

JP Coleman 21.36
County Road 321
Iuka, MS 38852

\$140,000
21.360± Acres
Tishomingo County



JP Coleman 21.36
Iuka, MS / Tishomingo County

SUMMARY

Address

County Road 321

City, State Zip

Iuka, MS 38852

County

Tishomingo County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

34.922231 / -88.22157

Taxes (Annually)

115

Acreage

21.360

Price

\$140,000

Property Website

<https://www.mossyoakproperties.com/property/jp-coleman-21-36-tishomingo-mississippi/85874/>



PROPERTY DESCRIPTION

JP Coleman 21.36

A rare opportunity awaits in Tishomingo County, Mississippi, where 21.36 acres of scenic land are perfectly positioned just minutes from the shores of Pickwick Lake. Renowned for its year-round boating, fishing, skiing, and family-friendly water activities, Pickwick Lake offers the perfect blend of weekend recreation and full-time lakeside living. This tract presents a prime investment opportunity for developers or buyers looking to establish a private estate, retreat, or premium residential community. With Northrop Grumman just 3 miles away and a growing demand for new construction homes in the area, this location offers strong potential in a niche housing market.

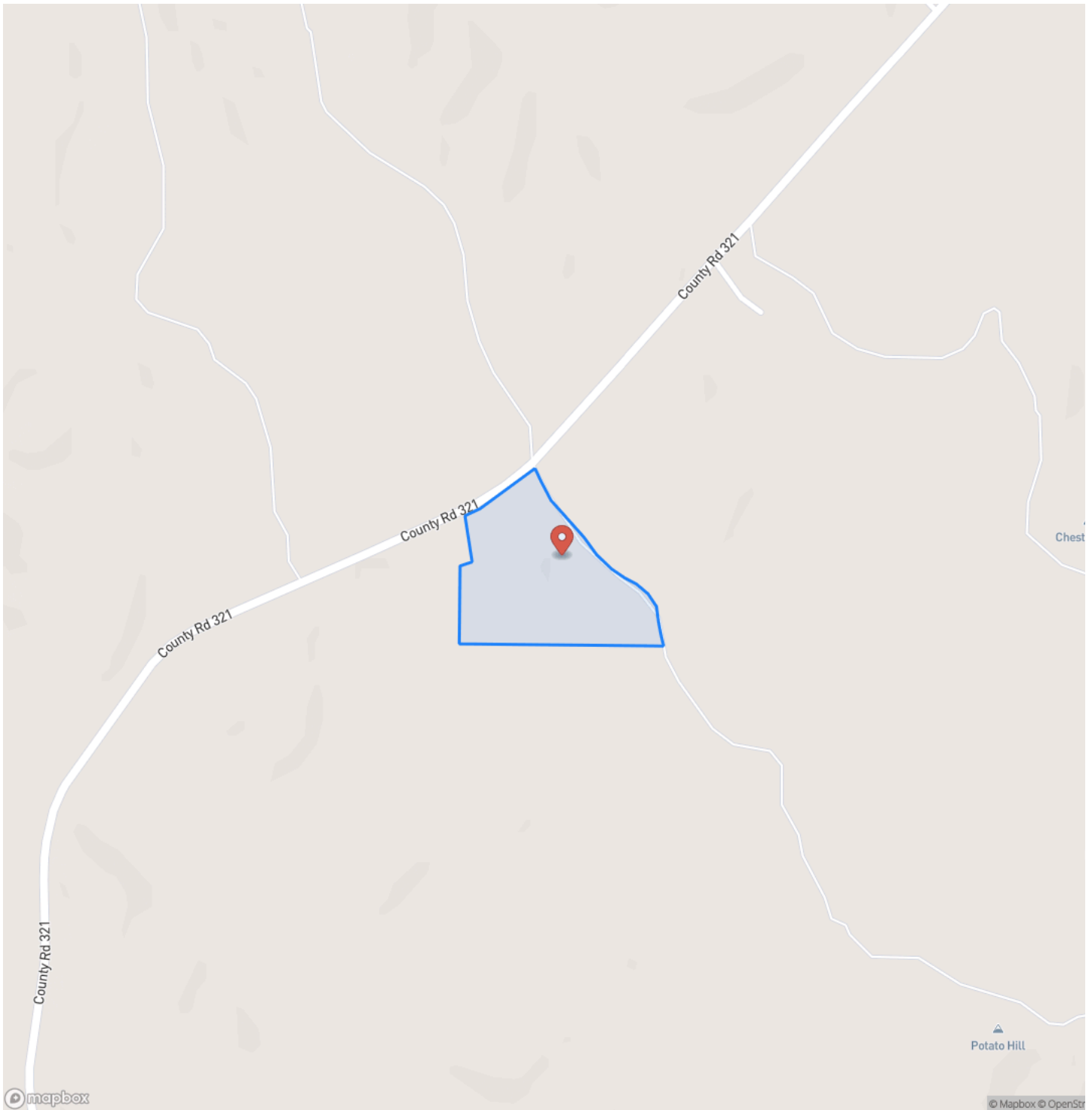
The property is ideally situated less than 4 miles from JP Coleman State Park, a popular and well-managed destination for camping, boating, and outdoor recreation. Additional lake access is available at Scruggs Bridge public boat ramp, only 3 miles from the site. The gently rolling terrain allows for flexibility in development and even includes a site for a private 2-acre pond. The land is currently covered by a professionally planted 7-year-old hybrid loblolly pine plantation that is growing well and still small enough to make clearing for development easy.

Just an hour from both Tupelo, Mississippi, and Florence, Alabama, this property offers a rare combination of accessibility, natural beauty, and real development potential in a desirable lake-adjacent community. Seller is a licensed real estate agent.

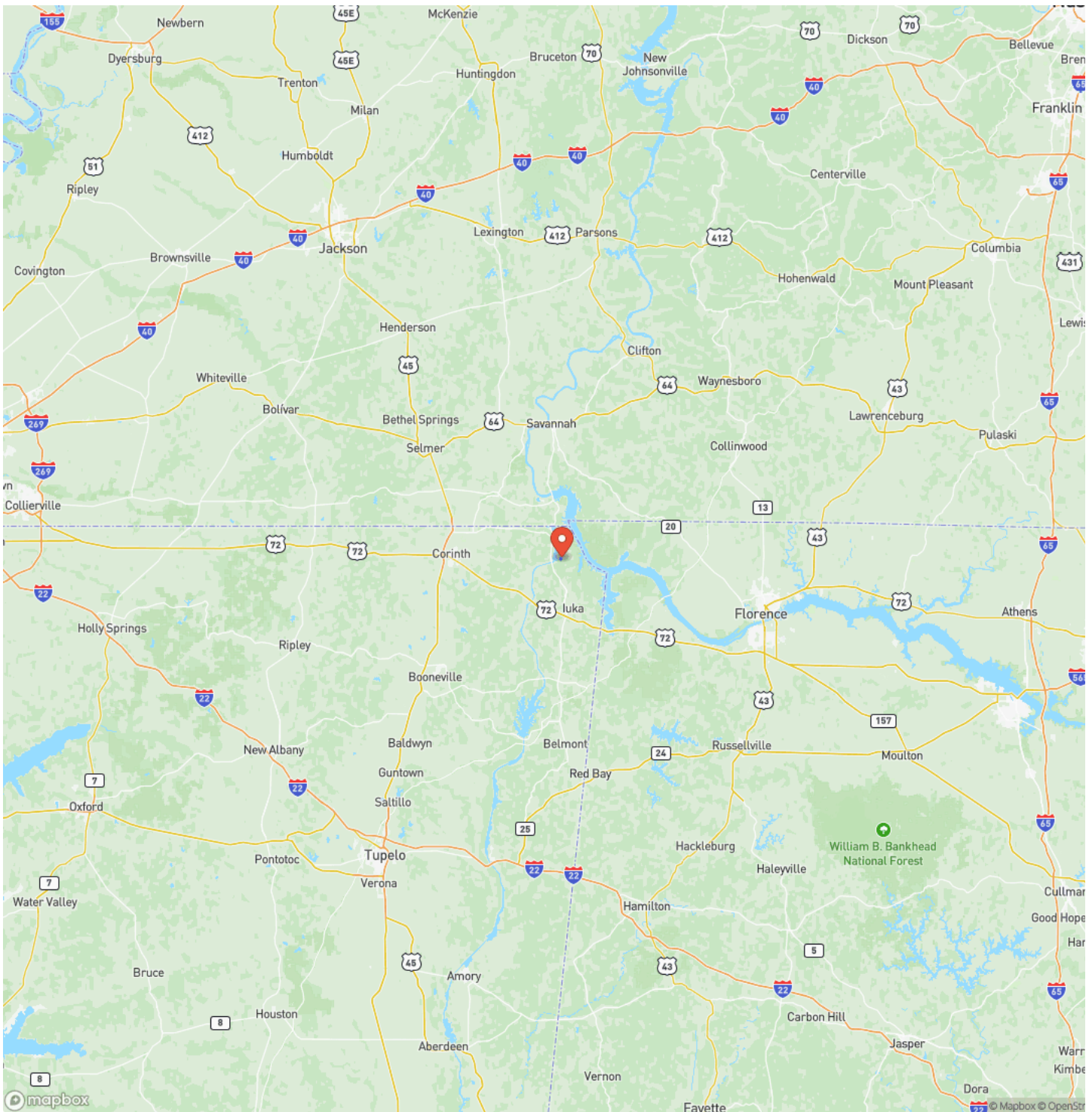
For information or a private showing please reach out to Matt Thrasher [662-603-4987](tel:662-603-4987) or mthrasher@mossyoakproperties.com.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE
For more information contact:



Representative
Matt Thrasher
Mobile
(662) 603-4987
Office
(662) 603-4987
Email
mthrasher@mossyoakproperties.com
Address
1229 Highway 72
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:
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 Southeast Land & Wildlife, LLC
1229 Hwy 72 East
Tuscumbia, AL 35674
(256) 345-0074
MossyOakProperties.com

