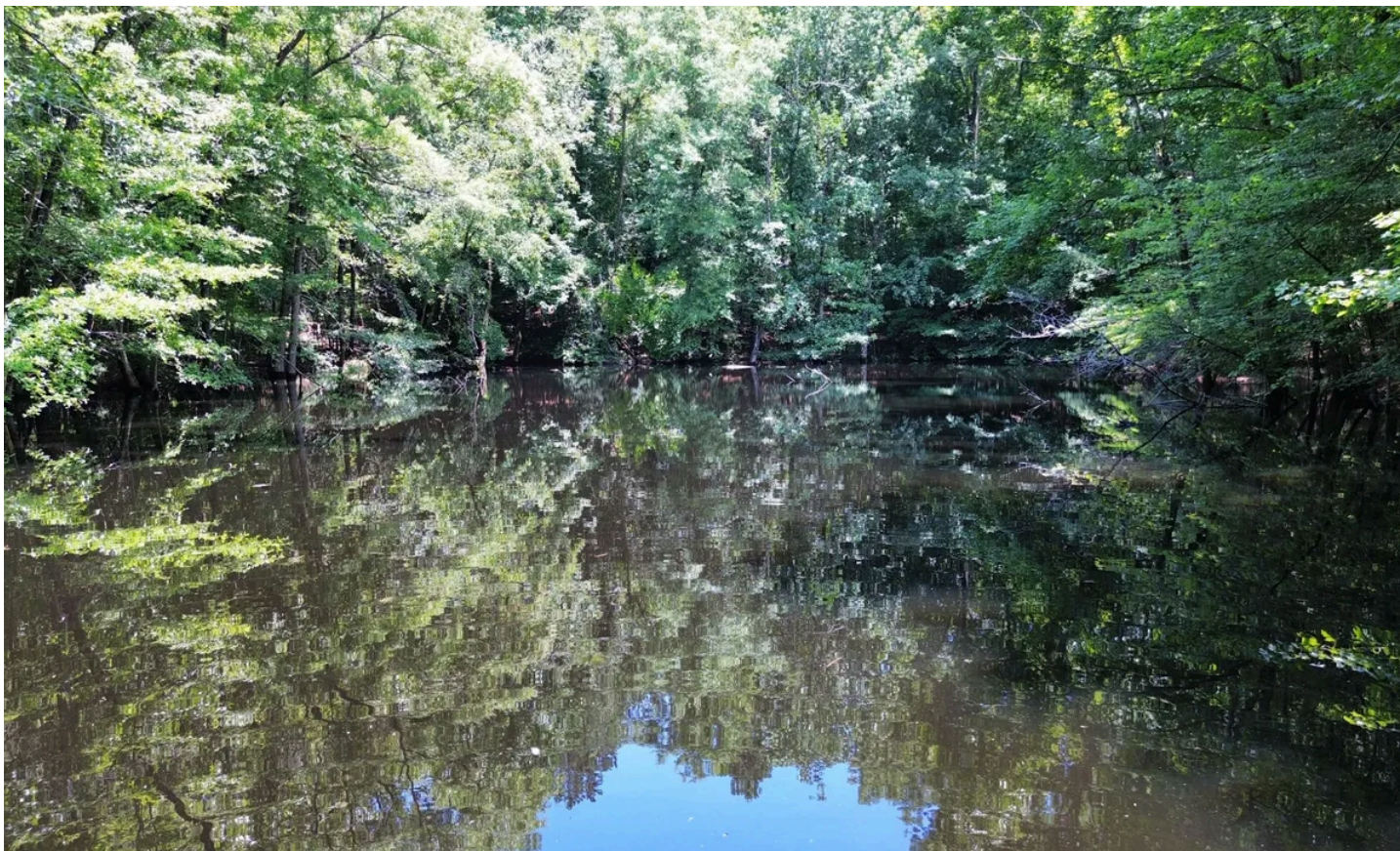


Itawamba County 93.14
Highway 25
Fulton, MS 38843

\$310,000
93.140± Acres
Itawamba County



Itawamba County 93.14
Fulton, MS / Itawamba County

SUMMARY

Address

Highway 25

City, State Zip

Fulton, MS 38843

County

Itawamba County

Type

Hunting Land, Timberland, Undeveloped Land, Recreational Land

Latitude / Longitude

34.13423 / -88.371924

Taxes (Annually)

248

Acreage

93.140

Price

\$310,000

Property Website

<https://www.mossyoakproperties.com/property/itawamba-county-93-14-itawamba-mississippi/84989/>



PROPERTY DESCRIPTION

93.14 Acre Recreational Investment Property In Itawamba County Mississippi-

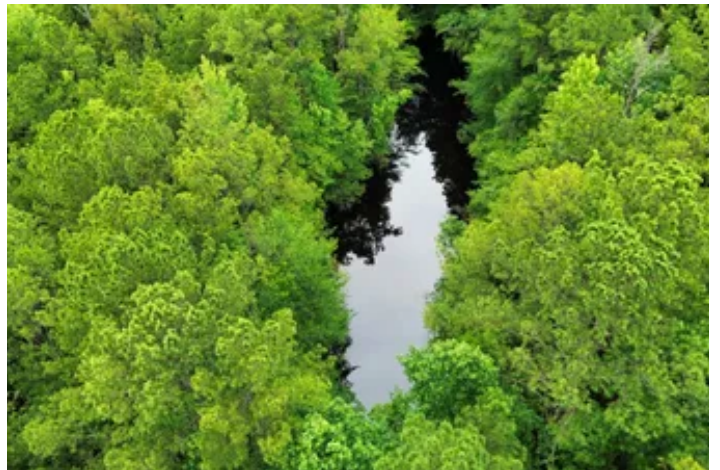
This beautiful 93.14-acre tract of rolling hills is located in Fulton, Mississippi, adjacent to the peaceful New Salem Community. The land features a well-managed 24-year-old hybrid loblolly pine plantation that covers approximately 70% of the acreage, offering a timber investment opportunity. The remaining area is made up of old growth hardwoods, consisting mainly of tie material with pockets of valuable stave and grade logs. The gently rolling terrain is complemented by two scenic ponds and two year-round creeks, creating a picturesque setting for outdoor enjoyment.

Power and county water are available at the road frontage, making it an ideal location to build a secluded weekend hunting camp or a country getaway. The property's diverse timber and water features provide excellent habitat for wildlife and recreational use. Strong deer and turkey numbers in the area. Just a half-mile from the Tombigbee Waterway, outdoor enthusiasts will appreciate quick access to public hunting, fishing, and boating. The Bean Ferry Public Boat Ramp is only 7.4 miles away, and the property is conveniently located just 30 minutes from Tupelo.

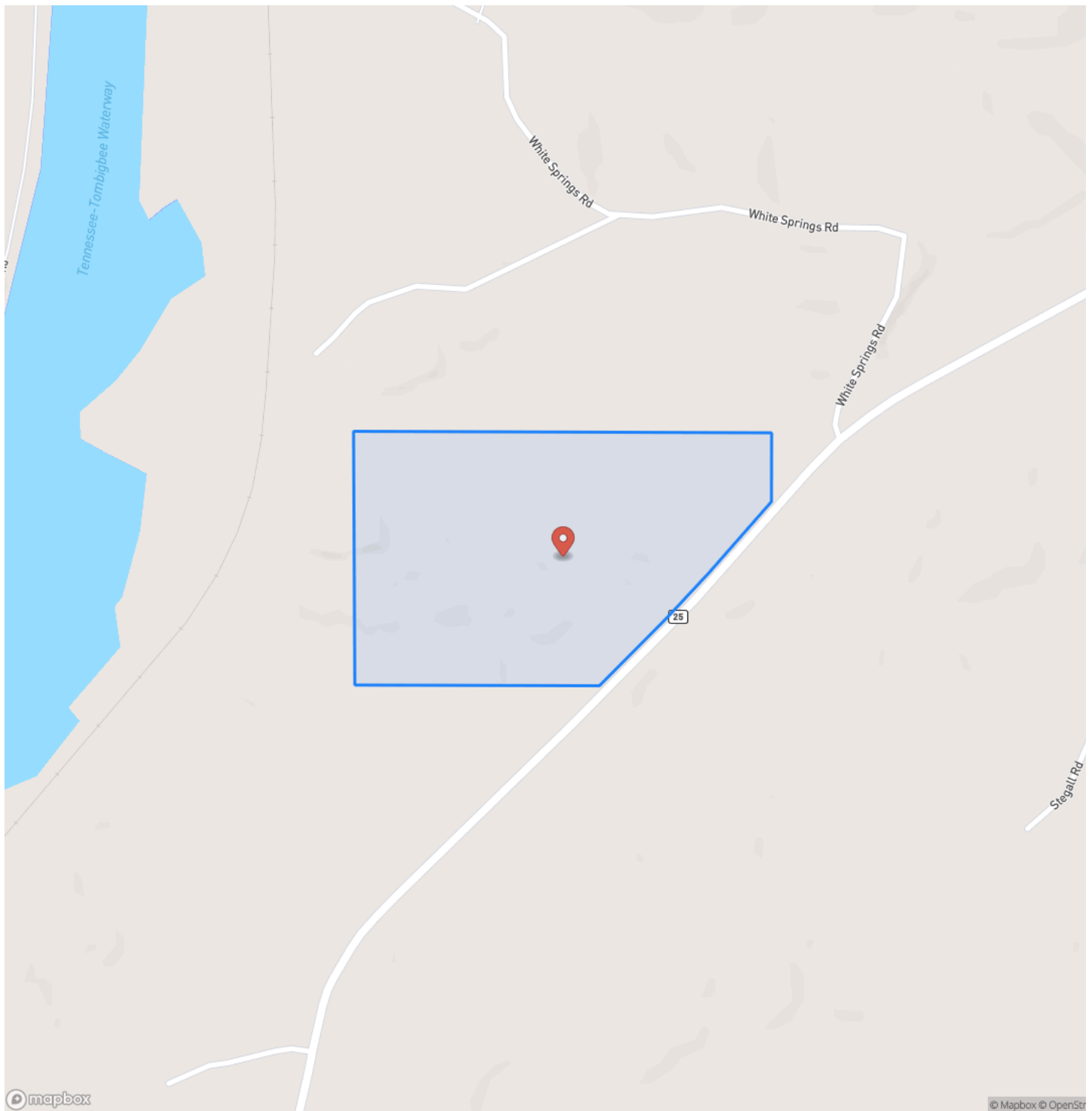
This is a rare opportunity to own a multi-use tract that blends investment-grade timber, recreational potential, and homesite possibilities in northeast Mississippi.

For information or a private showing, email Matt Thrasher at mthrasher@mossyoakproperties.com or call [662-603-4987](tel:662-603-4987).

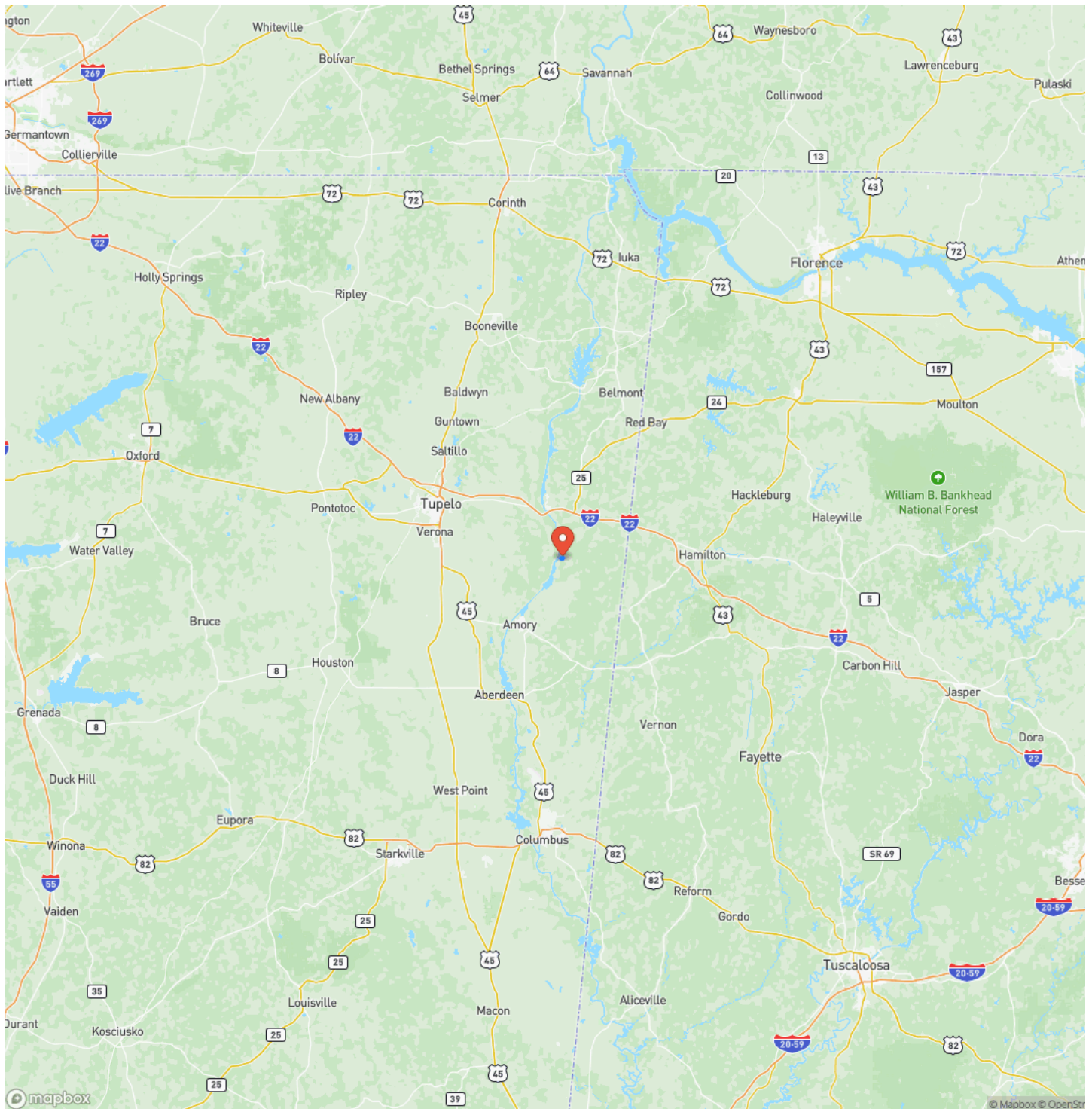
Itawamba County 93.14
Fulton, MS / Itawamba County



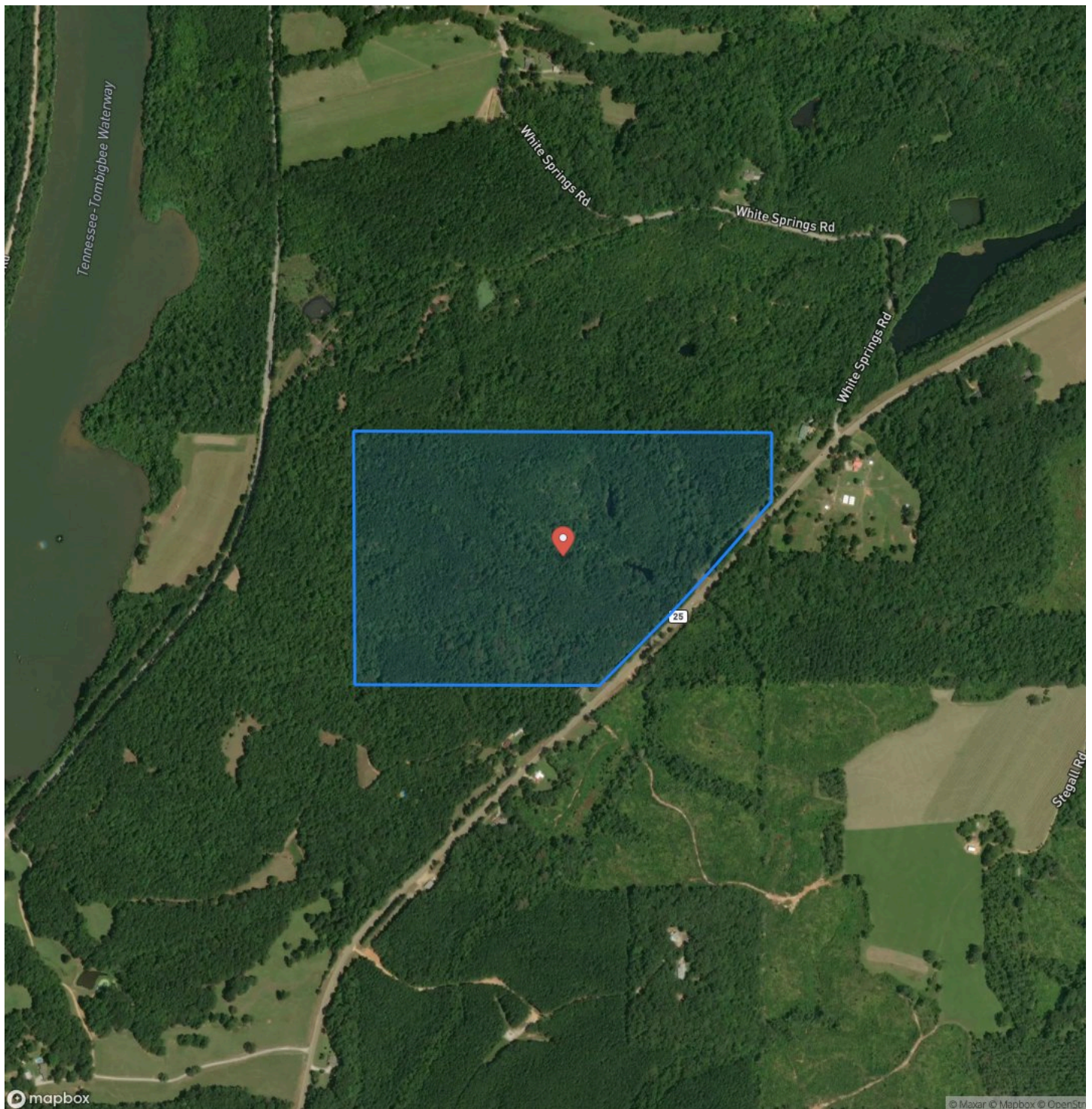
Locator Map



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

[illegible]

This image shows a single 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.



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.

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