



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

10.34± ACRES WITH A HOME
TIPPAH COUNTY, MS
\$279,000



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

THE TIPPAH 10.34

PROPERTY PROFILE

LOCATION:

- 24141 Highway 2
Walnut, MS 38683
- Tippah County
- 10± Miles SW of Kossuth
- 12± Miles SE of Falkner
- 12.7± NE of Ripley
- 19.4± Miles SW of Corinth

PROPERTY USE:

- Residential
- Recreational
- Investment

TAX INFORMATION:

- Parcel #: 1-835-27-015
- 2025 Taxes: \$1,100.28

PROPERTY INFORMATION:

- 10.34± Acres
- 2,134± SqFt Home
 - 4 Bedrooms/2 Bathrooms
 - Open-Concept
 - Central Heat & Air
 - Natural Gas
 - Gas Fireplace
- Storm Shelter
- Shed
- 2-Car Garage
- Gravel Drive
- Frontage on Highway 2
- Frontage on County Road 253

COORDINATES:

- 34.79325, -88.7685



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LUKE GOSSETT

LAND SPECIALIST

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lgossett@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TIPPAH 10.34

WELCOME TO THE TIPPAH 10.34, WHERE A BEAUTIFUL 2,134± SQUARE FOOT HOME SITS ON A 10.34± ACRES IN WALNUT IN TIPPAH COUNTY, MISSISSIPPI, OFFERING SPACE, QUIET LIVING, AND CONVENIENCE TO HIGHWAY 2. Built in 1981, this well-kept home features four bedrooms and two bathrooms, with thoughtful updates that give it a fresh, welcoming feel the moment you step inside. You're greeted by an open-concept layout—perfect for gathering with family.

The primary bedroom is especially roomy, providing a comfortable retreat with a large closet to match. Outside, a nice gravel drive leads you in, with a handy shed for storage and a storm shelter for peace of mind during storms. There's also a spacious two-car garage to round things out.



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MORE ABOUT THE TIPPDAH 10.53

What really sets this property apart is the land—10.34± acres with approximately 1,500 feet of road frontage along Highway 2 and Country Road 253. That kind of frontage opens the door for potential future building sites or even splitting the property if you had that in mind.

Whether you're looking to spread out, start something new, or just enjoy a bit of country living, the Tippah 10.34 has plenty to offer.

Contact Luke Gossett today to schedule a private showing and experience #TheSmallTownWay!



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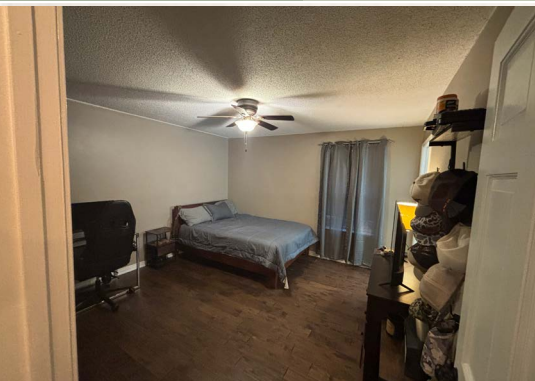
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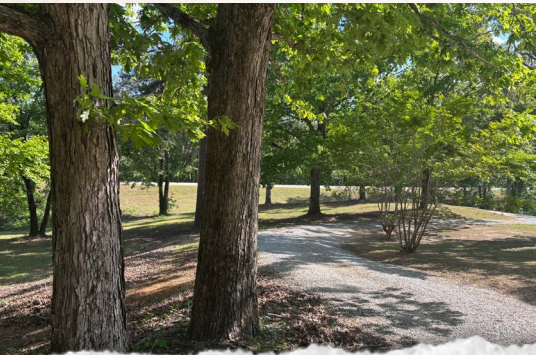
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land id. LINK



Directions From Kossuth, MS:
Travel west on Highway 2 for 10 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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