

**22± ACRES**  
**UNION COUNTY, MS**  
**\$119,000**



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

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

# THE UNION 22

# PROPERTY PROFILE

## LOCATION:

- Highway 9  
Blue Springs, MS 38828
- Union County
- 18.6± Miles NW of Tupelo
- 19.4± Miles NE of Pontotoc
- 49.2± Miles E of Oxford

## COORDINATES:

- 34.4099, -88.8676

## TAX INFORMATION:

- Parcel #: 092R-03-011.00: \$69.24

## PROPERTY USE:

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

## PROPERTY INFORMATION:

- 22± Acres
- Highway 9 Road Frontage
- Pond
- Timber
- East Union School District



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**HARRISON EATON**

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE UNION 22

WELCOME TO THE UNION 22, A VERSATILE 22± ACRE TRACT IN BLUE SPRINGS, MISSISSIPPI, OFFERING THE PERFECT BLEND OF RECREATION, INVESTMENT, AND HOMESITE POTENTIAL. Whether you're looking to build your dream home in the country or secure a strong timber and hunting property in Union County, the Union 22 checks the boxes.

The Union 22 features excellent road frontage on Highway 9, providing convenient access and multiple potential entry points. There is also a transmission line that runs through the property. A scenic setting makes it ideal for a private homesite, while the surrounding habitat supports strong hunting opportunities.

For outdoor enjoyment, the Union 22 also offers fishing possibilities, making it a great recreational getaway for family and friends. In addition, the presence of marketable timber provides long-term investment value and potential income. Located within the East Union School District, the Union 22 combines rural privacy with practical location benefits.

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



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## TOPOGRAPHY MAP



Directions From the East Union Attendance Center in Blue Springs, MS: Travel on MS-9 South for 3 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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