

CR 323 (29 Acres)
CR 323
Iuka, MS 38852

\$278,400
29± Acres
Tishomingo County



CR 323 (29 Acres)
Iuka, MS / Tishomingo County

SUMMARY

Address

CR 323 null

City, State Zip

Iuka, MS 38852

County

Tishomingo County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.925224 / -88.184788

Acreage

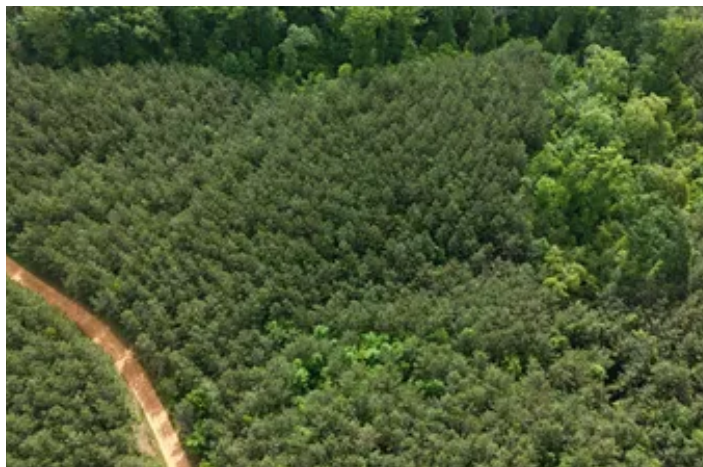
29

Price

\$278,400

Property Website

<https://www.mossyoakproperties.com/property/cr-323-29-acres-/tishomingo/mississippi/84389/>



PROPERTY DESCRIPTION

29 Acres Near JP Coleman State Park – Ideal for Homesites, Investment, or Development

Discover 29 acres of planted pine perfectly situated just 1.5 miles from Cook's Landing on Pickwick Lake. Located near JP Coleman State Park and Northrop Grumman, this property offers the ideal mix of privacy, convenience, and long-term potential.

Property Highlights:

- **Prime Location:** Only minutes from JP Coleman State Park, Northrop Grumman, and Pickwick Lake—perfect for outdoor enthusiasts, workers, and retirees alike.
- **Road Frontage & Utilities:** Extensive road frontage with access to a **NEWLY CONSTRUCTED COMMUNITY WATER LINE—ready for your next home or development project.**
- **Versatile Use:** Gently rolling terrain with multiple ideal homesites—build a private retreat, family estate, or subdivide for future development.
- **Timber Value:** Professionally planted pine offers long-term investment potential through timber management.
- **Peace & Accessibility:** Enjoy the peacefulness of the countryside without sacrificing access to major amenities and recreation.

This rare find blends natural beauty, utility access, and location—making it an excellent opportunity for investors, developers, or anyone seeking a country lifestyle with nearby convenience.

Greg Warren, Agent, Registered Forester, Certified Land Specialist

Mossy Oak Properties, Bottomland Real Estate

Licensed in MS

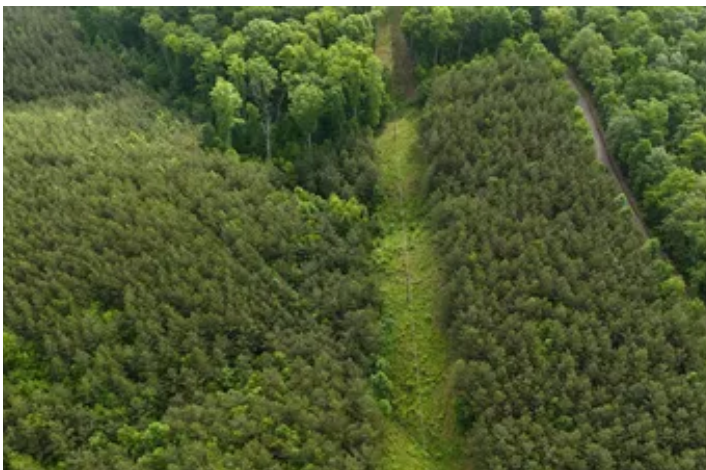
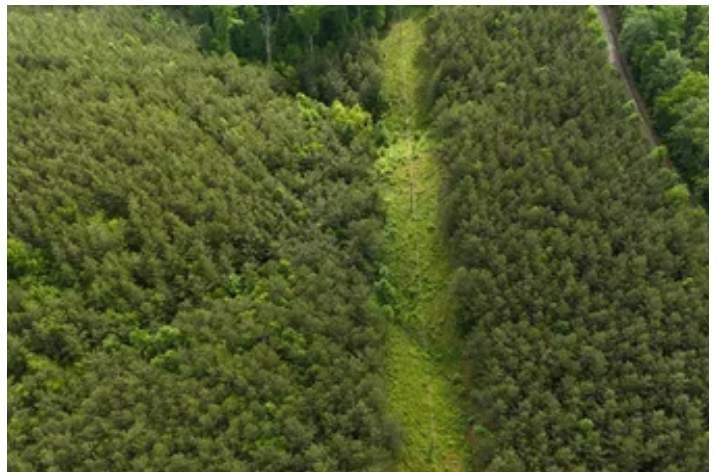
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CR 323 (29 Acres)
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Locator Map



Locator Map



Satellite Map



CR 323 (29 Acres)
Iuka, MS / Tishomingo County

LISTING REPRESENTATIVE

For more information contact:



Representative

Greg Warren

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City / State / Zip

West Point, MS 39773

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.



<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

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West Point, MS 39773

(662) 495-1121

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