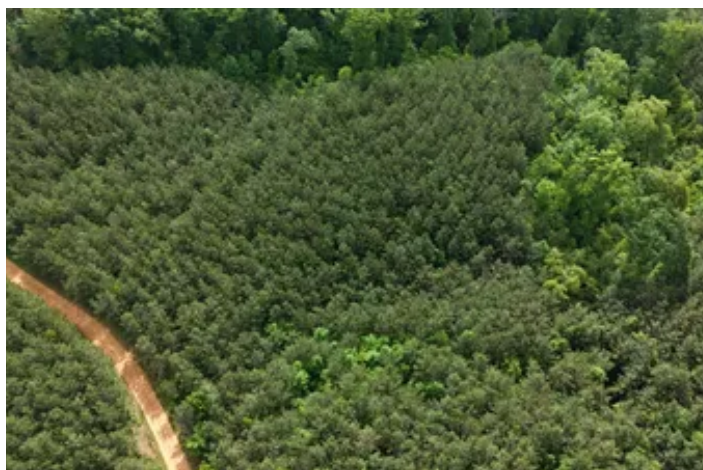


CR 308
CR 323
Iuka, MS 38852

\$487,200
56± Acres
Tishomingo County



CR 308
Iuka, MS / Tishomingo County

SUMMARY

Address

CR 323

City, State Zip

Iuka, MS 38852

County

Tishomingo County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.924514 / -88.185894

Acreage

56

Price

\$487,200

Property Website

<https://www.mossyoakproperties.com/property/cr-308-tishomingo-mississippi/84378/>



PROPERTY DESCRIPTION

56 Acres of Planted Pine Near JP Coleman State Park – Ideal for Homesites, Development, or Investment

Discover 56 acres of professionally planted pine timber in a highly desirable location near JP Coleman State Park and Northrop Grumman. Just 1.5 miles from Cook's Landing on Pickwick Lake, this property offers the perfect balance of seclusion, accessibility, and long-term value.

Property Highlights:

- **Strategic Location:** Located minutes from JP Coleman State Park, Northrop Grumman, and Pickwick Lake—ideal for recreation, retirement, or weekend getaways.
- **Development Ready: ABUNDANT ROAD FRONTAGE AND ACCESS TO A NEWLY CONSTRUCTED COMMUNITY WATER LINE MAKES THIS PROPERTY READY FOR DEVELOPMENT OR CUSTOM BUILT HOME.**
- **Flexible Terrain:** Multiple potential homesites spread across gently rolling topography—ideal for a primary residence, family estate, or recreational retreat.
- **Timber Investment:** Planted pine offers long-term value and future income through timber harvesting.
- **Rare Opportunity:** A unique blend of privacy, convenience, and investment potential—all within a short drive of lakeside access and public recreation.

Whether you're looking to build, invest, or simply escape to the quiet of the countryside, this versatile property delivers.

Greg Warren, Agent, Registered Forester, Certified Land Specialist

Mossy Oak Properties, Bottomland Real Estate

Licensed in MS

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

Cell: [662-547-8126](tel:662-547-8126)

Email: gwarren@mossyoakproperties.com





Locator Map



Locator Map



Satellite Map



For more information contact:



Greg Warren

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(662) 495-1121

gwarren@mossyoakproperties.com

639 Commerce Street

West Point, MS 39773

NOTES

This image shows a blank 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.



<https://www.mossyoakproperties.com/>

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.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

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