

RECREATIONAL AND RESIDENTIAL TRACT 39± Acres in Union County, MS



\$195,000



This 39± acre residential and recreational tract on CR 34 in Union County, MS, offers a mix of hardwood timber of varying ages, some pine, and a small pond, creating a diverse habitat for deer, turkey, and other wildlife. Bordering the Holly Springs National Forest on the north and west sides, it provides easy access to additional acres of recreation. With approximately 330 feet of frontage along paved CR 34 and numerous interior roads, access is convenient and straightforward. Utilities include electricity and natural gas, and the old home site features a well, septic tank and storage shed. Whether you are looking for a hunting retreat or a peaceful getaway, this property is a great opportunity. Call Tom today!



**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

TWiseman@TomSmithLand.com



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Information is believed to be accurate but not guaranteed.





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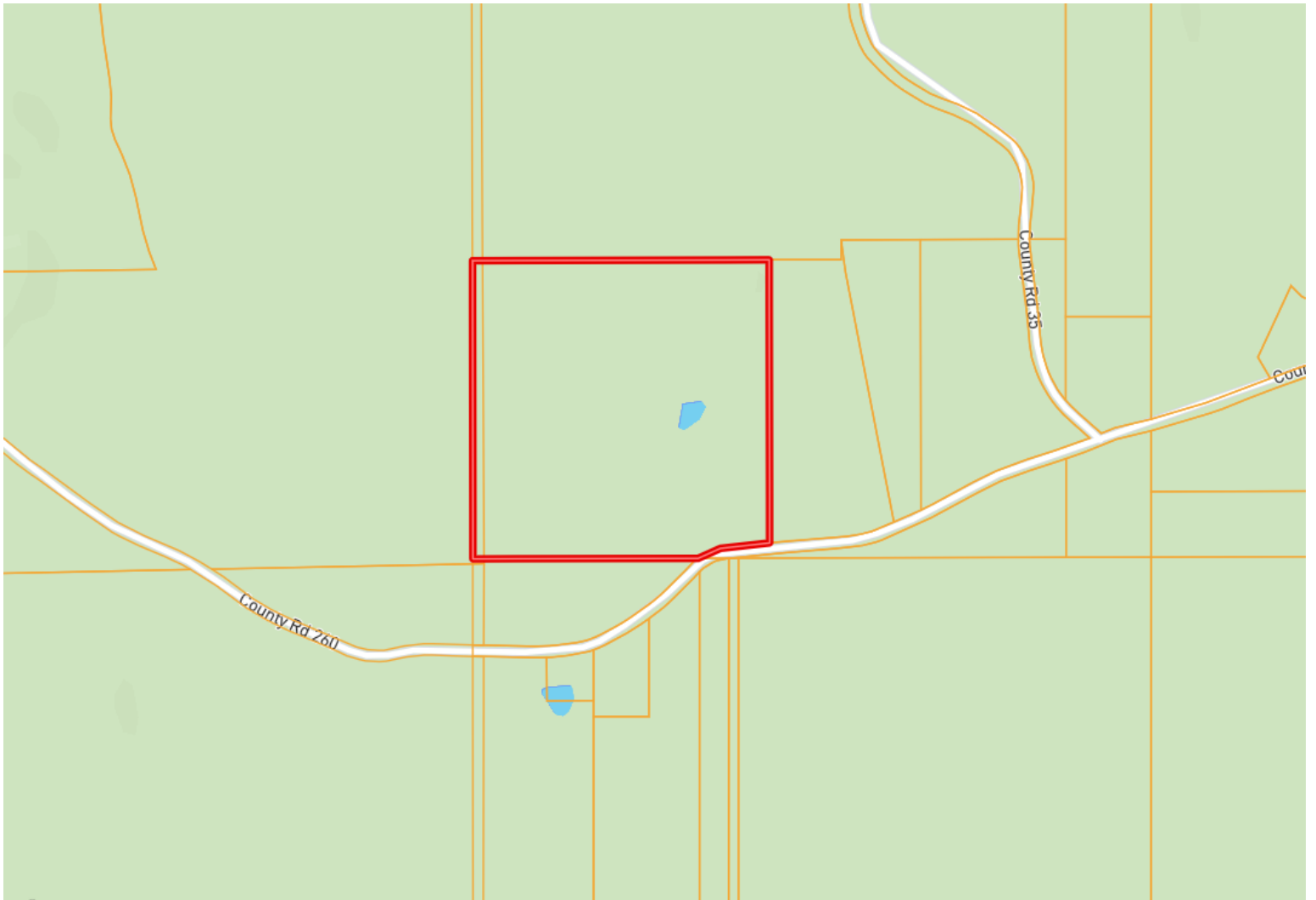


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OWNERSHIP MAP



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AERIAL MAP



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

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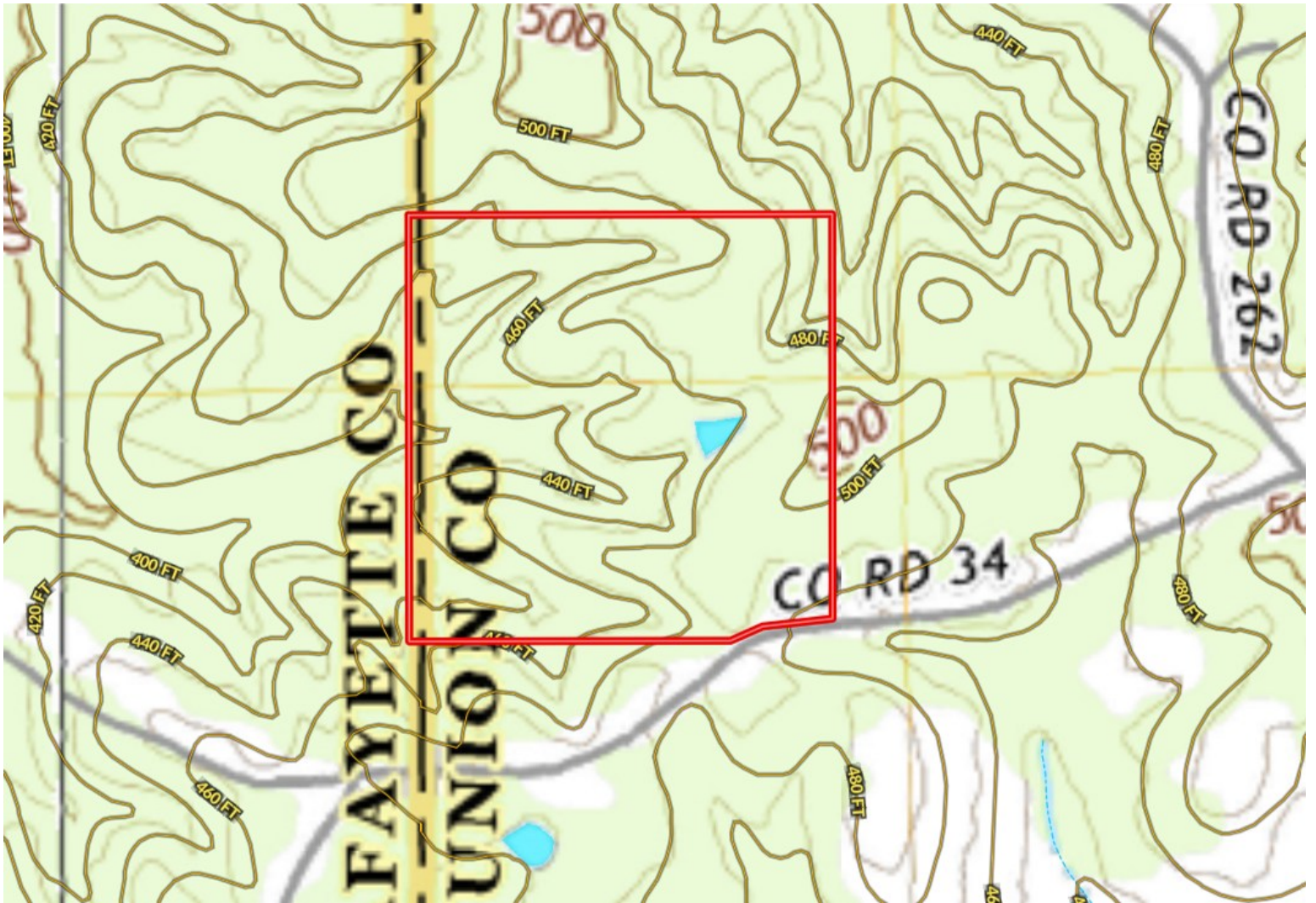


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TOPO MAP



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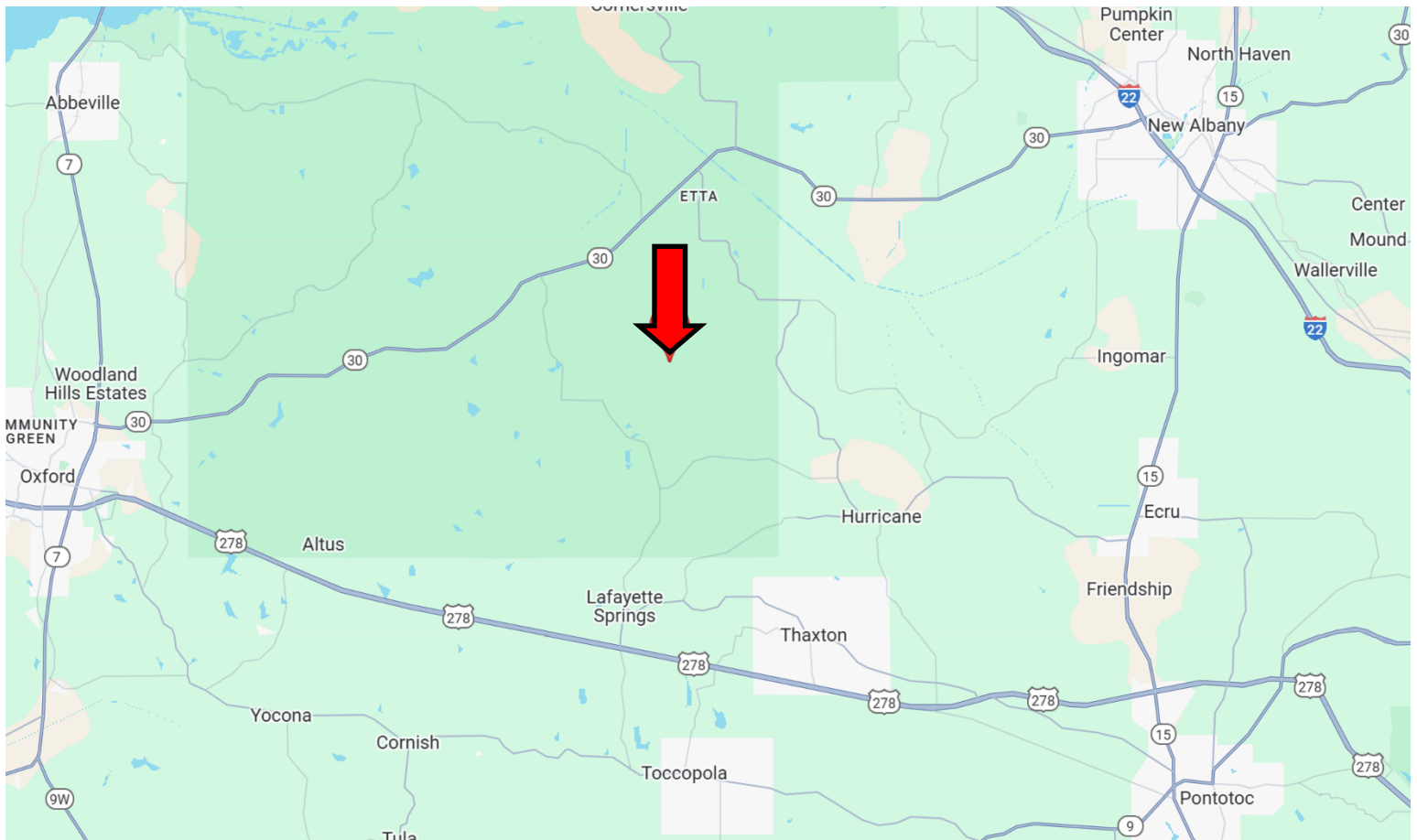


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DIRECTIONAL MAP



Directions from the intersection of Hwy 7 and Hwy 30 in Oxford, MS: Merge onto Hwy 30 E and travel 10.7 miles. Turn right onto CR 247 and travel 2.2 miles. Make a slight right onto CR 251 and travel 1.2 miles. Turn left onto CR 255 travel 1.4 miles. Make a slight right onto CR 260/ CR 34. After 1.2 miles, the property will be on the right.

Address: 1021 CR 34 Thaxton, MS 38871-Click for Google Maps Link



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