

Tishomingo County 55.4
County Road 369
Burnsville, MS 38833

\$140,000
55.400± Acres
Tishomingo County



Tishomingo County 55.4
Burnsville, MS / Tishomingo County

SUMMARY

Address

County Road 369

City, State Zip

Burnsville, MS 38833

County

Tishomingo County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land, Farms

Latitude / Longitude

34.933982 / -88.359778

Taxes (Annually)

147

Acreage

55.400

Price

\$140,000

Property Website

<https://www.mossyoakproperties.com/property/tishomingo-county-55-4-tishomingo-mississippi/80911/>



Tishomingo County 55.4 Burnsville, MS / Tishomingo County

PROPERTY DESCRIPTION

55.4 Acres – Timber & Hunting Land in Burnsville, Mississippi

Located in Burnsville, MS, this 55.4-acre property offers a versatile investment and recreational opportunity. The land is composed of three separate tracts (+/- 44.4 acres, +/- 2 acres, and +/- 9 acres) being sold together as one parcel. It features county road frontage with access to both power and water, making it a practical site for development or continued land management.

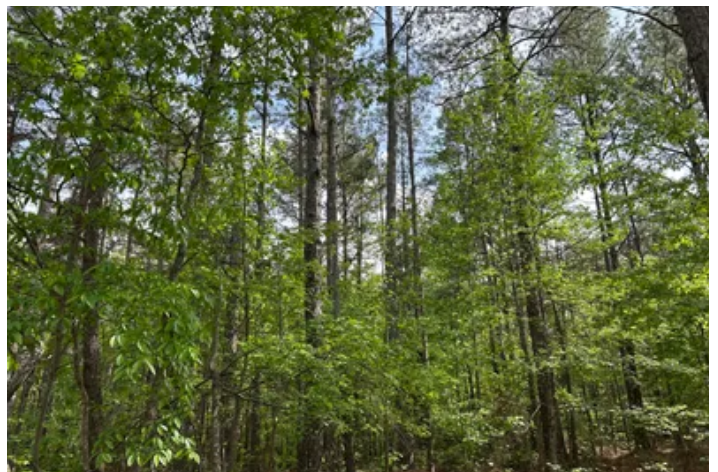
A scenic creek runs through the property, serving as a tributary to Caney Branch Creek, enhancing both wildlife habitat and the property's natural beauty.

This is an excellent **timber investment** with a well-established stand of approximately 30-year-old hardwoods and a small portion of pine. The mix of species provides valuable diversity, allowing loggers to cut and sell multiple timber products once its ready to harvest—an advantage in volatile timber markets.

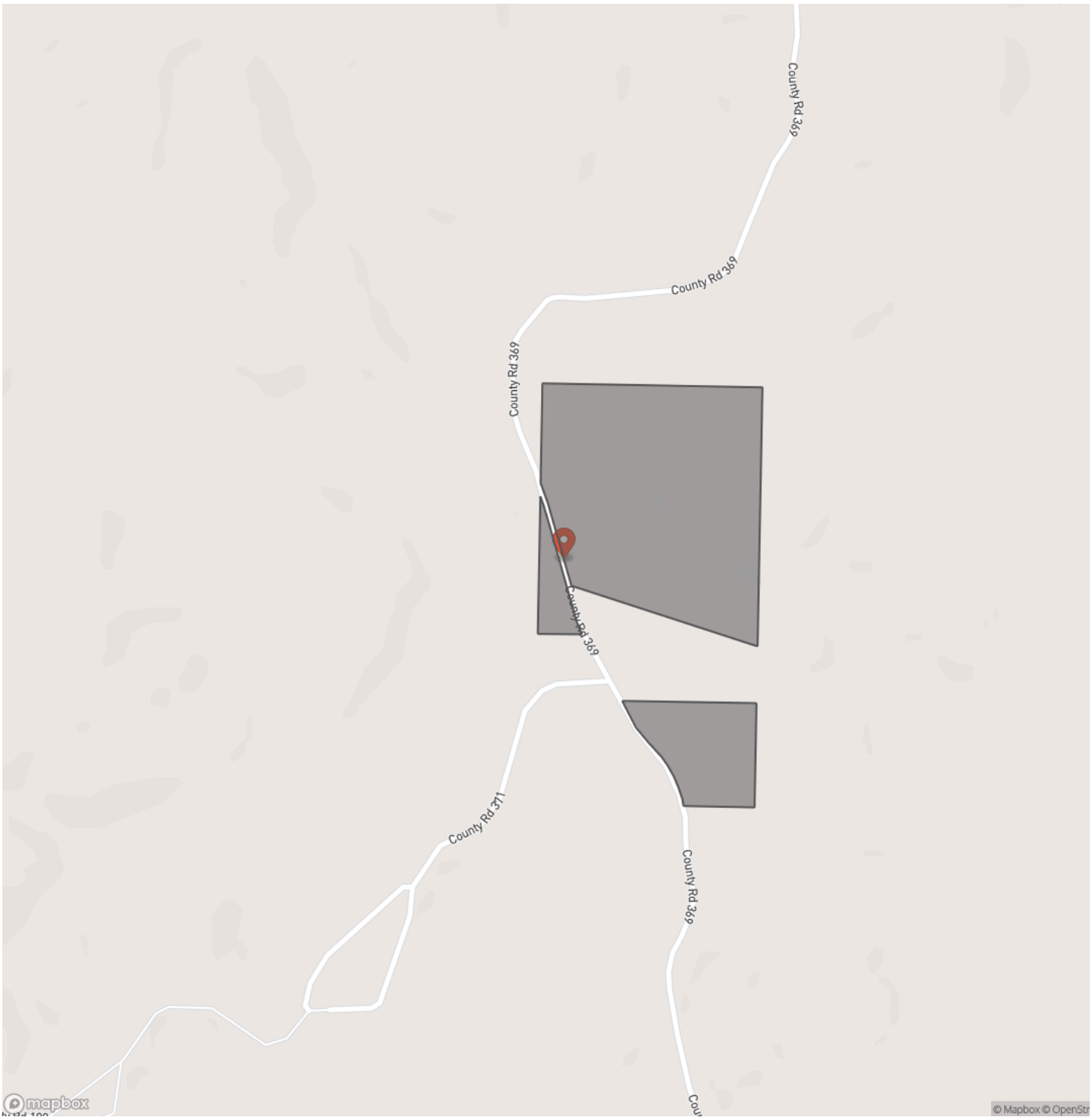
Low annual property taxes (just \$147 in 2024) add to the investment appeal.

Recreational hunting opportunities abound, with **deer, turkey, and small game hunting** available on the land. Whether you're looking for a long-term timber investment, a recreational retreat, or both, this property offers a rare combination of features.

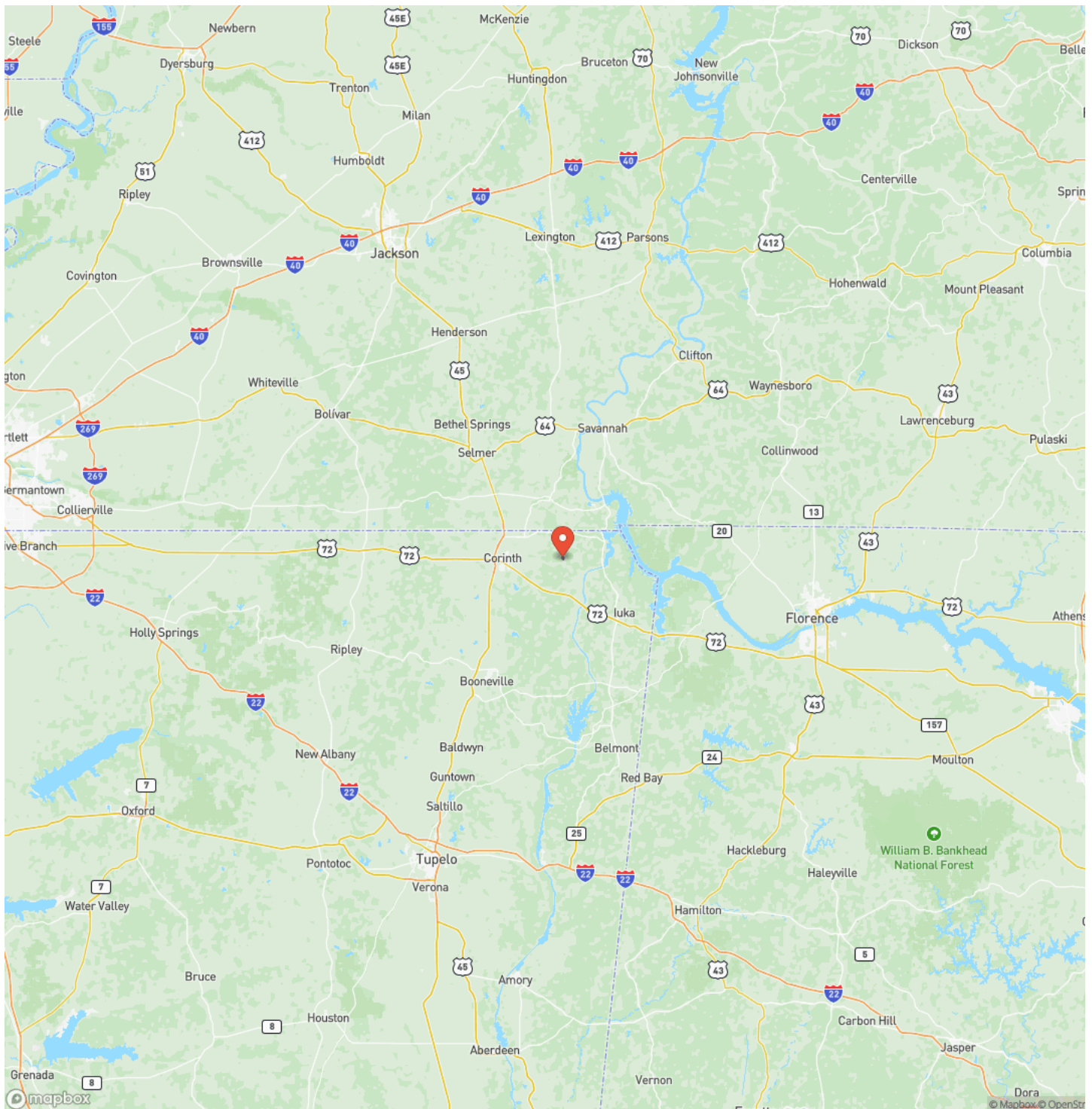
Tishomingo County 55.4
Burnsville, MS / Tishomingo County



Locator Map



Locator Map



Satellite Map



Tishomingo County 55.4
Burnsville, MS / Tishomingo County

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]

[illegible]

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

