

CR 308  
CR 323  
Iuka, MS 38852

**\$492,800**  
56± Acres  
Tishomingo County





**CR 308**  
**Iuka, MS / Tishomingo County**

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**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**

\$492,800

**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 make this property ready for development or custom home construction.
- **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)

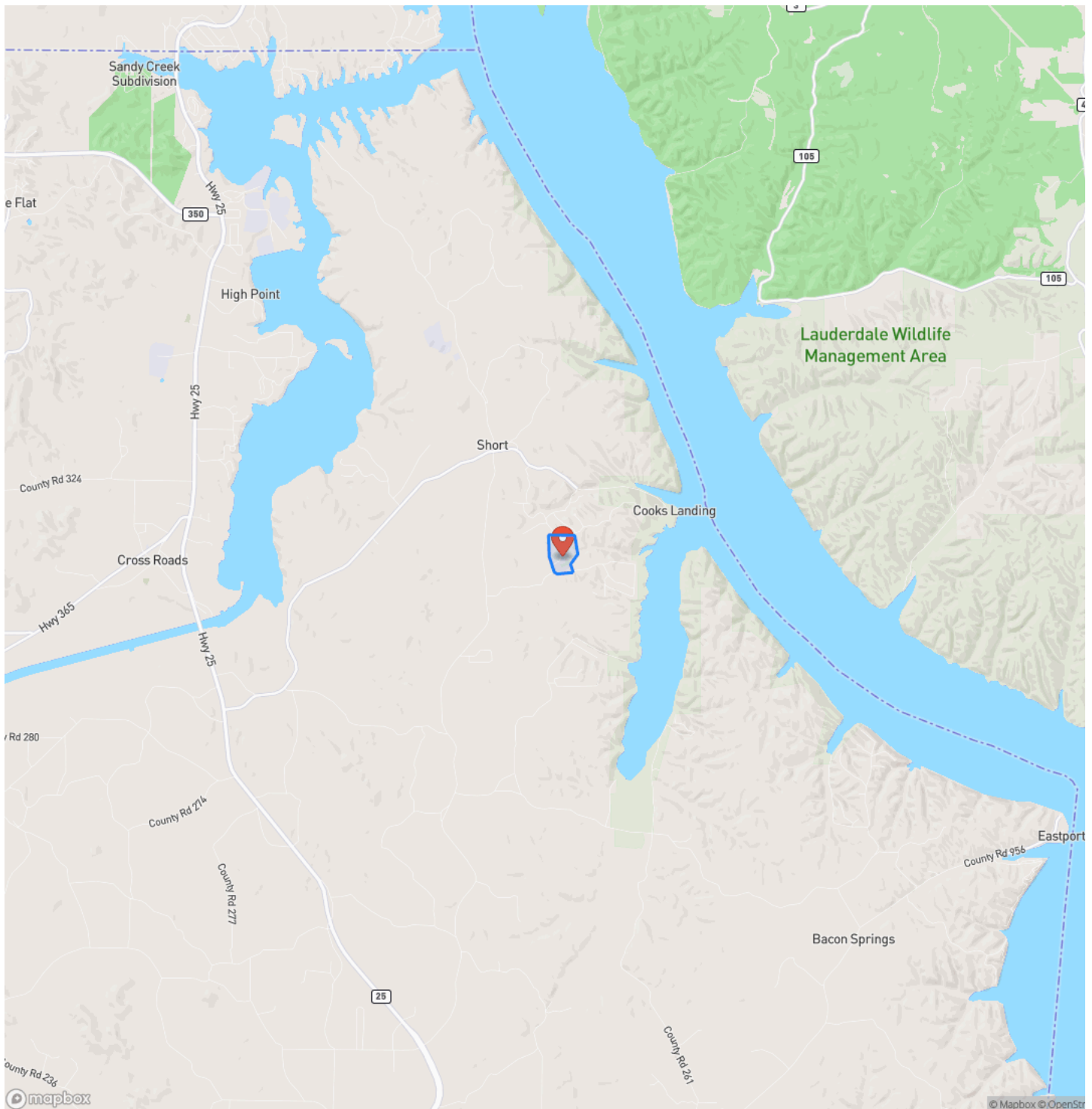
Email: [gwarren@mossyoakproperties.com](mailto:gwarren@mossyoakproperties.com)





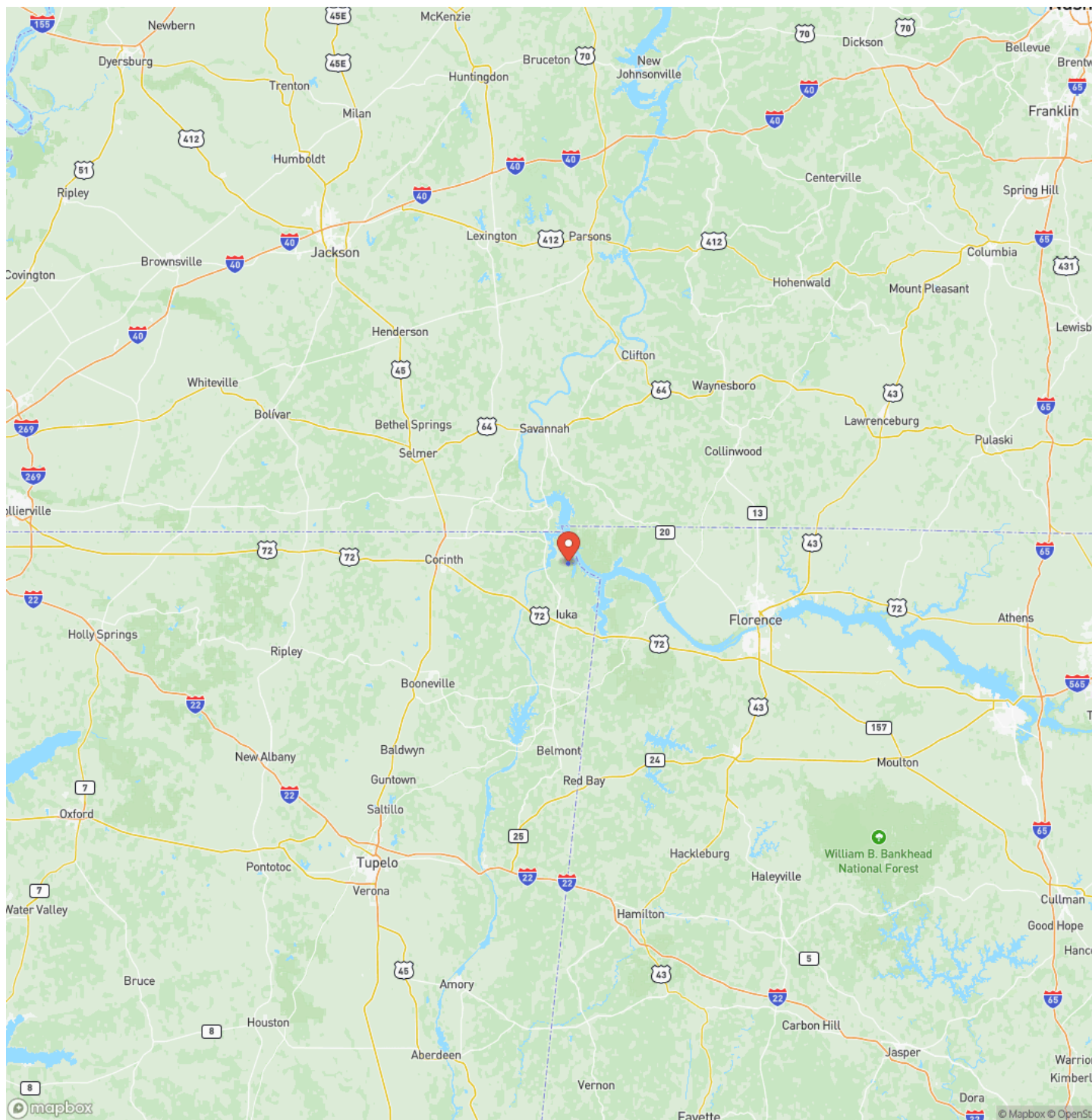


## Locator Map



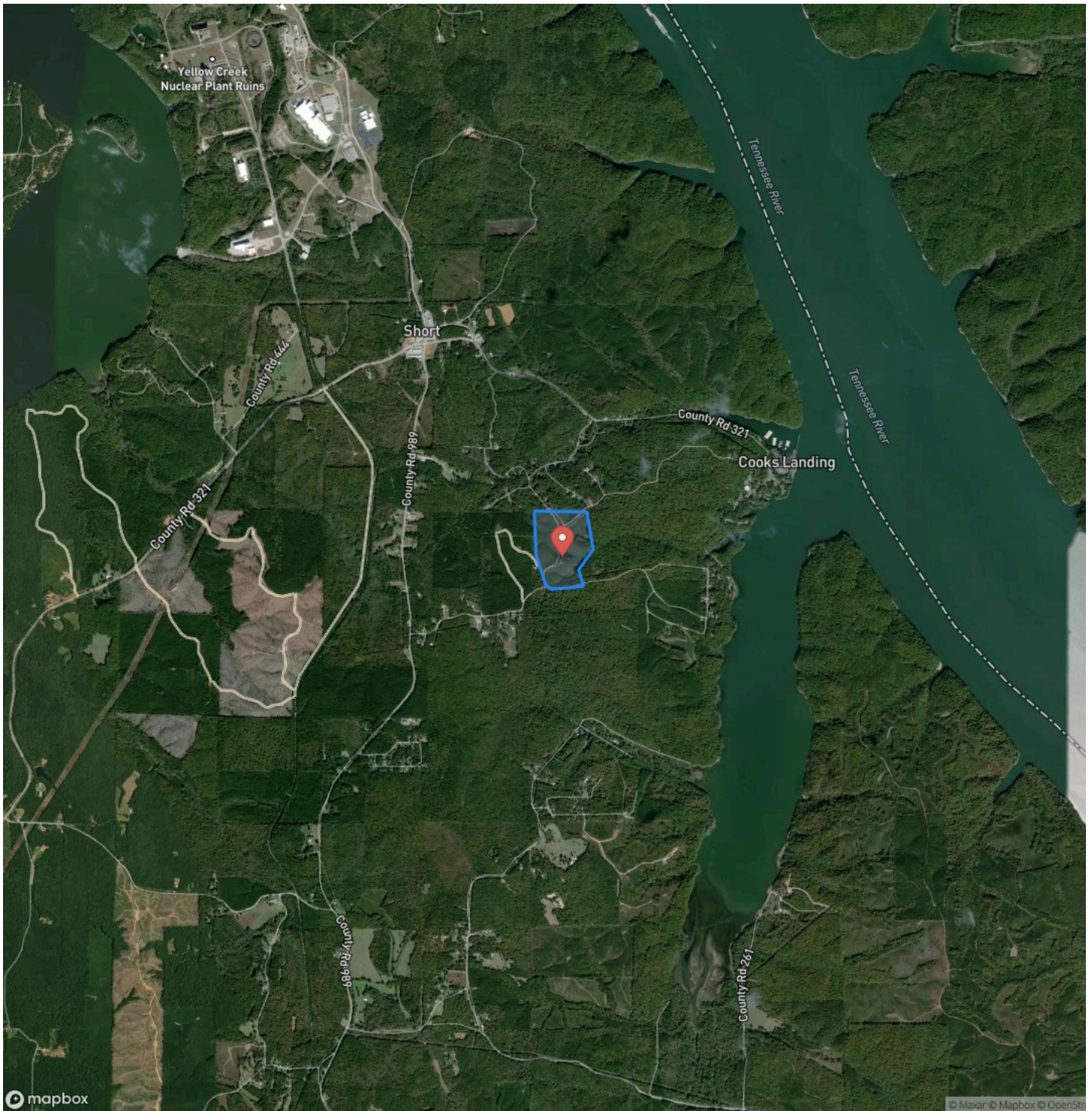


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Greg Warren

## Mobile

(662) 547-8126

Office

(662) 495-1121

## Email

gwarren@mossyoakproperties.com

**Address**

639 Commerce Street

City / State / Zip

## NOTES

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**MossyOakProperties.com**

## **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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**Mossy Oak Properties Bottomland Real Estate**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

[MossyOakProperties.com](http://MossyOakProperties.com)

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