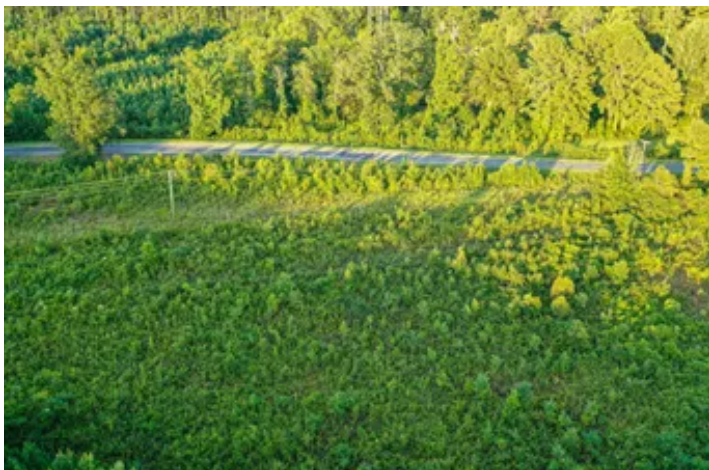


Neshoba 88 Union
Road 248
Union, MS 39365

\$141,000
88± Acres
Neshoba County



Neshoba 88 Union
Union, MS / Neshoba County

SUMMARY

Address

Road 248

City, State Zip

Union, MS 39365

County

Neshoba County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

32.656608 / -89.12681

Taxes (Annually)

335

Acreage

88

Price

\$141,000

Property Website

<https://www.mossyoakproperties.com/property/neshoba-88-union-neshoba-mississippi/60568/>



PROPERTY DESCRIPTION

Check out this nice 88+/- acre property in South Central Neshoba County! Located only 1 mile off of Highway 15 in the Linwood community makes for a simplistic commute to Union or Philadelphia. Quite rural community in the Neshoba County School District. Property is at the intersection of CR 248, which is a paved road, and CR 1319 which is a well maintained gravel road. Fulton Canal runs along the western property line providing fresh water for a variety wild game year around! The majority of the property was clear cut around 8 years ago and allowed to naturally regenerate with a diverse mixture of pine and hardwoods; providing ideal bedding and habitat for an abundance of wildlife! Gentle rolling topography throughout. Multiple house sites located along the paved road, as well as the gravel road. Whether you are looking for a recreational, hunting, investment, or homesite with acreage; This could be the place you have been looking for!! It's priced right, and the location is sought after. Be the first to view before it's gone!!!

Dustin Pope, Certified Land Specialist

Licensed in MS

Office: [662-495-1121](tel:662-495-1121)

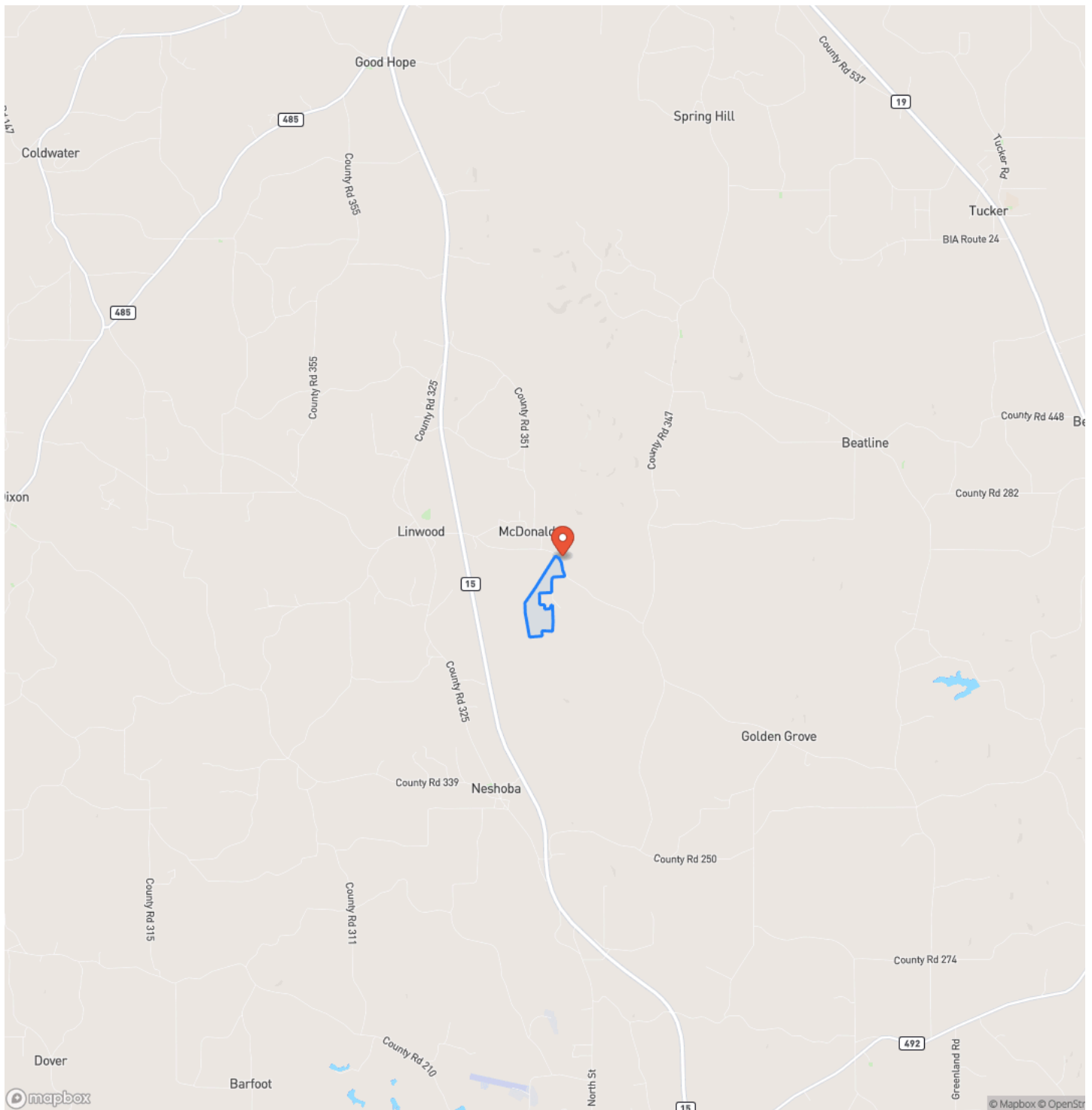
Cell: [601-575-5566](tel:601-575-5566)

Email: dpope@mossyoakproperties.com

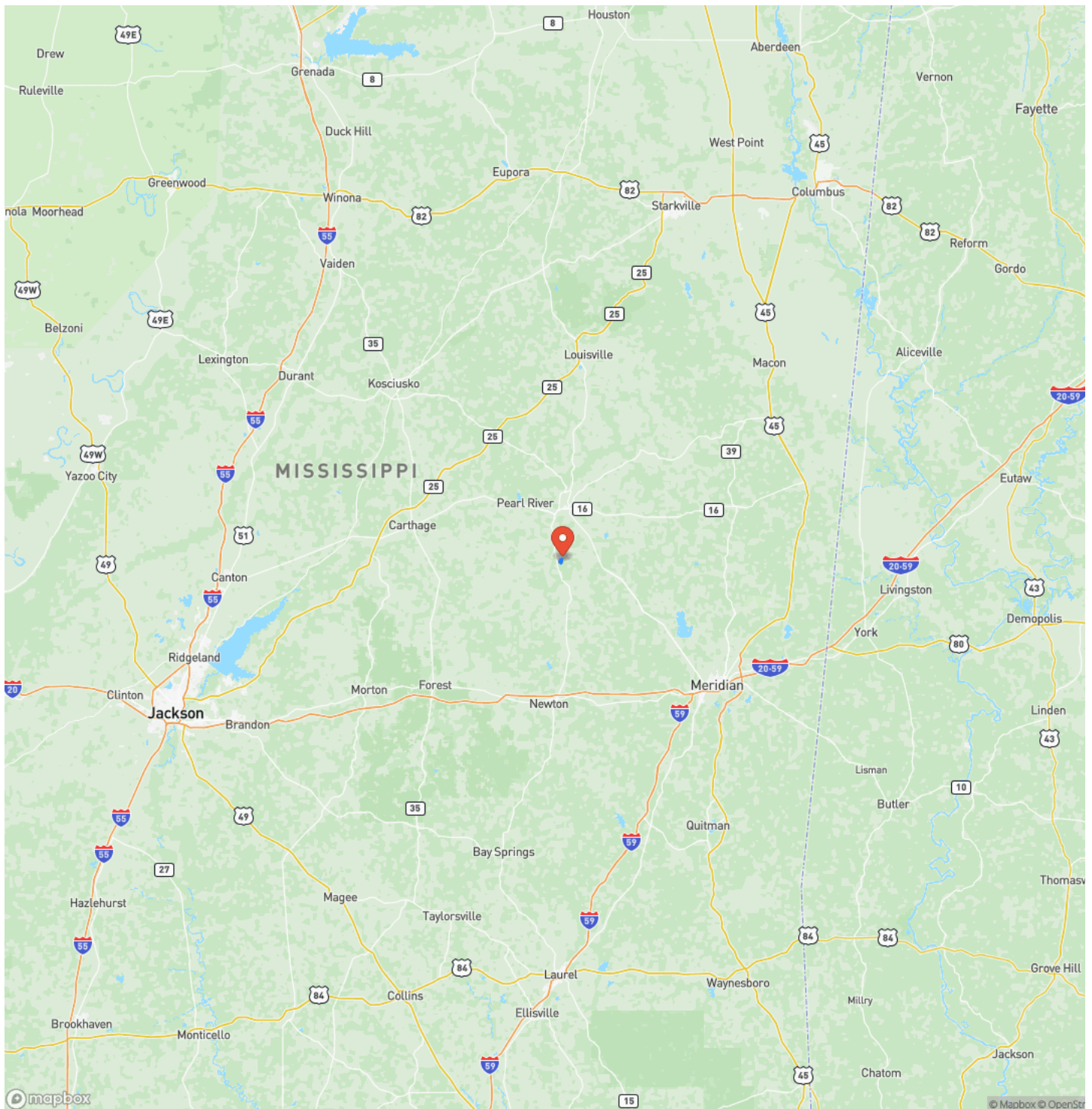
Neshoba 88 Union
Union, MS / Neshoba County



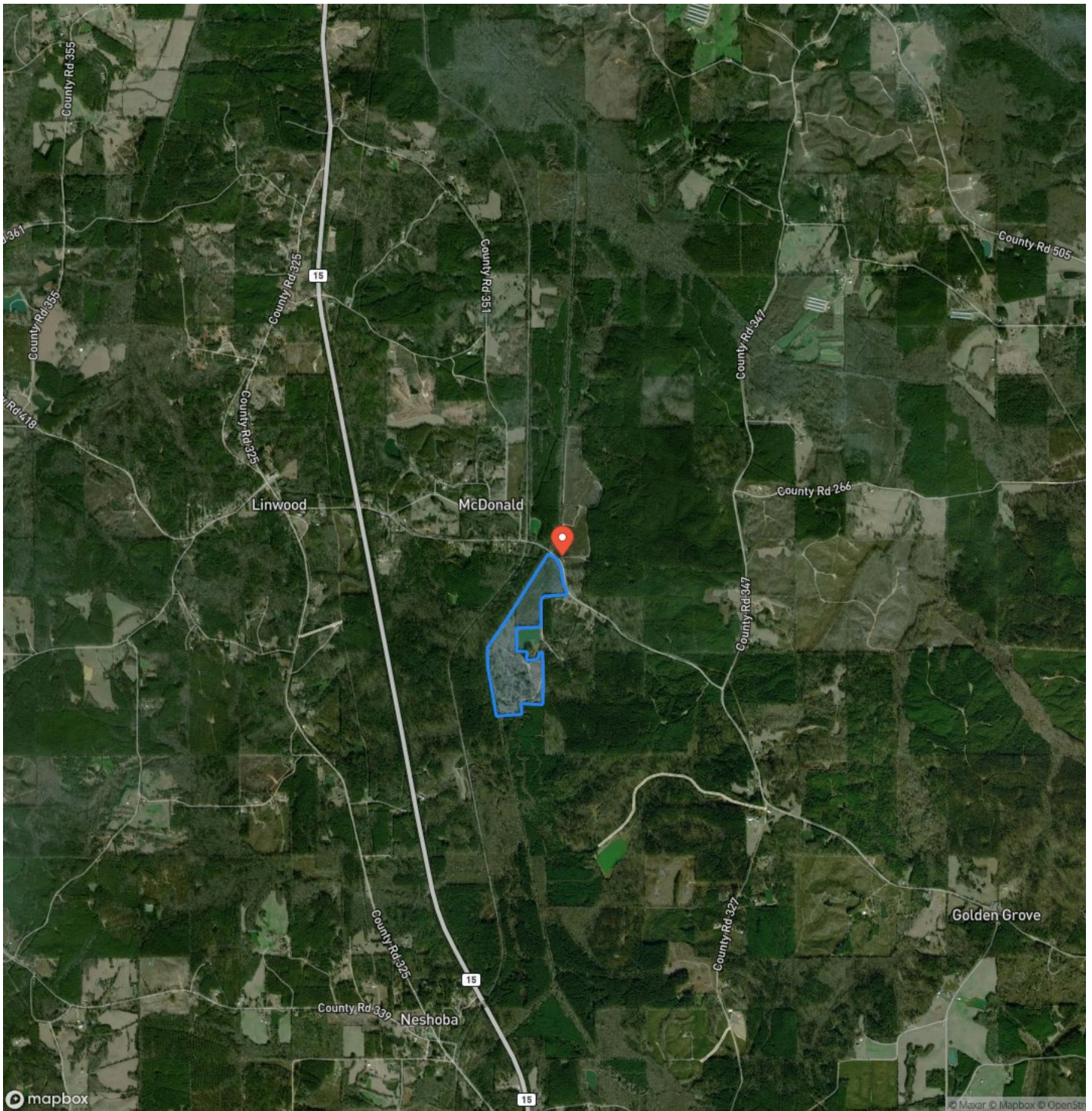
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dustin Pope

Mobile

(601) 575-5566

Office

(662) 495-1121

Email

dbrettpope@yahoo.com

Address

108 Lone Wolf Dr.

City / State / Zip

Madison, MS 39051

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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