



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

78± ACRES
LEE COUNTY, MS
\$486,000



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

THE LEE 78

PROPERTY PROFILE

LOCATION:

- 123 County Road 203
Tupelo, MS 38804
- Lee County
- 4± Miles E of Sherman
- 10± Miles NW of Tupelo

COORDINATES:

- 34.34835, -88.7943

PROPERTY USE:

- Recreational
- Potential Home/Cabin Site
- Hunting & Fishing

PROPERTY INFORMATION:

- 78± Total Acres
- 60± Acres of Mixed Timber
- 18± Acres of Pasture
- Busfaloba Creek Frontage
- Stocked Pond
- Deer & Turkey
- Power Available
- Water Available Nearby
- Saltillo School District

TAX INFORMATION:

- 2025 Taxes: \$1,000.48
- Parcel: -049V-32-011-00



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CALEB WARREN

LAND SPECIALIST

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caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEE 78

LOOKING FOR A PLACE TO BUILD, HUNT, AND FARM IN LEE COUNTY, MISSISSIPPI? Welcome to the Lee 78 in Tupelo, where your vision can become a reality.

As you enter the 78± acre property, you'll be greeted by beautiful pastures and scenic views. Traveling through the property, you'll reach Busfaloba Creek, which divides the tract and provides a year-round water source. Beyond the creek lies an old field that has grown into young trees and shrubs, creating excellent wildlife bedding and nesting habitat. The field could be cleared and restored to pasture or left in its current natural state. Behind the field, the terrain rises into gently rolling hills with a mix of hardwood and pine timber. A stocked pond at the back of the property adds to the recreational appeal and provides additional water resources.



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MORE ABOUT THE LEE 78

The Lee 78 is conveniently located approximately 6.5 miles from Barnes Crossing Mall and the many amenities Tupelo has to offer. The property is also located within the Saltillo School District, providing an ideal combination of peaceful country living, quality schools, and convenient access to town. An old house is located on the property but is not considered to add monetary value. If you're looking to build, electricity is available through the Tombigbee Valley EPA. An old well is located near the homesite, and community water is available at the road through the North Lee County Water Association, Inc.

If you're in the market for diverse acreage in a desirable location, the Lee 78 is worth a look.

**Call Caleb Warren today to schedule a private showing
and experience #TheSmallTownWay!**



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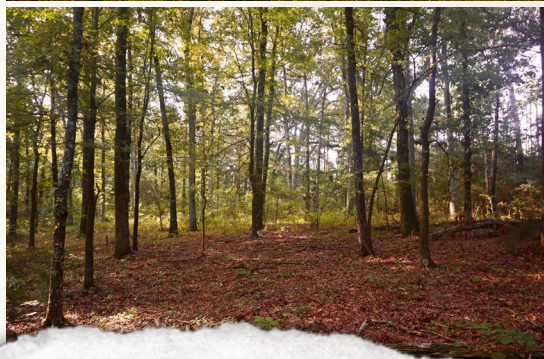
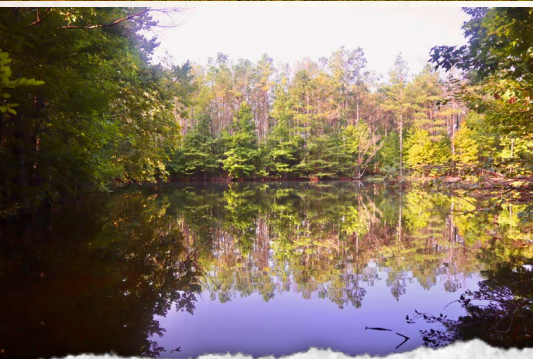
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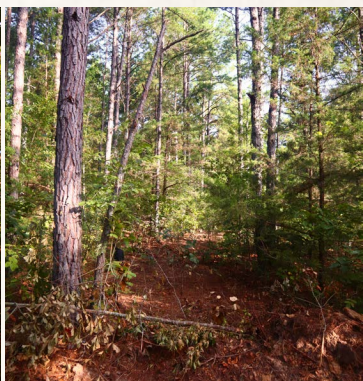
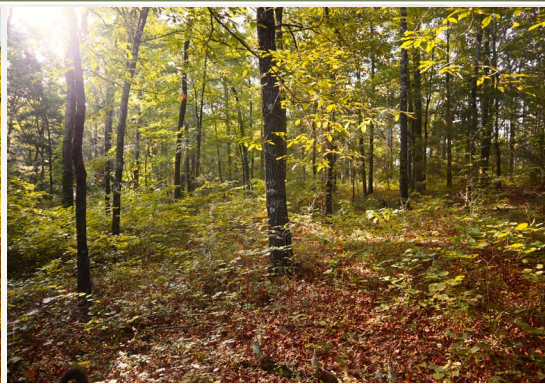
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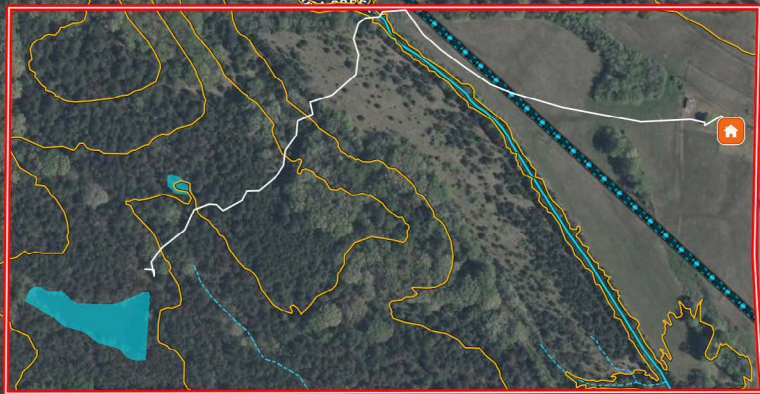
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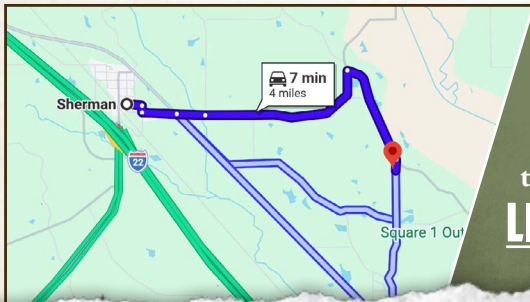
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Directions From Sherman, MS:
Travel east on Witt Street for 0.4 miles. Turn right onto MS-178 and continue for 0.7 miles. Turn left on County Road 183 and proceed for 1.4 miles. Turn left again onto Lee County Road 1836 and continue for 0.6 miles. Turn left onto County Road 203 and travel 0.5 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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