CR 105 – 160 Acres of Young Planted Pine with Road Frontage and Lake Site 3 Miles from Walnut, Tippah County, MS
0 CR 105
Walnut, MS 38683

$440,000
160± Acres
Tippah County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

CR 105 – 160 Acres of Young Planted Pine with Road Frontage and Lake Site 3 Miles from Walnut, Tippah County, MS
Walnut, MS / Tippah County

SUMMARY

Address
0 CR 105

City, State Zip
Walnut, MS 38683

County
Tippah County

Type
Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
34.965272 / -89.012117

Acreage
160

Price
$440,000

Property Website
www.mossyoakproperties.com







CR 105 – 160 Acres of Young Planted Pine with Road Frontage and Lake Site 3 Miles from Walnut, Tippah County, MS
Walnut, MS / Tippah County

PROPERTY DESCRIPTION

160 +/- Acres of 3- to 4-Year-Old Planted Pine with Road Frontage, Internal Roads and Building Sites, Half a Mile off Highway 72 - Tippah County, Mississippi

Quick facts

- Acreage: 160 +/- acres
- Location: Walnut, Tippah County, Mississippi 38683
- Price: $440,000 ($2,750 per acre)
- Property type: Farms, Hunting Land, Recreational Land, Undeveloped Land
- Road access: County Road (gravel surface)
- Land cover: Wooded
- Wildlife: Small Game, Turkey, Whitetail Deer
- Current use: Hunting, Timber
- Possible uses: Development, Farm, Hunting, Investment, Recreational, Residential, Timber
- Parcel ID: 1-913-29-009.00
- Listing agent: Greg Warren, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

Discover 160 beautiful acres in Tippah County featuring outstanding road frontage, rolling terrain, and endless potential. This property offers a blend of investment value and outdoor recreation - ideal for hunting, weekend getaways, or building your dream home. This property sits just half a mile from Highway 72 and is only 3 miles West of Walnut.

Approximately 3-4 year old planted pines provide long-term timber income potential, while a well-laid internal road system gives excellent access throughout the tract. Several scenic building sites overlook the landscape, with an ideal location for a future lake or pond.

Abundant wildlife, including **deer and turkey**, make this an excellent hunting property. Whether you're looking for a secluded retreat, a family farm, or a solid timber investment, this Tippah County property checks every box.

Features:

- 160 acres in Tippah County, MS
- Excellent road frontage and easy access
- 3-4 year old planted pine stand
- Internal road/trail system throughout
- Multiple building sites
- Potential lake/pond site
- Great habitat for deer and turkey

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.

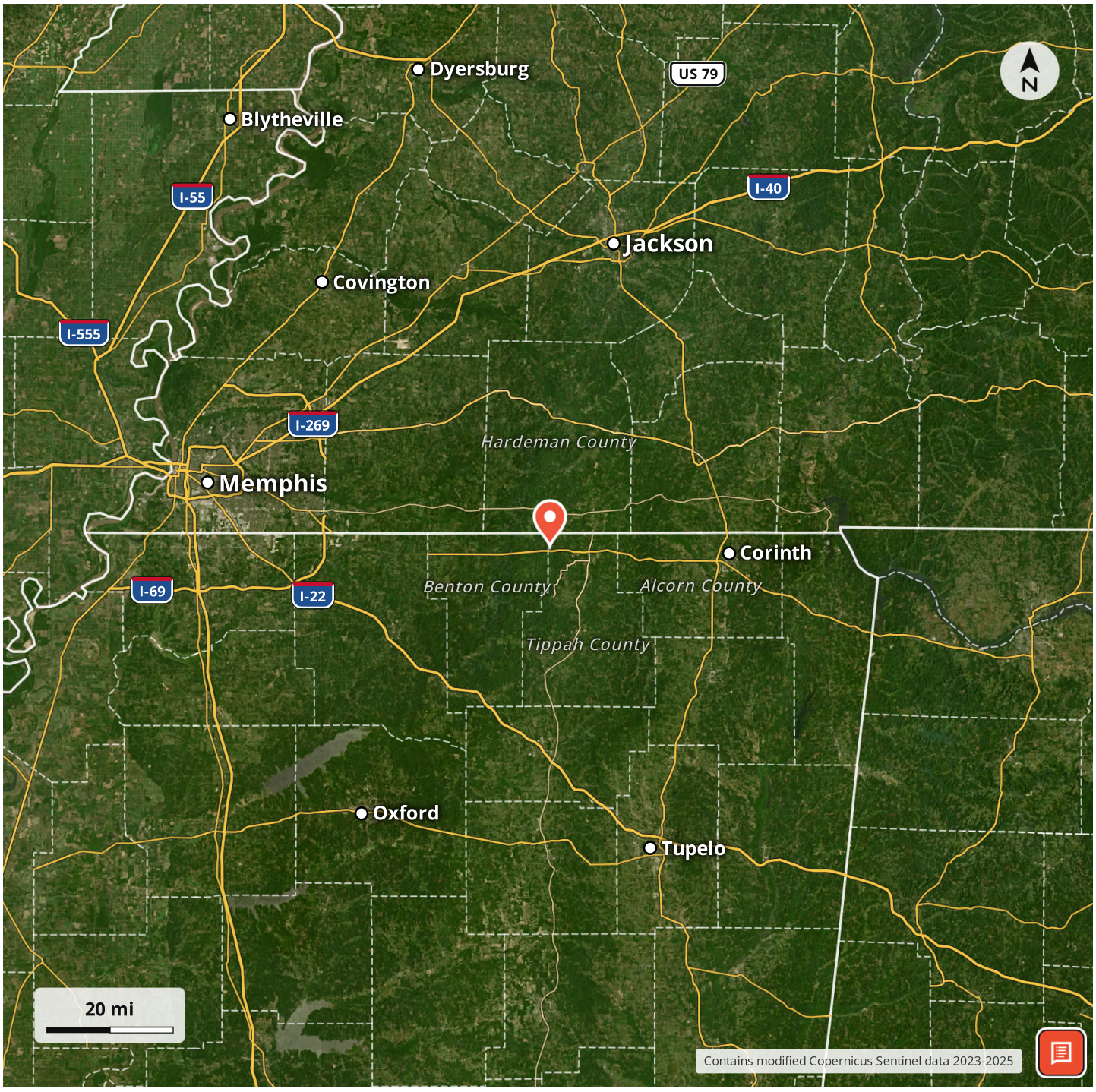
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Greg Warren

Mobile
(662) 488-5779

Office
(662) 495-1121

Email
gwarren@mossyoakproperties.com

Address
5795 Highway 45 Alt S

City / State / Zip
West Point, MS 39773

NOTES

NOTES

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
(662) 495-1121
https://www.mossyoakproperties.com/