

| RESIDENTIAL | RECREATIONAL | DEVELOPMENT |

104± Acres in Tippah County, MS



\$460,000

Look at this diverse 104± acre Tippah County property located at 814 Ashland Road inside the city of Ripley! This wooded property is zoned R-1, Single Family Residential for a depth of 600 feet along Ashland Road with the remaining acreage being zoned A-1, Agriculture. The tract features a mixed pine/hardwood timber stand, rolling topography, an excellent internal road system, a 3.5± acre pond and 3 smaller ponds, making it a perfect development tract or large residential/recreational site. Conveniently located near the sports plex and downtown Ripley, this property has a little bit of everything and is waiting for you. Don't wait—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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AERIAL MAP



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

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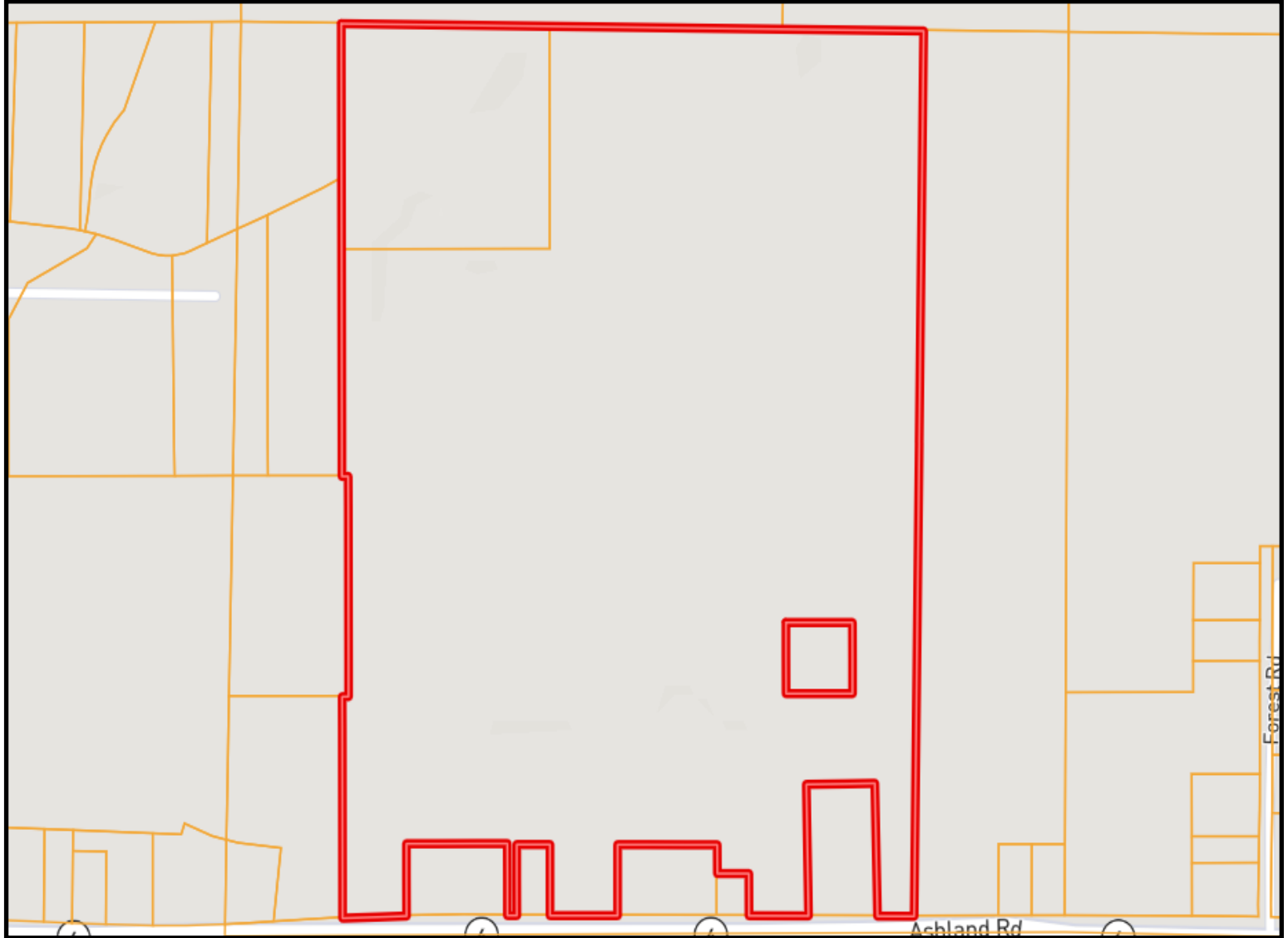
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OWNERSHIP MAP



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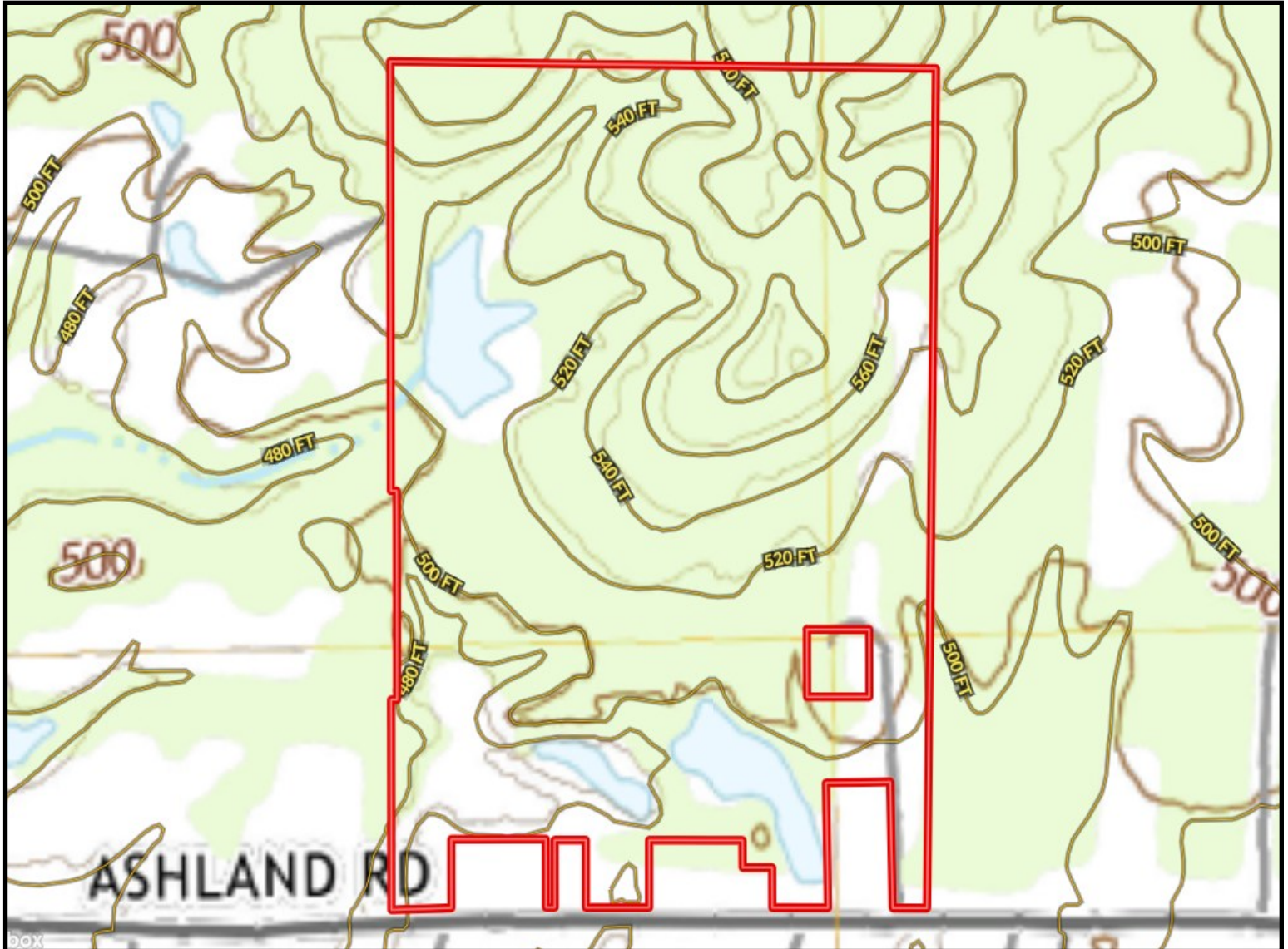


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TOPO MAP



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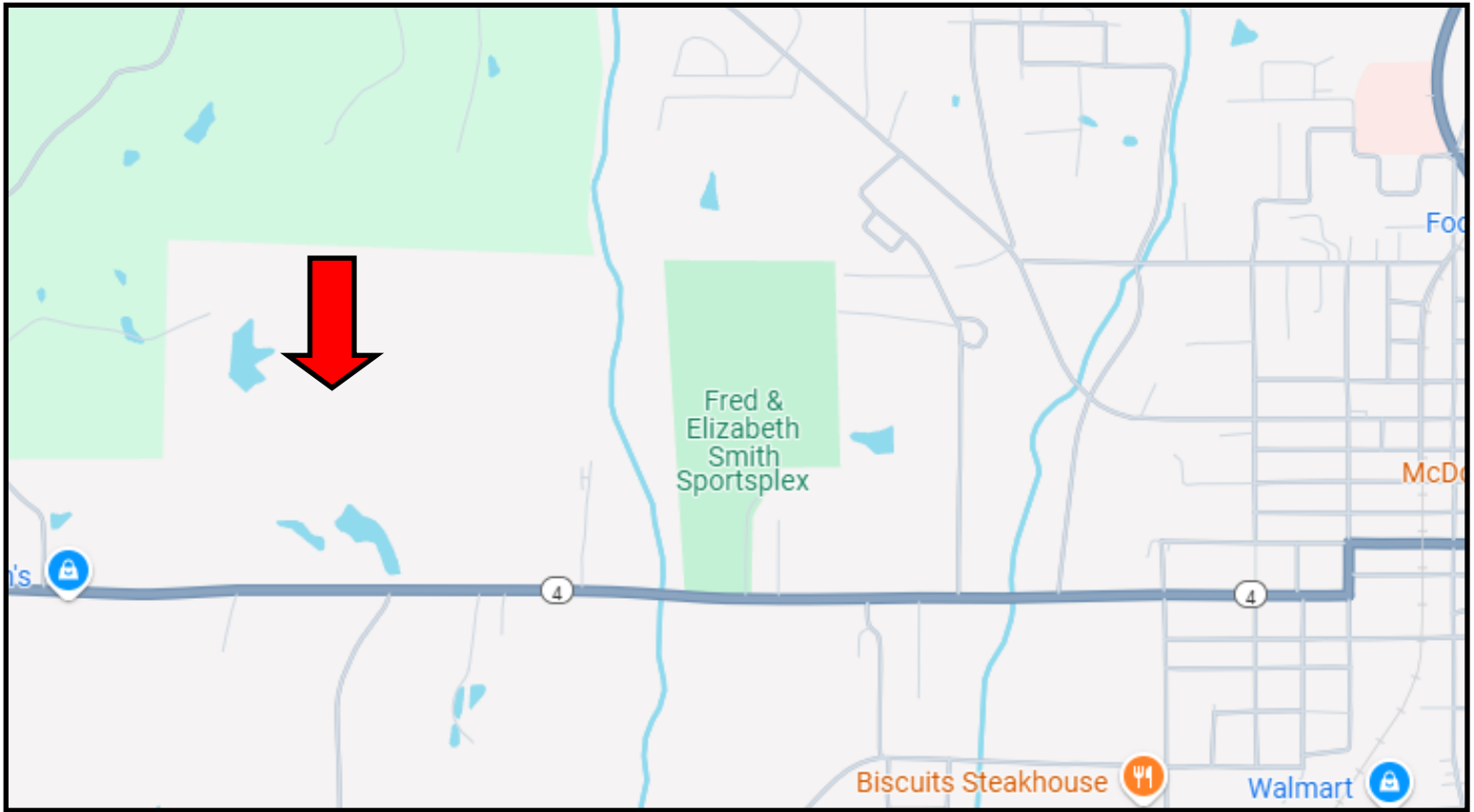
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DIRECTIONAL MAP



Directions from the intersection of HWY-4 and HWY-15 in Ripley, MS: Turn right at the 1st cross street onto E Walnut St, in 417ft take a left turn onto S Jackson St. In 1.4 miles, turn right onto Ashland Rd. and the property will be on your right.

Address: 814 Ashland Road Ripley, MS 38663-Click for Google Maps Link



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