



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**44± ACRES**  
**UNION COUNTY, MS**  
**\$122,000**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://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<sup>SM</sup>

**HARRISON EATON**

LAND SPECIALIST

C: 662-401-9472

O: 662-238-4077

[harrison@smalltownproperties.com](mailto:harrison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://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<sup>SM</sup>

**HARRISON EATON**  
LAND SPECIALIST

C: 662-401-9472

O: 662-238-4077

[harrison@smalltownproperties.com](mailto:harrison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

44± ACRES

UNION COUNTY, MISSISSIPPI



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**HARRISON EATON**

LAND SPECIALIST

C: 662-401-9472

O: 662-238-4077

[harrison@smalltownproperties.com](mailto:harrison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

44± ACRES

UNION COUNTY, MISSISSIPPI



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**HARRISON EATON**

LAND SPECIALIST

C: 662-401-9472

O: 662-238-4077

[harrison@smalltownproperties.com](mailto:harrison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

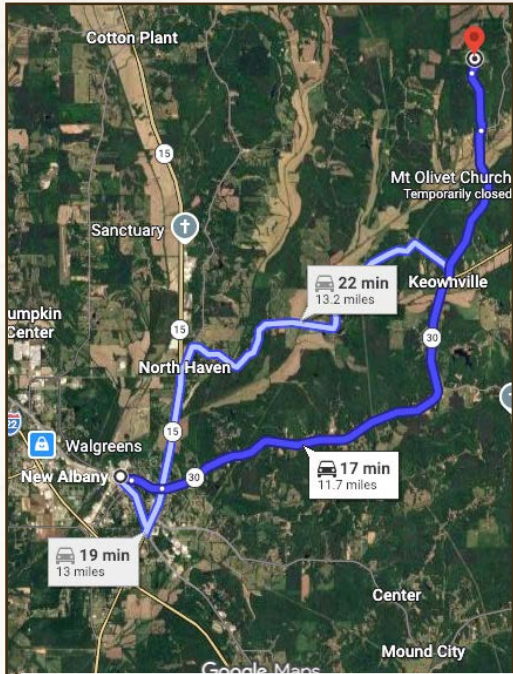
[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

44± ACRES

UNION COUNTY, MISSISSIPPI

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<sup>SM</sup>

**HARRISON EATON**

LAND SPECIALIST

C: 662-401-9472

O: 662-238-4077

[harrison@smalltownproperties.com](mailto:harrison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.