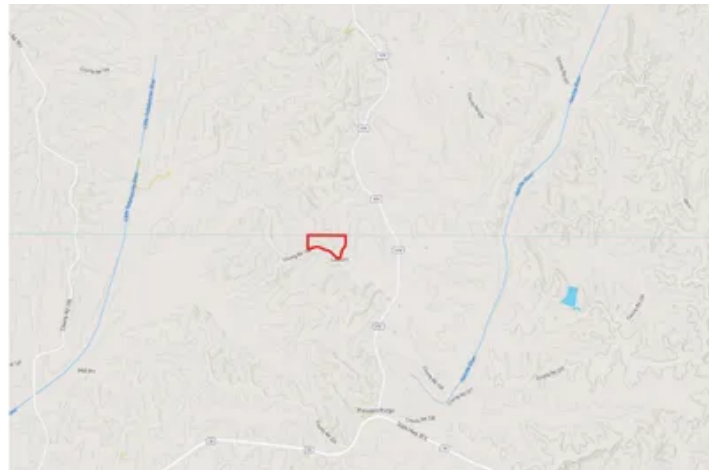
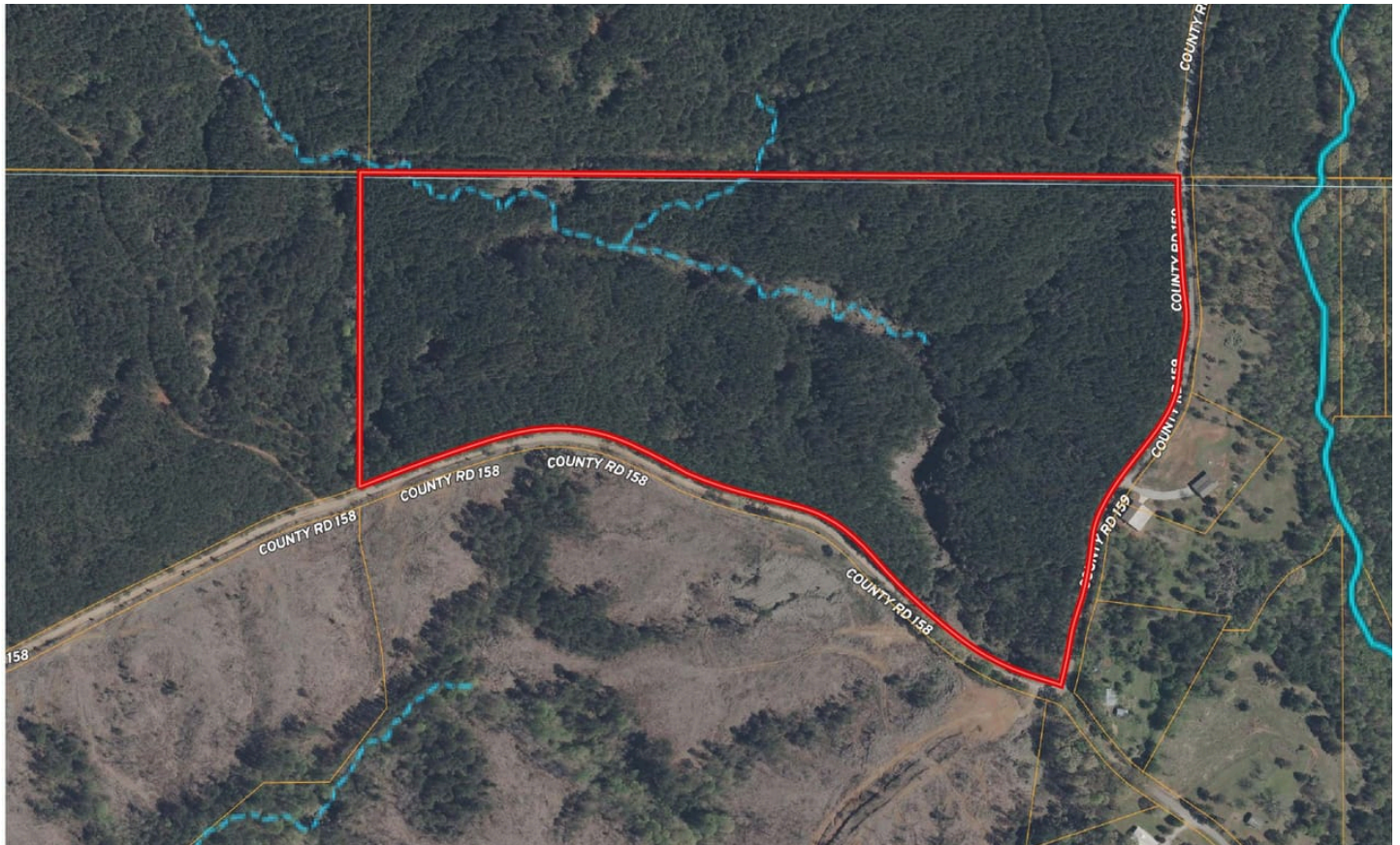


CR 158 & 159
0 CR 158 & 159
Pleasant Ridge, MS 38652

\$121,250
48.5± Acres
Union County



CR 158 & 159
Pleasant Ridge, MS / Union County

SUMMARY

Address

0 CR 158 & 159

City, State Zip

Pleasant Ridge, MS 38652

County

Union County

Type

Hunting Land, Recreational Land

Latitude / Longitude

34.595108 / -88.845328

Acreage

48.5

Price

\$121,250

Property Website

<https://www.mossyoakproperties.com/property/cr-158-159-union-mississippi/114437/>



PROPERTY DESCRIPTION

48± Acres - Union County, Mississippi - Pleasant Ridge

If you're looking for a well-located recreational tract in Union County, this 48± acre property near Pleasant Ridge is worth a serious look. Situated at the intersection of CR 158 and CR 159, the land benefits from convenient access via two county roads while still offering the privacy and seclusion that hunters and land buyers are typically after.

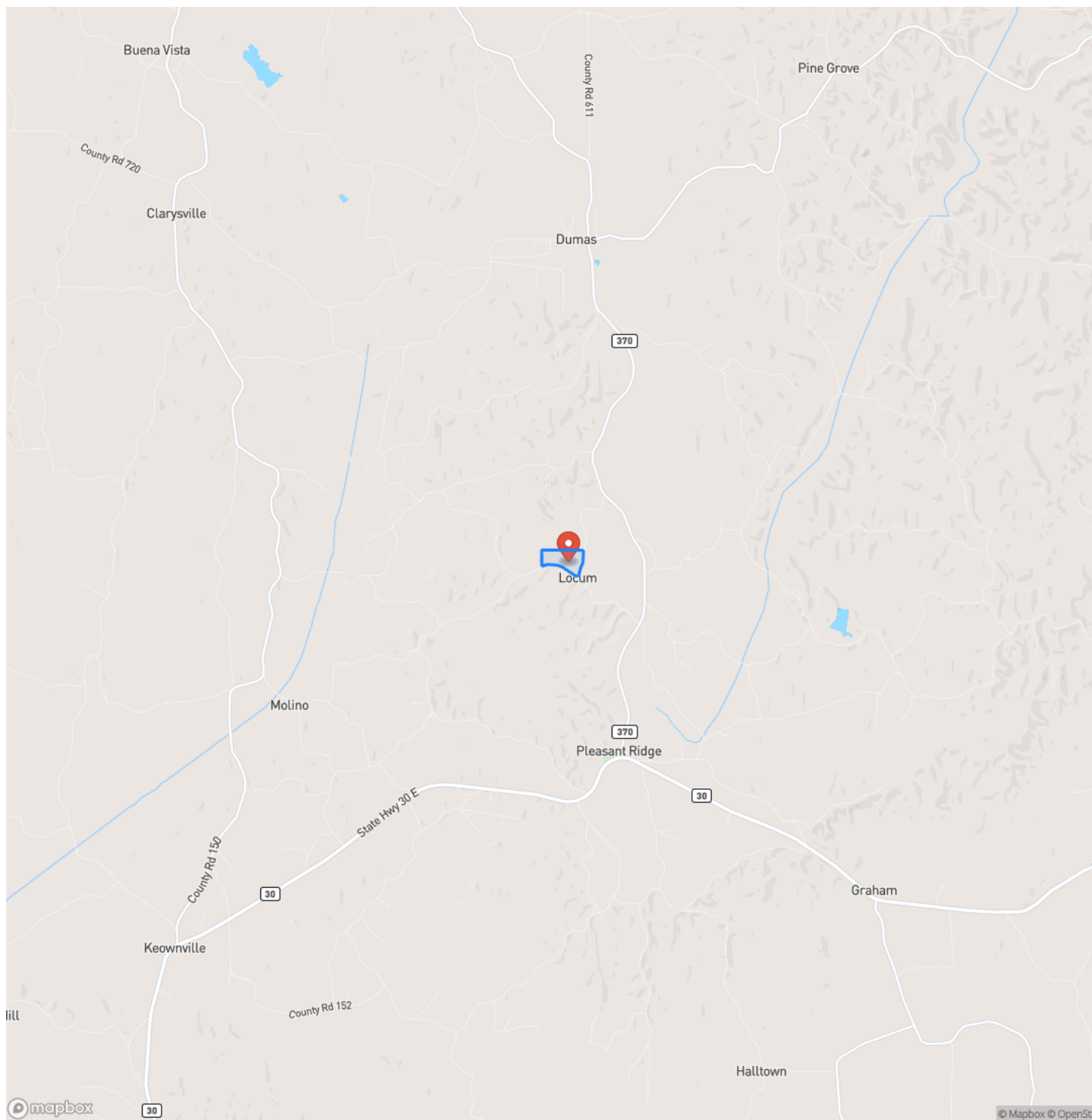
The property is planted in pines, giving it solid long-term timber value while also creating excellent habitat for deer and turkey. The young pine stands provide thick bedding and screening cover that whitetail rely on throughout the year, and the mix of edges and open areas makes for good turkey strutting and feeding ground. Active game sign is present throughout the property, and the cover types give hunters flexibility when it comes to stand placement depending on the season and wind.

Union County is well known among North Mississippi hunters for its productive deer and turkey populations, and this tract's location near Pleasant Ridge puts it in one of the more desirable pockets of the county. The dual road frontage at CR 158 and CR 159 also adds flexibility for access, whether you're bringing in equipment for timber management or simply heading out for an evening hunt.

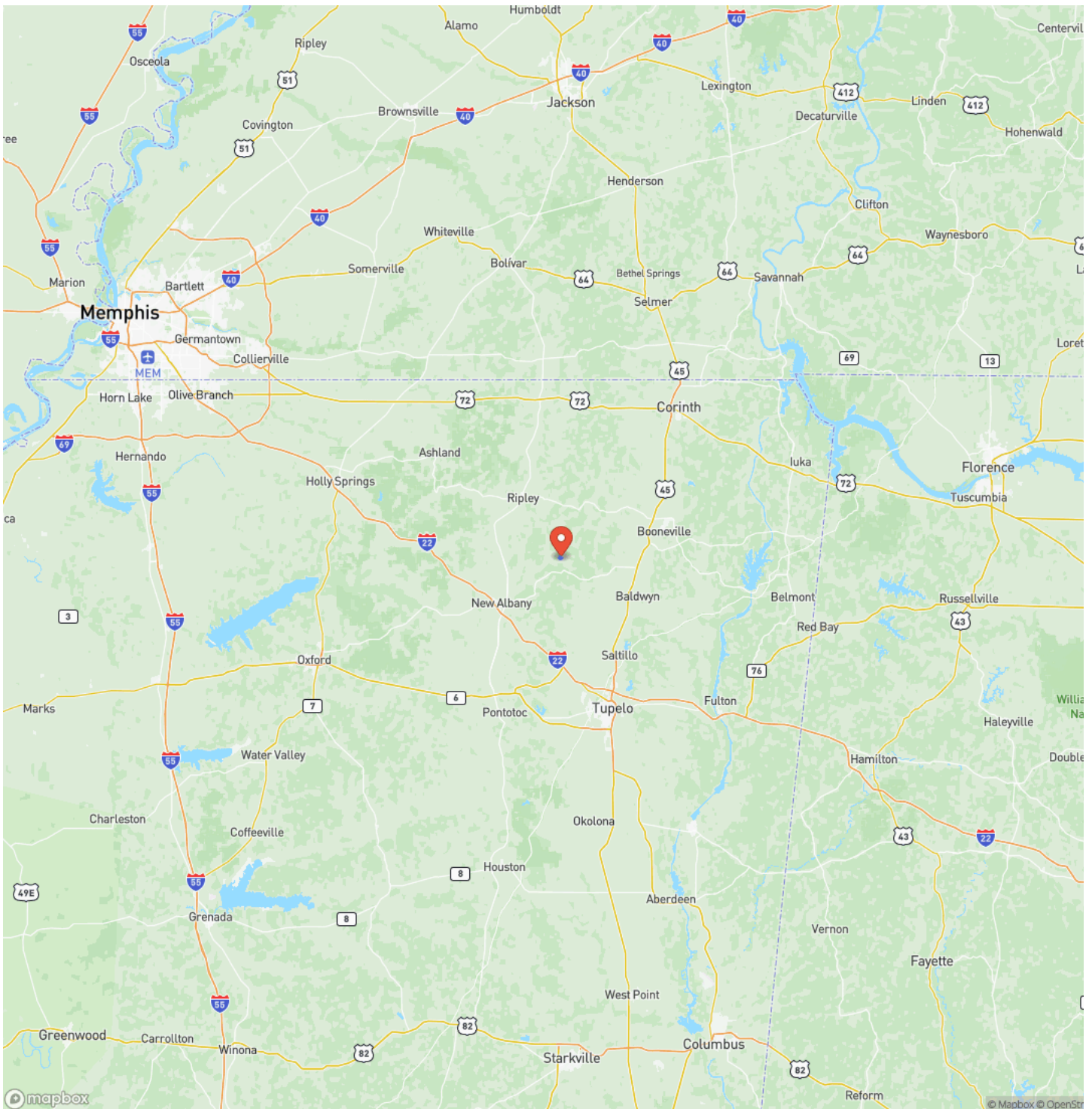
Whether your goal is to establish a hunting camp, grow a timber investment, or both, this 48-acre tract offers a strong combination of accessibility, cover, and game activity. Properties with this kind of road frontage and habitat quality don't stay on the market long - call today to schedule a showing.



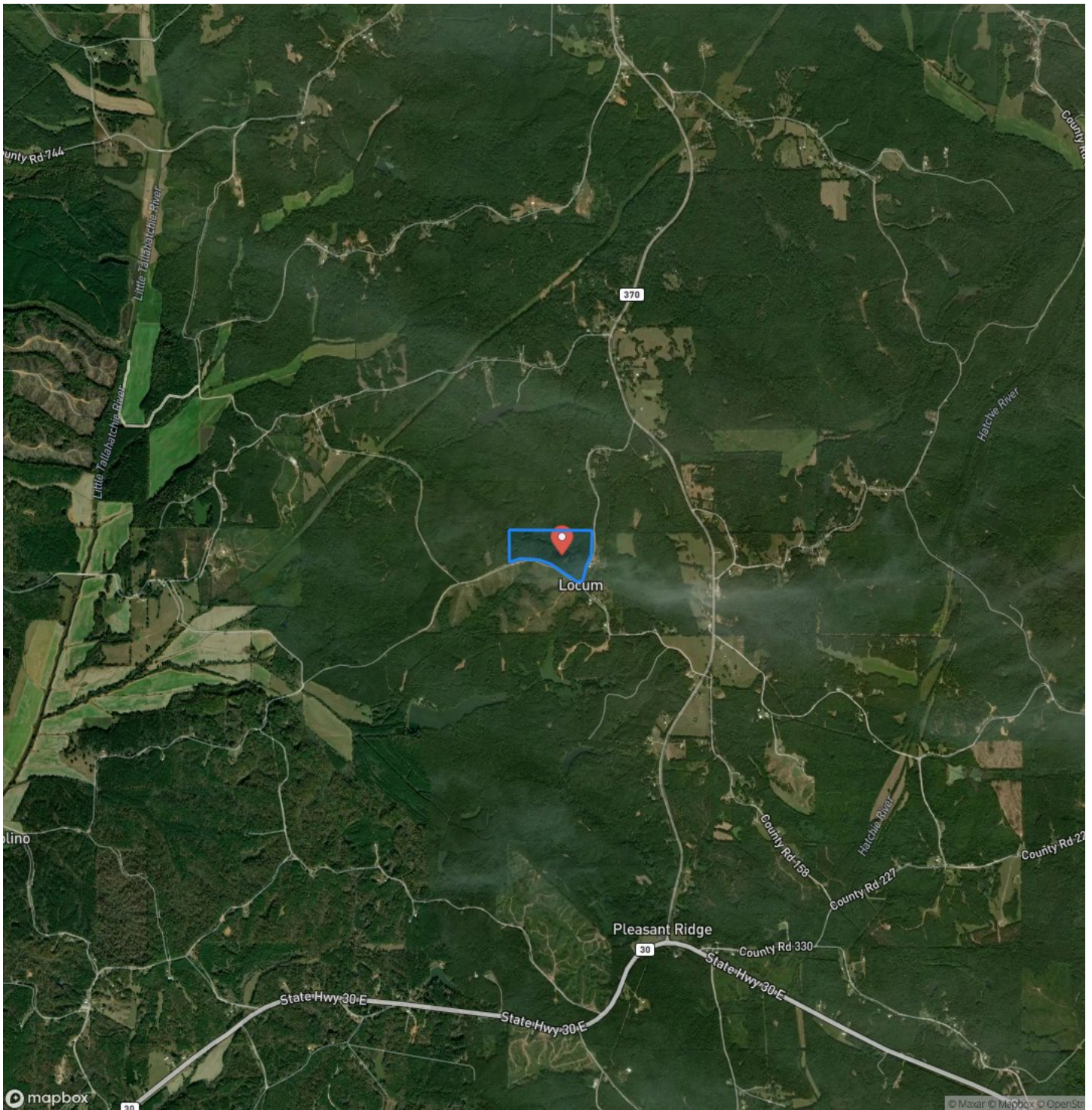
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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Greg Warren

Mobile

(662) 547-8126

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(662) 495-1121

Email

gwarren@mossyoakproperties.com

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639 Commerce Street

City / State / Zip

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

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West Point, MS 39773

(662) 495-1121

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