208± ACRES
UNION COUNTY, MS

$599,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE UNION 208

PROPERTY PROFILE

LOCATION:

- MS-9 N
  Blue Springs, MS 38828
- Union County
- 19± Miles NW of Tupelo

COORDINATES:

- 34.4125, -88.8655

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 208± Acres
- Mixed Timber
- Deer & Turkey
- Established Food Plots
- Road Frontage
- Internal Road System
- Utilities Available Nearby

TAX INFORMATION:

- Parcel #1: 092R-03-008.00
- $591.56 (2025)

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MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

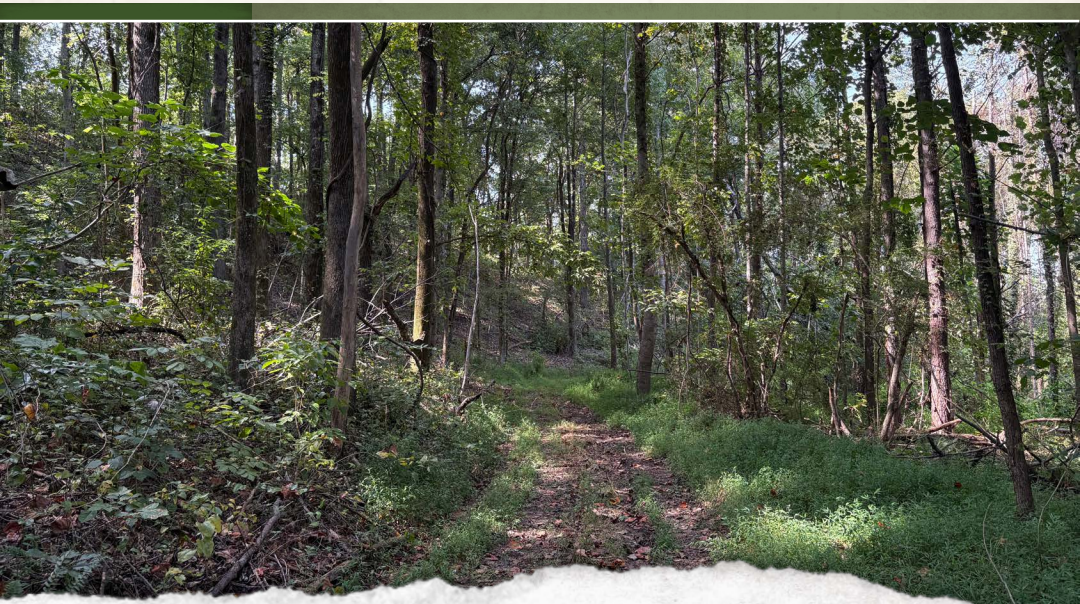
WELCOME TO THE UNION 208

THIS 208± ACRE TRACT LOCATED ON MS-9 N IN THE BLUE SPRINGS AREA OF UNION COUNTY, MISSISSIPPI, OFFERS A GREAT COMBINATION OF RECREATIONAL USE AND TIMBER INVESTMENT POTENTIAL. The Union 208 features a healthy mix of hardwoods and pines, providing both natural beauty and long-term value.

Established food plots and abundant deer and turkey populations make the Union 208 an excellent hunting property. With convenient MS-9 N road frontage and an internal road system, the land is easily accessible and well laid out for navigating the entire tract.

The Union 208 is ideal for outdoor enthusiasts, investors, or anyone looking for a versatile piece of land, offering homesite potential with utilities provided by New Albany Light, Gas, and Water.

Contact Michael Oswalt or Harrison Eaton today to schedule a private showing and experience #TheSmallTownWay.



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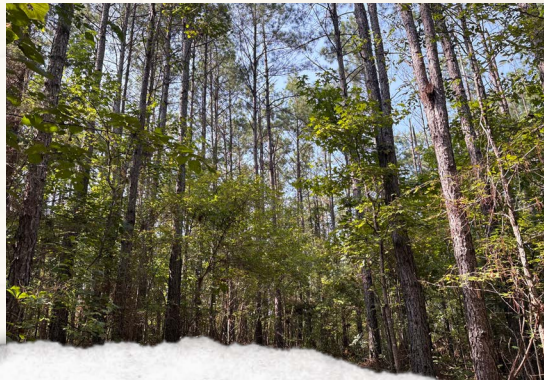

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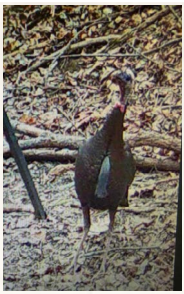

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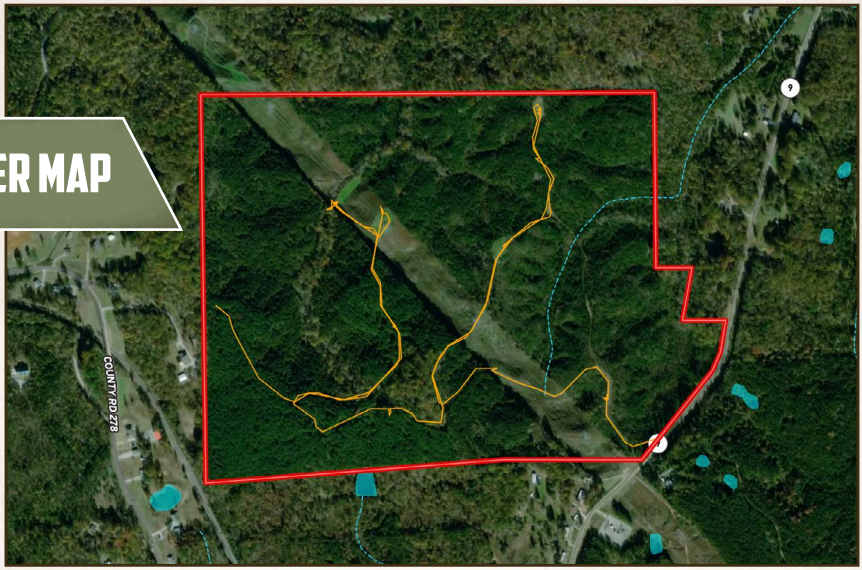
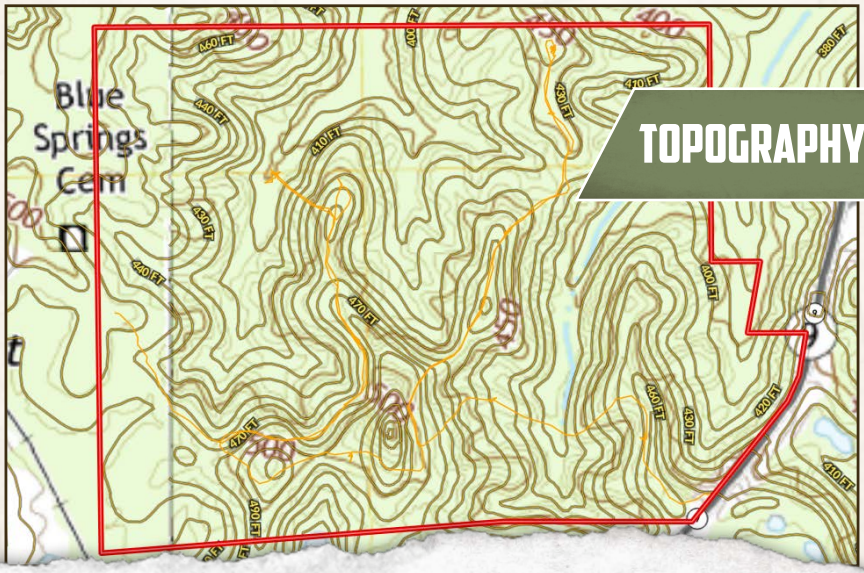
WATER MAP



TOPOGRAPHY MAP



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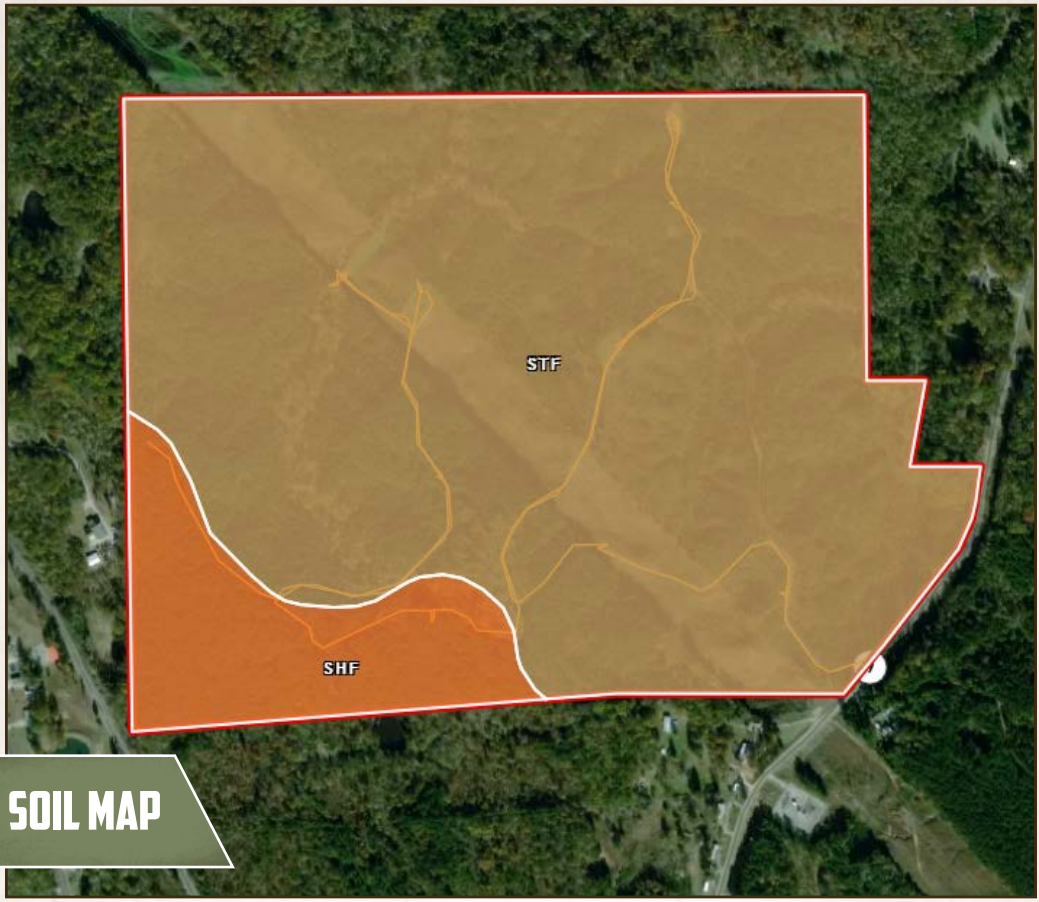

SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
STF	Smithdale-Sweatman association hilly	181.91	87.05	0	25	7e
SHF	Smithdale association, hilly	27.08	12.96	0	17	7e
TOTALS		208.99(*)	100%	-	23.96	7.0

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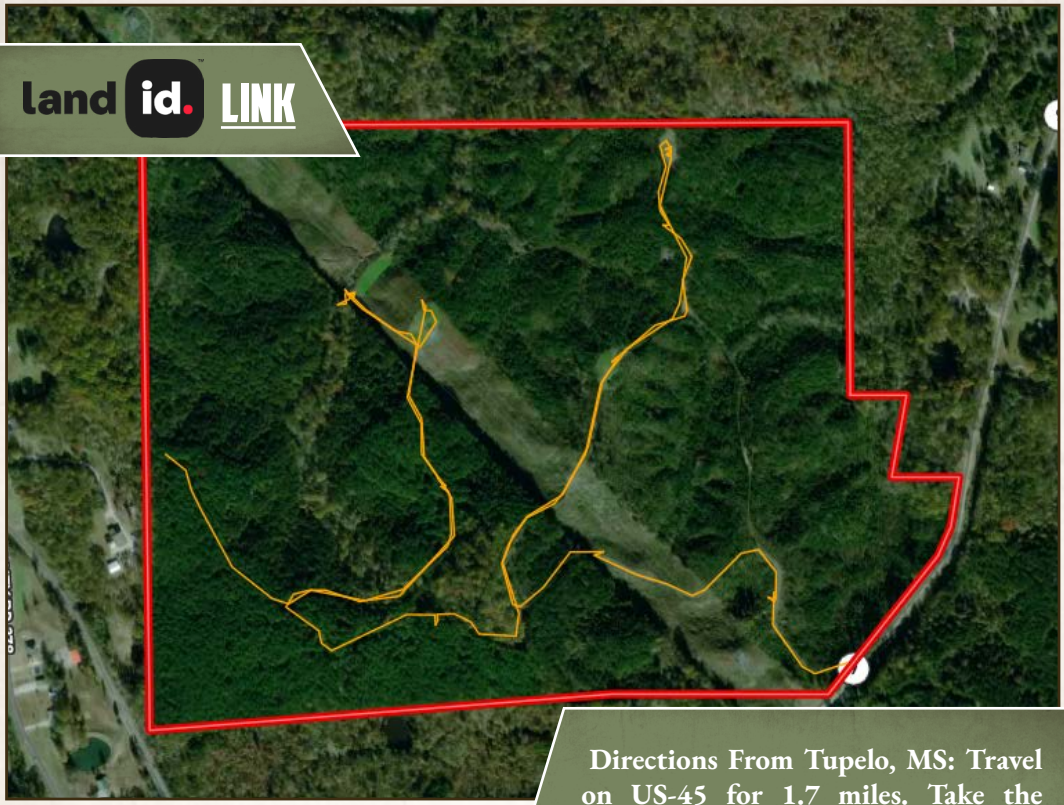
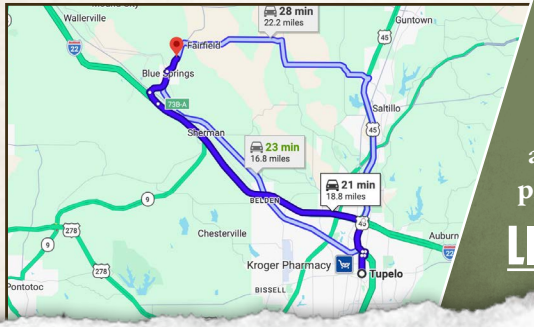
land id. LINK





Directions From Tupelo, MS: Travel on US-45 for 1.7 miles. Take the exit onto I-22 towards Memphis and continue for 12.7 miles. Take exit 73B-A to merge onto MS-9 towards Blue Springs. Travel on MS-9 N for 1.6 miles, and then turn right to stay on MS-9 N. The property will be on the left in 0.8 miles.

LINK TO GOOGLE MAP DIRECTIONS

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