

JP Coleman 188.7
177 County Road 321
Iuka, MS 38852

\$1,340,000
188.7± Acres
Tishomingo County



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Iuka, MS / Tishomingo County

SUMMARY

Address

177 County Road 321

City, State Zip

Iuka, MS 38852

County

Tishomingo County

Type

Hunting Land, Recreational Land, Business Opportunity, Lakefront,
Residential Property

Latitude / Longitude

34.921348 / -88.229148

Taxes (Annually)

\$4,487

Dwelling Square Feet

5,696

Bedrooms / Bathrooms

5 / 6

Acreage

188.7

Price

\$1,340,000

Property Website

<https://www.mossyoakproperties.com/property/jp-coleman-188-7/tishomingo/mississippi/91365/>



PROPERTY DESCRIPTION

188.7± Acre Recreational Paradise on Pickwick Lake – Tishomingo County, Mississippi

A rare opportunity to own 188.7± acres of prime recreational land in Tishomingo County, Mississippi — adjacent to the banks of **Pickwick Lake**. This exceptional property combines scenic natural beauty with quality improvements, making it ideal for a **private retreat, Airbnb investment, or event venue**.

Property Highlights:

• **Four Tiny Homes:**

Each wood-frame tiny home is built on pier foundations and features Hardie Plank siding with a durable metal roof. Three measure approximately **12' x 34' (408 sq. ft.)** and one measures **12' x 44' (528 sq. ft.)**.

Each home includes one bedroom, one full bathroom, a kitchen and living area, a laundry closet, and a small loft. Amenities include a refrigerator, dishwasher, washer/dryer combo, mini-split HVAC system, exterior shower, and concrete parking pad.

• **Industrial-Style Shop (±4,760 sq. ft.):**

- ±2,512 sq. ft. of climate-controlled shop space
 - ±1,024 sq. ft. of cinder block storm shelter with mezzanine storage
 - ±900 sq. ft. of commercial kitchen and dining space
 - ±324 sq. ft. of covered outdoor patio seating
- The building is fully insulated, heated, and cooled by central systems, with three roll-up doors and three pedestrian entrances. The storm shelter includes two full restrooms with walk-in showers.

• **Additional Improvements:**

- ±20,000 sq. ft. of gravel parking and drive areas with private drainage
- 4 RV pad sites with roughly ±1,200 sq. ft. of concrete surface area
- 4 cabin pad sites with ±1,000 sq. ft. of concrete area
- Fire pit near cabin and RV area with utility hookups
- 700 feet of frontage on County Road 321

Recreation & Access:

The property features multiple **side-by-side and ATV trails** that wind through the acreage and lead to the **banks of Pickwick Lake**.

Whether you're seeking a **private getaway**, a **venue site**, or an **investment property with short-term rental potential**, this property offers endless opportunities on one of the South's most desirable recreational lakes.

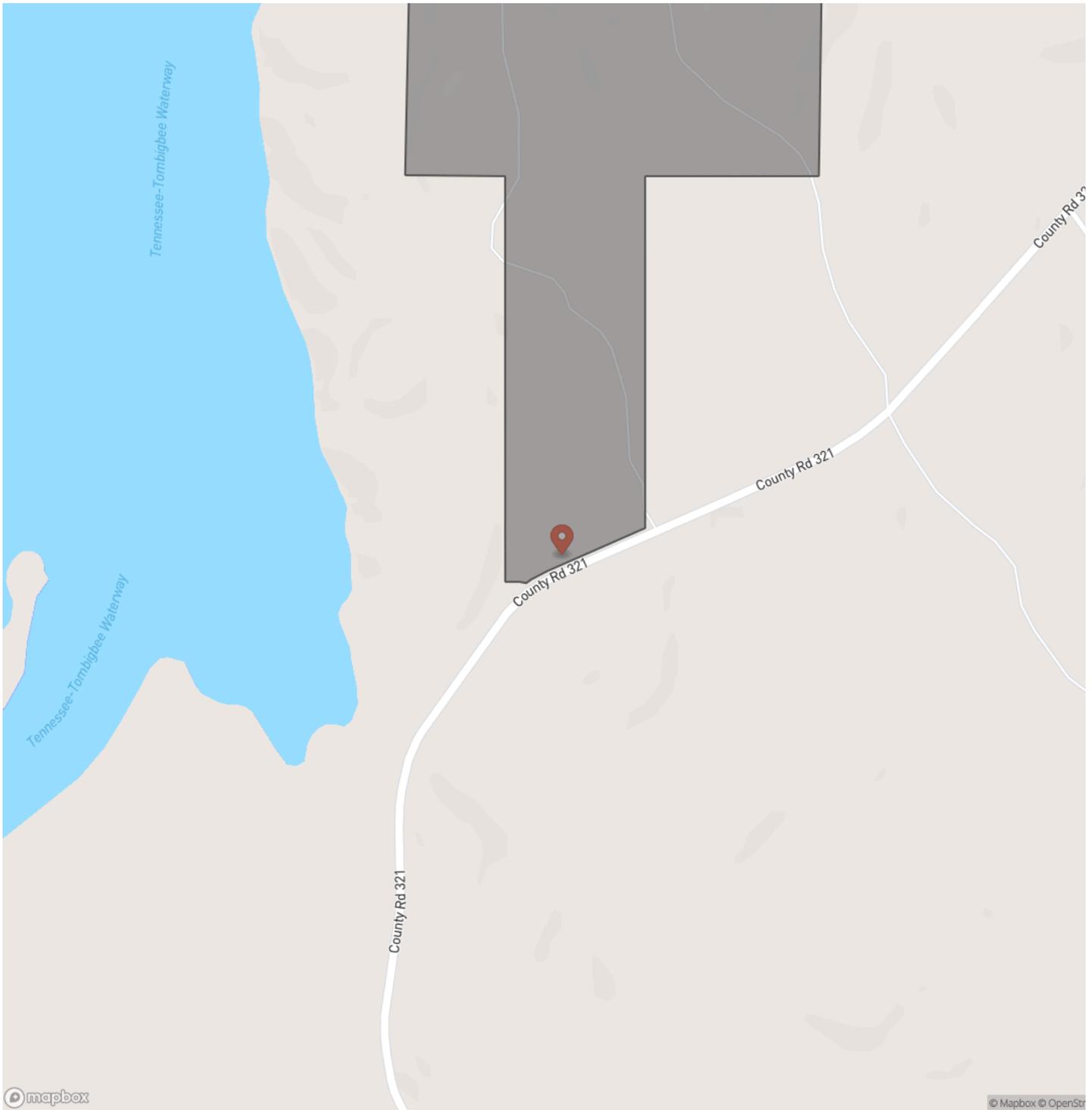
One hour from Tupelo, MS and Florence, AL. 1.5 hour from Memphis TN. This property offers a rare combination of accessibility, natural beauty, and real development potential in a desirable lake-adjacent community.

For information or a private showing please reach out to Matt Thrasher [662-603-4987](tel:662-603-4987) or mthrasher@mossyoakproperties.com.

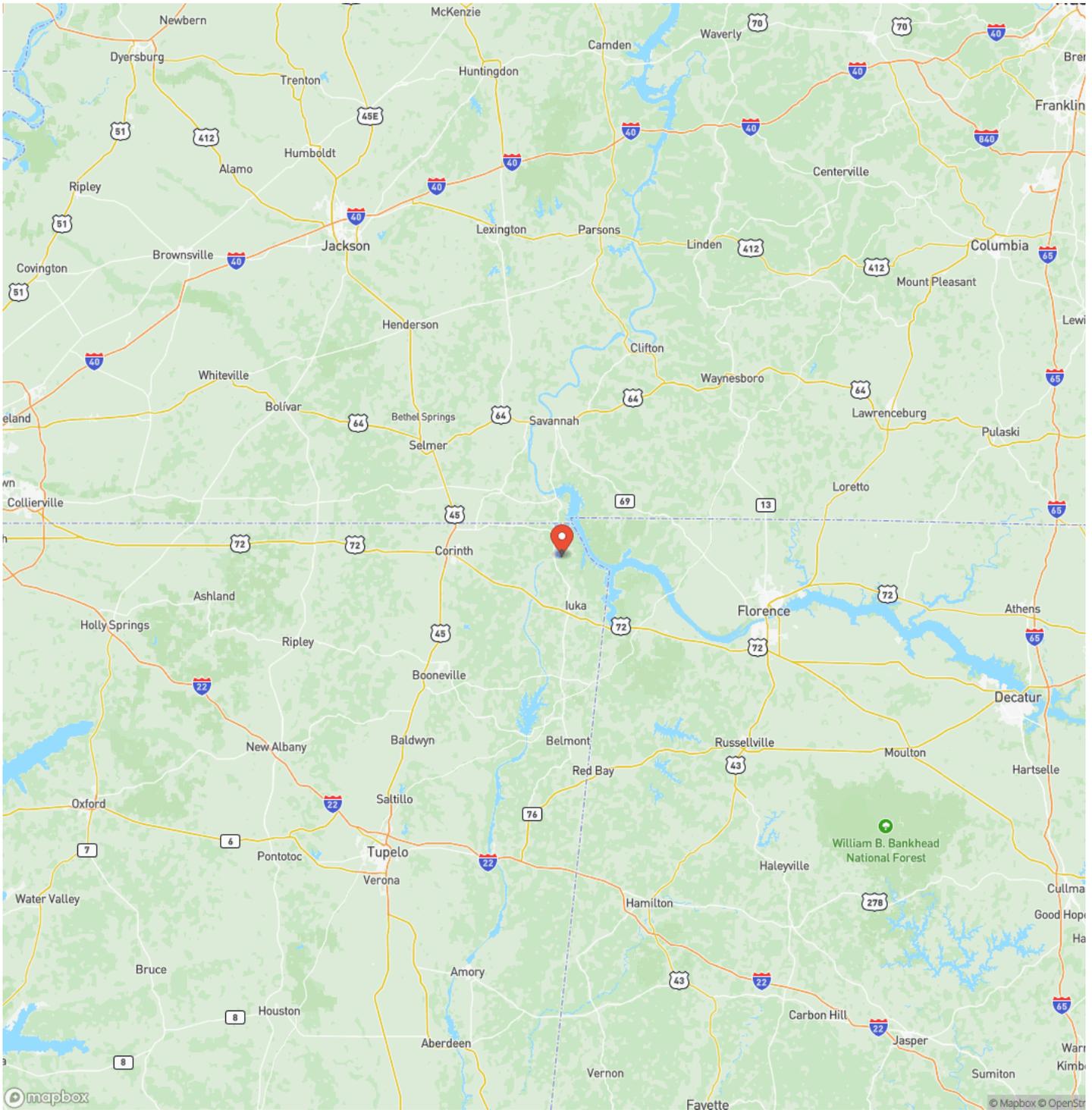
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Locator Map



Locator Map



Satellite Map



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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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