



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

44.3± ACRES
UNION COUNTY, MS
\$122,000



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

LOCATION:

- County Road 731
New Albany, MS 38652
- Union County
- 11.5± Miles SE of Ripley
- 11.7± Miles NE of New Albany
- 38± Miles NW of Tupelo
- 47± Miles NE of Oxford
- 103± Miles SE of Memphis, TN

COORDINATES:

- 34.594482, -88.903877

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 44.34± Turnkey Acres
- 2 Established Food Plots
- Maintained Internal Trail System
- Deer & Turkey
- Small Pond
- Seasonal Creek
- Electricity On-Site
- Community Water On-Site

TAX INFORMATION:

- Parcel: 075R-05-003.00
- 2024: \$145



SMALLTOWN
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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE UNION 44.3

WELCOME TO THE UNION 44.34, LOCATED IN NEW ALBANY, MISSISSIPPI. Imagine owning 44.34± acres tucked into the heart of thousands of surrounding acres. This Union County property doesn't just look good on paper—it hunts big, benefiting from the expansive, well-managed surroundings that funnel deer, turkey, and waterfowl through the area.

This turnkey hunting tract is ready from day one. It features two established food plots, a small pond, and a seasonal creek that runs along the east boundary, providing additional water and habitat diversity. A well-designed internal trail system allows easy access to every corner of the property.



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MORE ABOUT THE UNION 44.3

Well-known for its strong deer and turkey populations, this area is ideal for chasing mature whitetails, listening to spring gobblers, or simply enjoying a peaceful retreat to the outdoors. Adding even more value, the Union 44.34 offers multiple beautiful building sites, making it ideal for a hunting cabin or future home. Power and community water are already on site, setting you up for an easy build and immediate enjoyment.

**Contact Annah Barnes today to schedule a private showing
and experience #TheSmallTownWay!**



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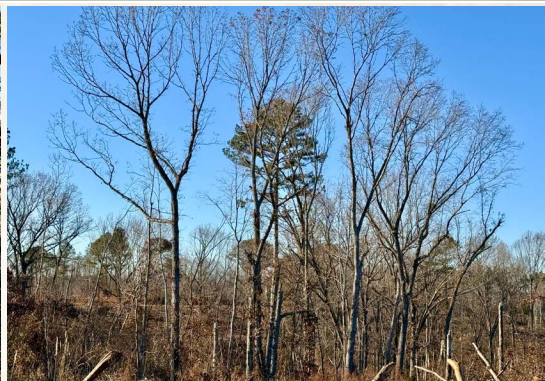
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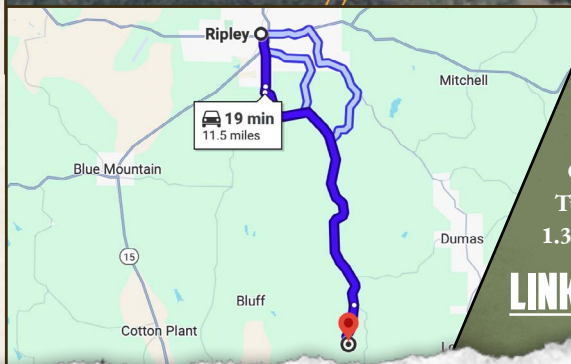
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UNION COUNTY, MISSISSIPPI

land id. **LINK**



Directions from Ripley, MS: Travel on S Main Street for 1.6 miles. Turn left onto County Road 701 and continue for 8.4 miles. Turn right onto County Road 731. Proceed for 1.3 miles to the destination on the right.

LINK TO GOOGLE MAP DIRECTIONS



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