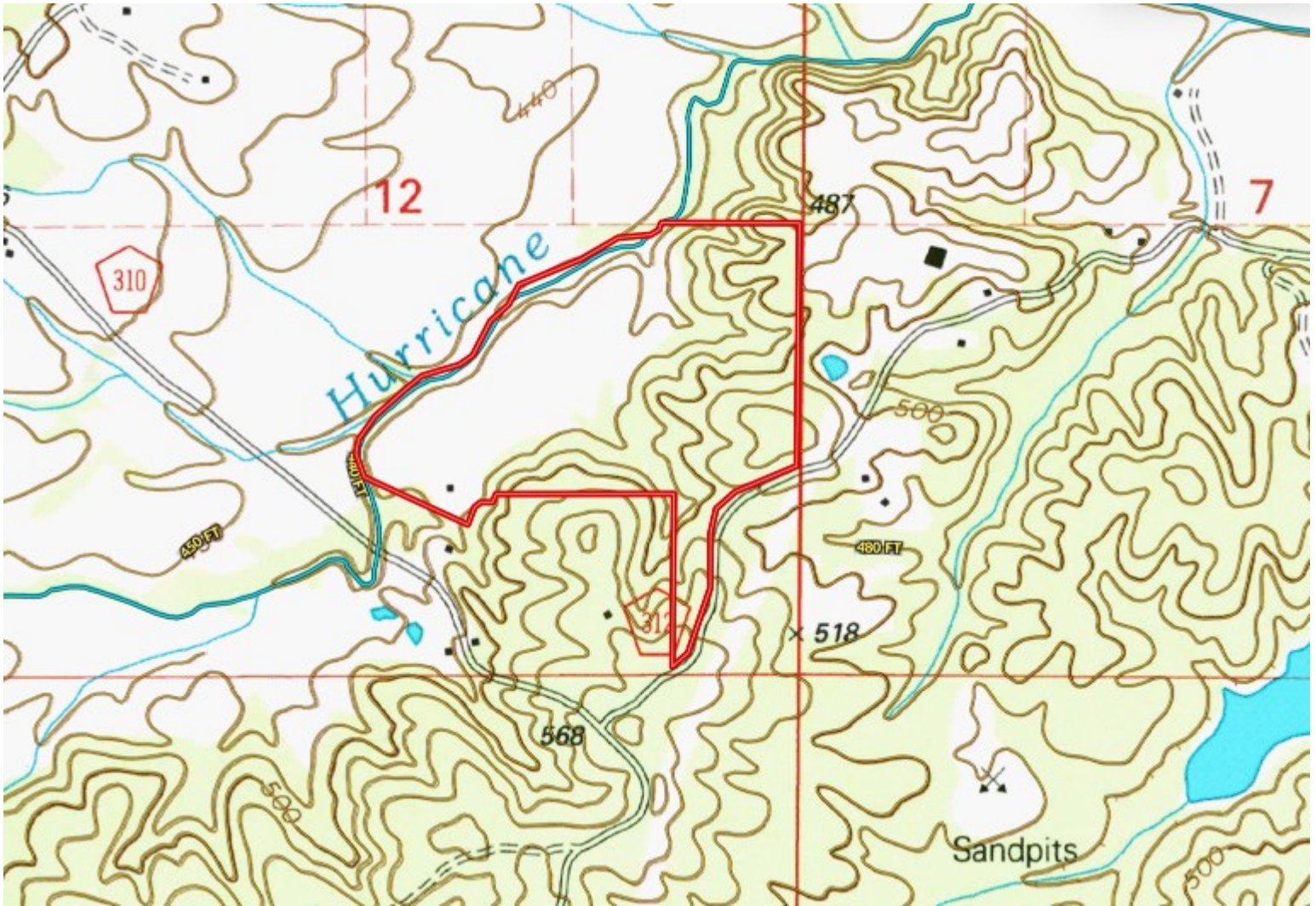


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# TOPO MAP



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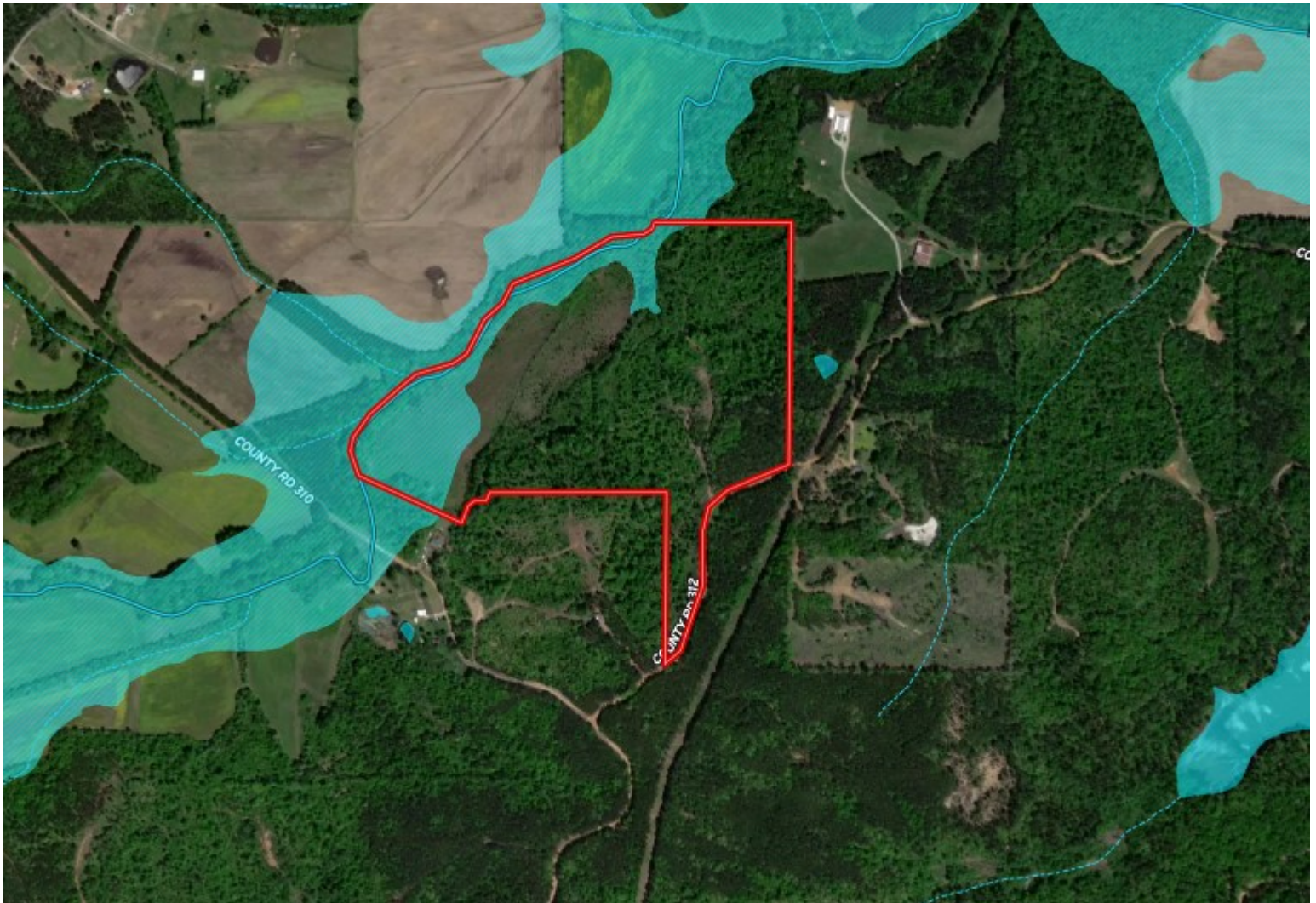


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# FLOOD MAP



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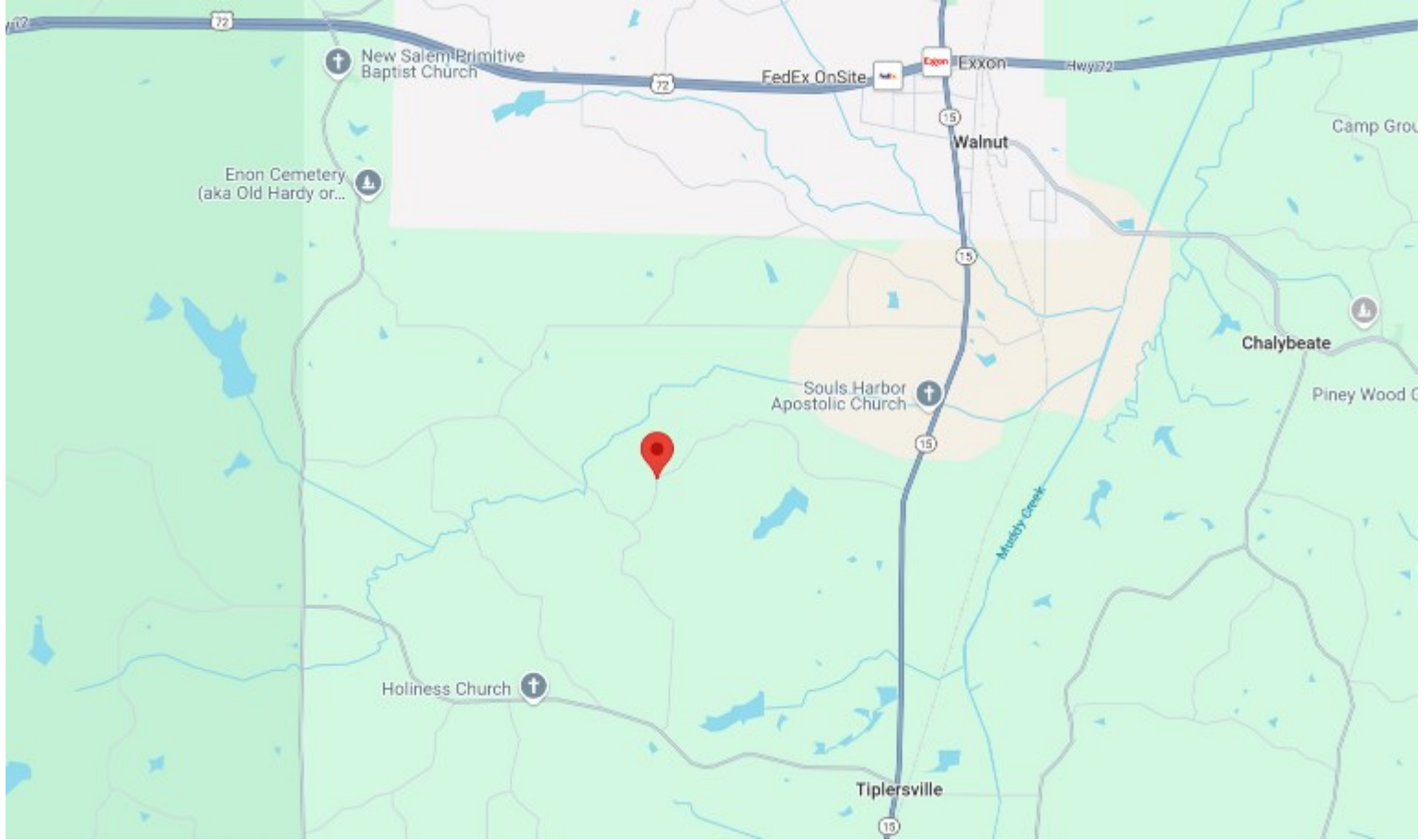


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# DIRECTIONAL MAP



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



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