SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

44± ACRES
UNION COUNTY, MS

$120,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE UNION 44

PROPERTY PROFILE

LOCATION:

- County Road 151
  New Albany, MS 38652
- Union County
- 11± Miles SE of Ripley
- 12± Miles NE of New Albany
- 38± Miles NW of Tupelo
- 45± Miles NE of Oxford

COORDINATES:

- 34.5939, -88.9037

TAX INFORMATION:

- Parcel # 075R-05-003.00: $369.61

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 44± Acres
- Abundant Wildlife
- Established Road Systems
- Electricity Available at the Road





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

HARRISON EATON
LAND SPECIALIST
C: 662-401-9472
O: 662-238-4077
harrison@smalltownproperties.com
50 CR 401 - Oxford, MS 38655
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE UNION 44

DISCOVER THE PERFECT BLEND OF COUNTRY LIVING AND OUTDOOR ADVENTURE WITH THIS BEAUTIFUL 44± ACRE PROPERTY LOCATED IN NEW ALBANY, MISSISSIPPI. Whether you're looking for the ideal homesite to build your dream home or a private getaway for weekend escapes, this land in Union County offers endless opportunities. Featuring established road systems for easy access throughout the property, the Union 44 is perfectly suited for hunting, riding, and year-round recreation.

With abundant wildlife and plenty of space to explore, the Union 44 is a great fit for anyone looking to enjoy the outdoors while owning a piece of Mississippi land.

Contact **Harrison Eaton** today to schedule a private showing and experience #TheSmallTownWay.





SMALLTOWN
HUNTING PROPERTIES & REAL ESTATE℠

HARRISON EATON
LAND SPECIALIST
C: 662-401-9472
O: 662-238-4077
harrison@smalltownproperties.com
50 CR 401 - Oxford, MS 38655
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

44± ACRES | UNION COUNTY, MISSISSIPPI













SMALLTOWN
HUNTING PROPERTIES & REAL ESTATE℠

HARRISON EATON
LAND SPECIALIST
C: 662-401-9472
O: 662-238-4077
harrison@smalltownproperties.com
50 CR 401 - Oxford, MS 38655
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

44± ACRES | UNION COUNTY, MISSISSIPPI







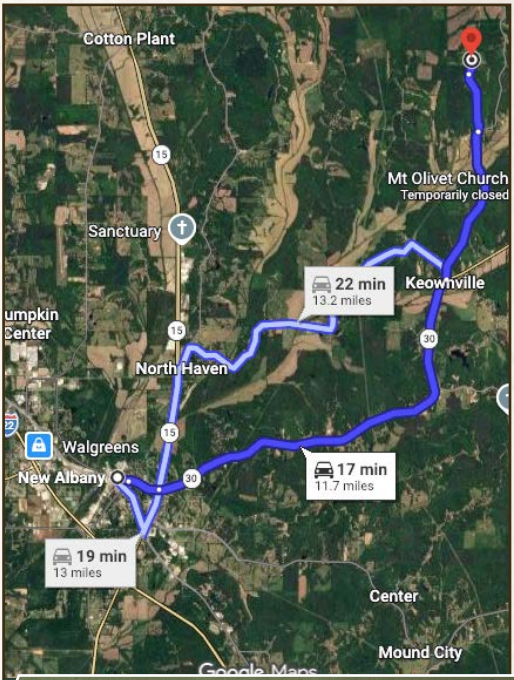
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

HARRISON EATON
LAND SPECIALIST
C: 662-401-9472
O: 662-238-4077
harrison@smalltownproperties.com
50 CR 401 - Oxford, MS 38655
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

land id. LINK







Directions From New Albany, MS: Travel 7.1 miles east on MS-30. Turn left onto County Road 150 and continue 2.7 miles. Turn left onto County Road 151 and proceed for 1.2 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

HARRISON EATON
LAND SPECIALIST
C: 662-401-9472
O: 662-238-4077
harrison@smalltownproperties.com
50 CR 401 - Oxford, MS 38655
smalltownproperties.com

Information is believed to be accurate but not guaranteed.