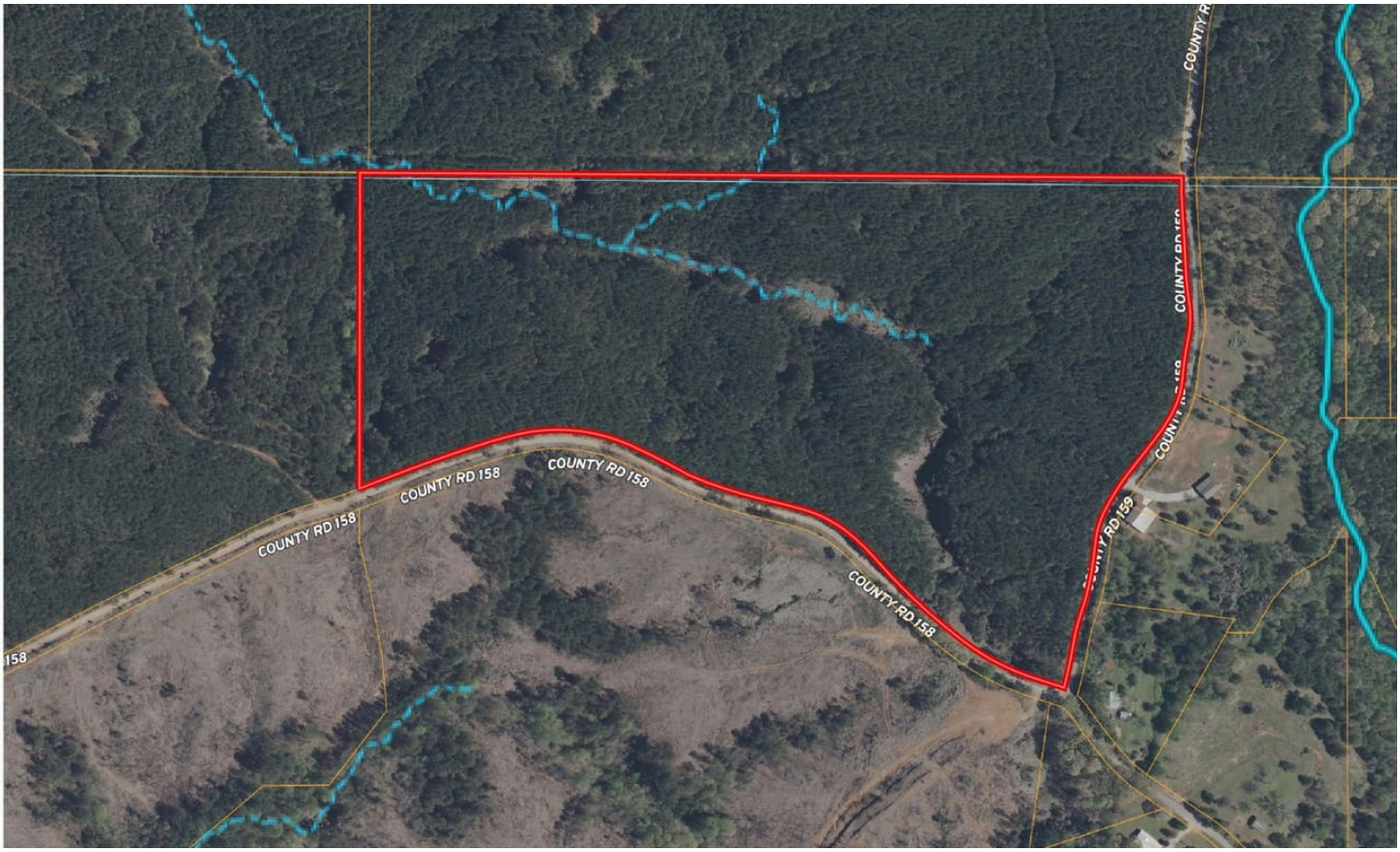
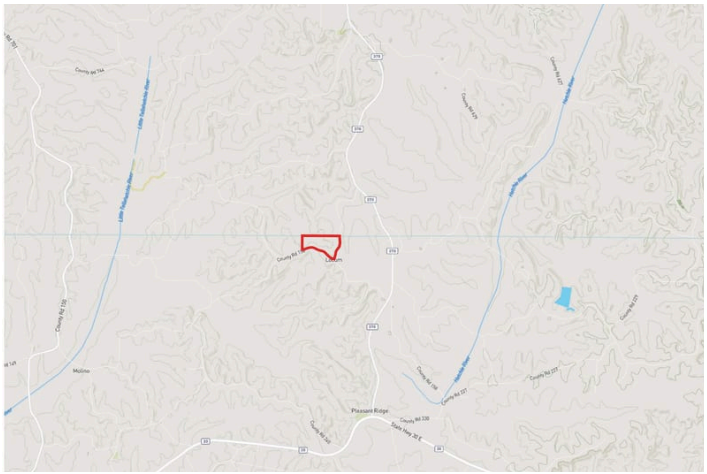
CR 158 and CR 159 – 48.5 Acres of Young Planted Pine Hunting Land at Pleasant Ridge, Union County, MS
0 CR 158 & 159
Pleasant Ridge, MS 38652

$121,250
48.5± Acres
Union County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
0 CR 158 & 159

City, State Zip
Pleasant Ridge, MS 38652

County
Union County

Type
Hunting Land, Recreational Land

Latitude / Longitude
34.595108 / -88.845328

Acreage
48.5

Price
$121,250

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

48.5 +/- Acres of Planted Pine with Deer and Turkey Hunting and Frontage on Two County Roads, Pleasant Ridge - Union County, Mississippi

Quick facts

- Acreage: 48.5 +/- acres
- Location: Pleasant Ridge, Union County, Mississippi 38652
- Price: $121,250 ($2,500 per acre)
- Property type: Hunting Land, Recreational Land
- Road access: County Road
- Land cover: Wooded
- Wildlife: Small Game, Turkey, Whitetail Deer
- Current use: Hunting, Timber
- Possible uses: Hunting, Investment, Recreational, Timber
- Parcel ID: 073R-02-001.00
- Listing agent: Greg Warren, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

If you're looking for a well-located recreational tract in Union County, this 48 acre property near Pleasant Ridge is worth a serious look. Situated at the intersection of CR 158 and CR 159, the land benefits from convenient access via two county roads while still offering the privacy and seclusion that hunters and land buyers are typically after.

The property is planted in pines, giving it solid long-term timber value while also creating excellent habitat for deer and turkey. The young pine stands provide thick bedding and screening cover that whitetail rely on throughout the year, and the mix of edges and open areas makes for good turkey strutting and feeding ground. Active game sign is present throughout the property, and the cover types give hunters flexibility when it comes to stand placement depending on the season and wind.

Union County is well known among North Mississippi hunters for its productive deer and turkey populations, and this tract's location near Pleasant Ridge puts it in one of the more desirable pockets of the county. The dual road frontage at CR 158 and CR 159 also adds flexibility for access, whether you're bringing in equipment for timber management or simply heading out for an evening hunt.

Whether your goal is to establish a hunting camp, grow a timber investment, or both, this 48-acre tract offers a strong combination of accessibility, cover, and game activity. Properties with this kind of road frontage and habitat quality don't stay on the market long - call today to schedule a showing.

Location

The property is in Union County, Mississippi, near Pleasant Ridge, about 15 miles from New Albany; about 30 miles from Tupelo; about 95 miles from Memphis.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Greg Warren with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

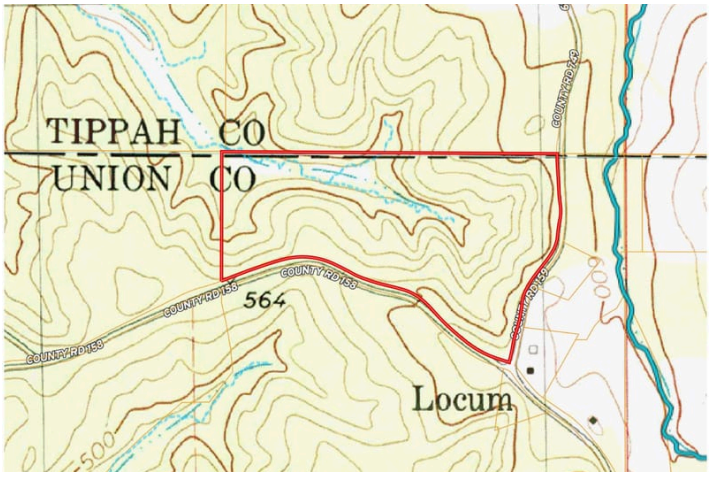
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.



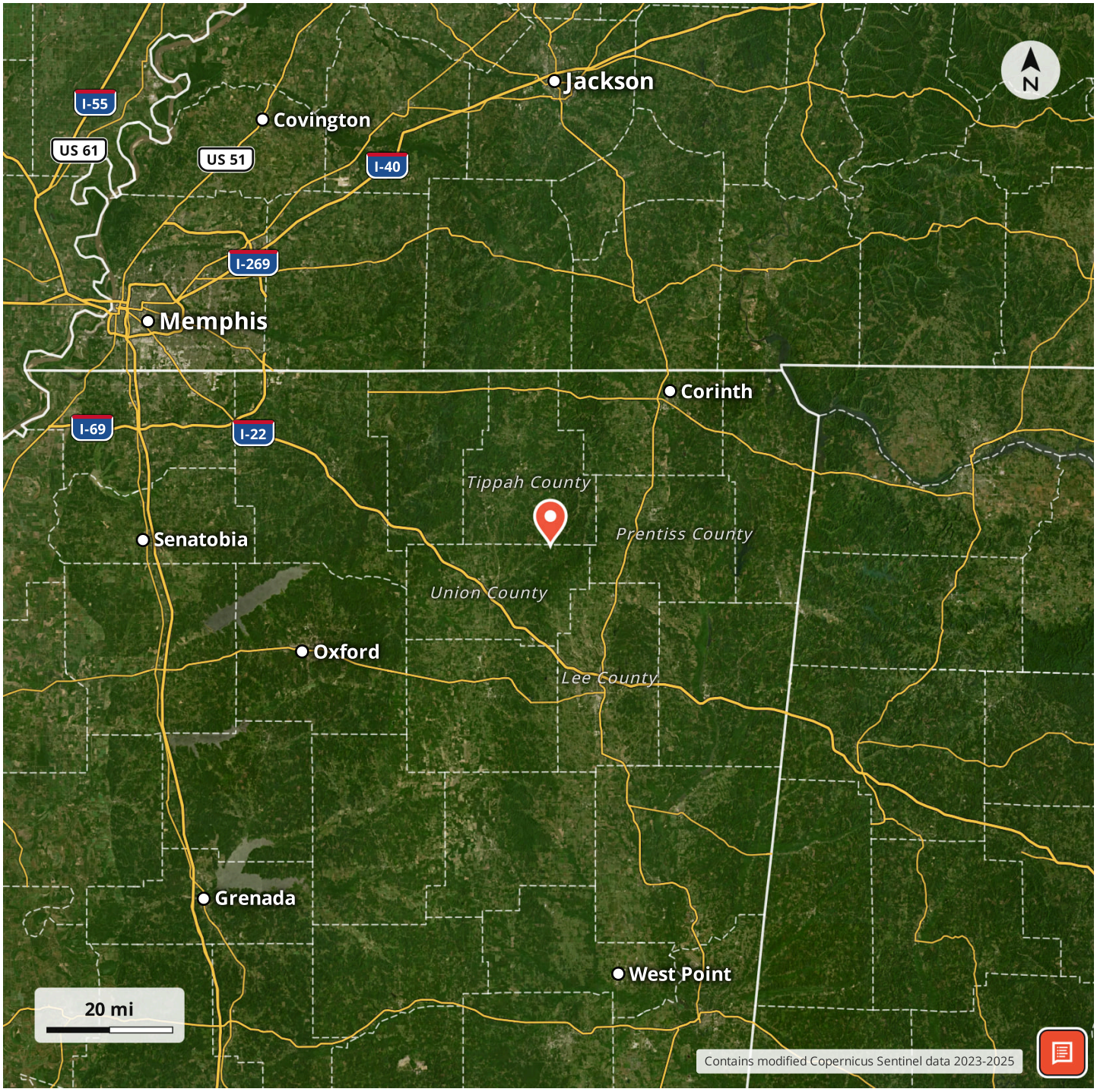







TIPPAH CO
UNION CO
COUNTY RD 159
COUNTY RD 159
564
Locum

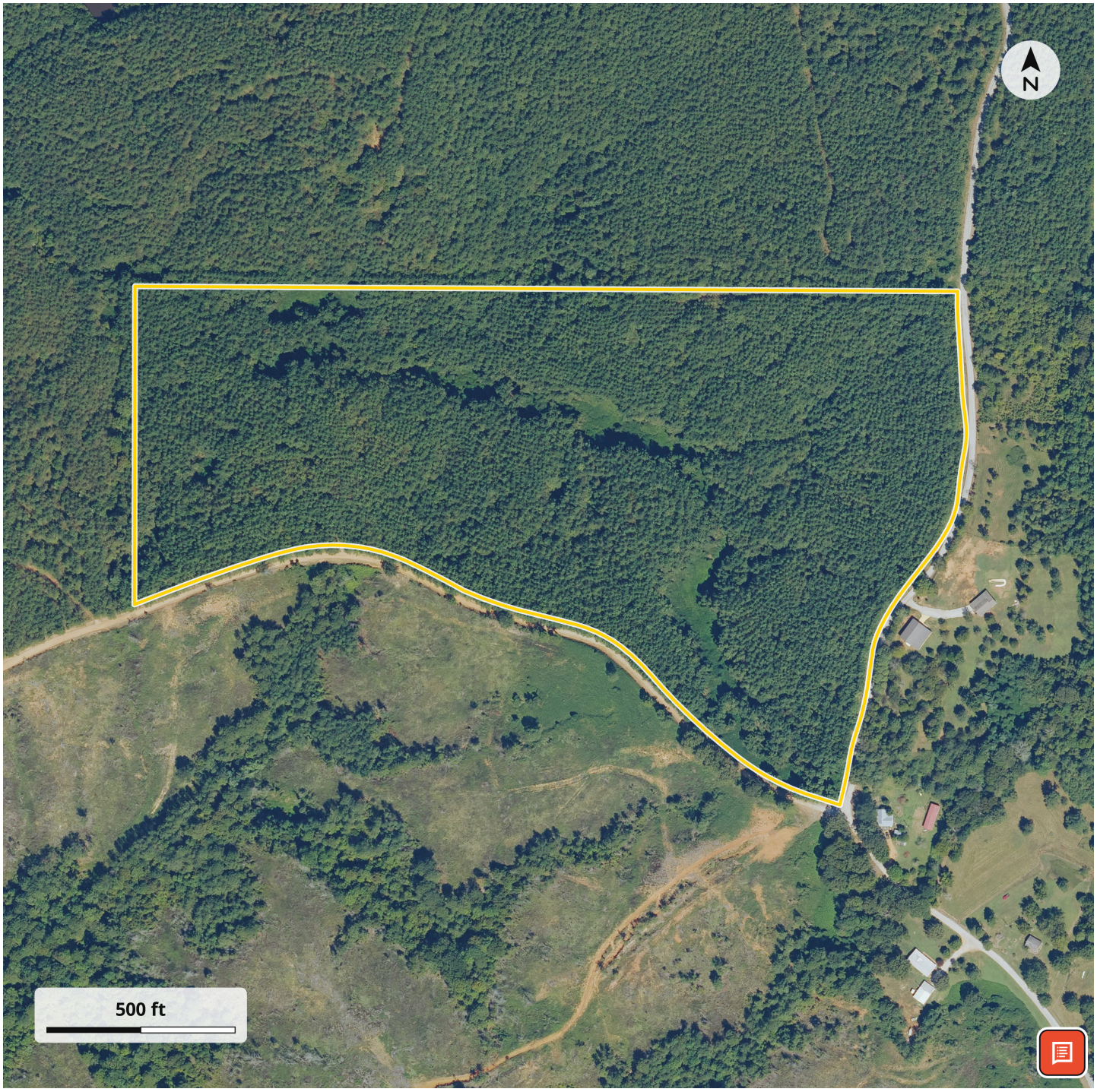
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Greg Warren

Mobile
(662) 488-5779

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(662) 495-1121

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gwarren@mossyoakproperties.com

Address
5795 Highway 45 Alt S

City / State / Zip
West Point, MS 39773

NOTES

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DISCLAIMERS

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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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