

0 CR 105
0 CR 105
Walnut, MS 38683

\$440,000
160± Acres
Tippah County



0 CR 105
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

<https://www.mossyoakproperties.com/property/0-cr-105-tippah-mississippi/91788/>



PROPERTY DESCRIPTION

160 Acres – Tippah County, MS | Prime Recreational & Investment Tract

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



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

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NOTES

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<https://www.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.

Mossy Oak Properties Bottomland Real Estate

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West Point, MS 39773

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