



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

128± ACRES
PONTOTOC COUNTY, MS
\$320,000

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE PONTOTOC 128

PROPERTY PROFILE

LOCATION:

- 4192 Tuscumbia Road
Blue Springs, MS 38828
- Pontotoc County
- 18± Miles NW of Tupelo
- 100± Miles SE of Memphis, TN

COORDINATES:

- 34.36085, -88.89505

PROPERTY USE:

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

PROPERTY INFORMATION:

- 128± Total Acres
- Hardwood & Pine Mix
- Power & Water Available
- Deer, Turkey & Small Game Hunting
- Established Internal Roads
- Utilities Available
- Tuscumbia Road Frontage
- 2018 Coleman 25ft Camper
- Thousands of Lawn Mowers, Weedeaters, Bicycles, and Miscellaneous Salvage

TAX INFORMATION:

- Parcel - 139-29-000-021
- Parcel - 138-28-000-003



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BILLY CARPENTER

LAND SPECIALIST

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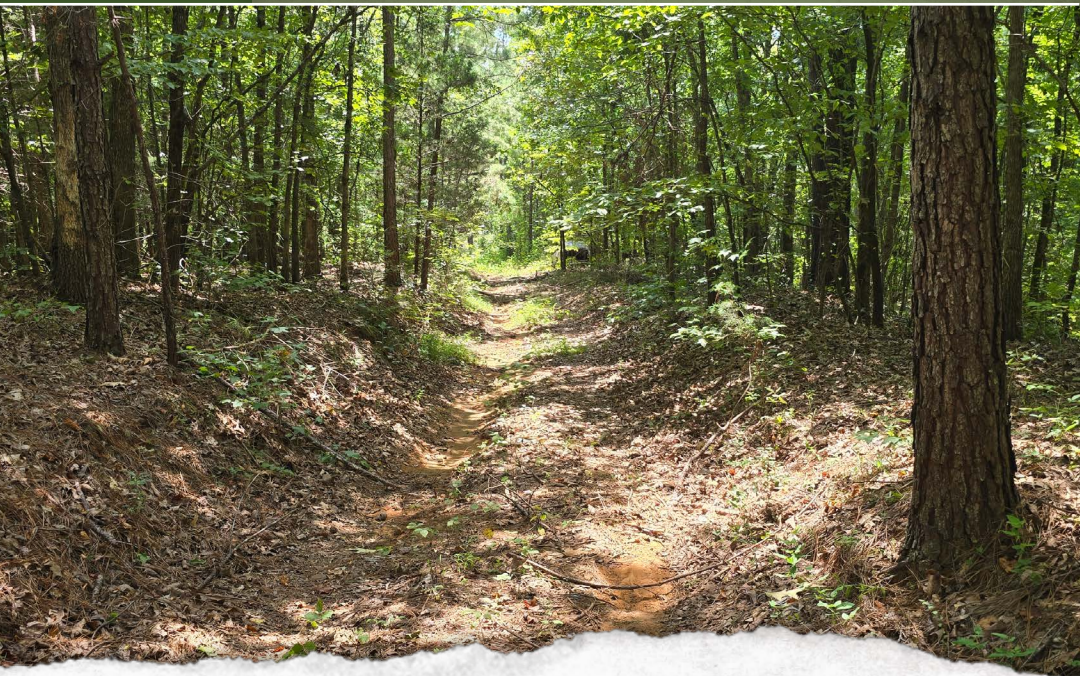
Information is believed to be accurate but not guaranteed.



WELCOME TO THE PONTOTOC 128

WELCOME TO THE PONTOTOC 128 IN BLUE SPRINGS, MISSISSIPPI. Located in northeastern Pontotoc County, Mississippi, this 128± acre recreational tract offers an excellent opportunity for hunting, recreation, and long-term investment. The property features a well-established internal road system, a naturally regenerated mix of pine and hardwood timber, and power and community water already available, making it well suited for a hunting camp or future homesite.

The timber on the property was harvested in the 1990s and has naturally regenerated into a healthy mix of pine and hardwood. The diverse cover provides excellent habitat for whitetail deer, turkey, and other wildlife, while several locations offer outstanding opportunities for food plots and additional habitat improvements. The established road system allows easy access throughout the property by ATV or SXS.



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MORE ABOUT THE PONTOTOC 128

A 2018 Coleman Light LT202RD 25-foot travel trailer is included with the sale, providing an immediate place to stay while enjoying the property. Also included is a large collection of lawn mowers, weed eaters, bicycles, and miscellaneous salvage, offering additional value and opportunities for buyers interested in equipment, parts, or scrap recovery. Buyers are encouraged to conduct their own due diligence regarding quantities and value.

Whether you're looking for a hunting retreat, weekend getaway, future homesite, or recreational investment, this Pontotoc County property offers the utilities, access, and wildlife habitat to make it your own.

**Call Billy Carpenter today to schedule a private showing
and experience #TheSmallTownWay!**



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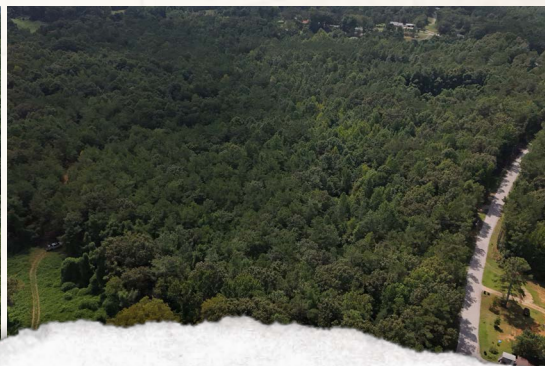
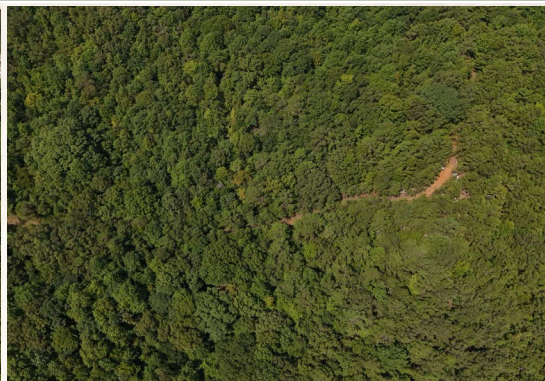
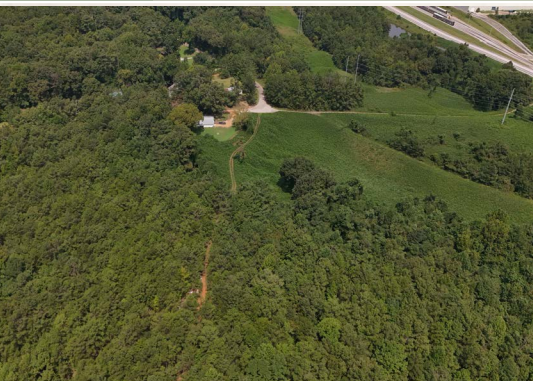
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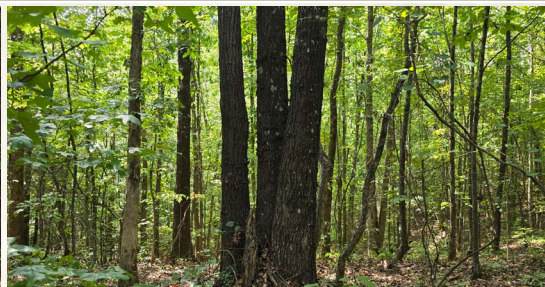
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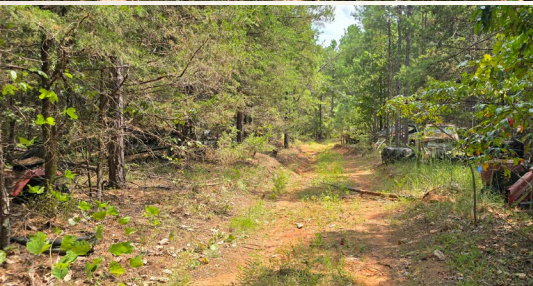
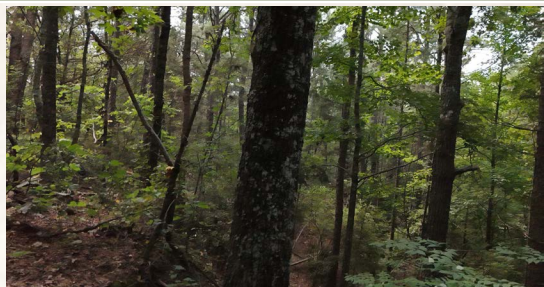
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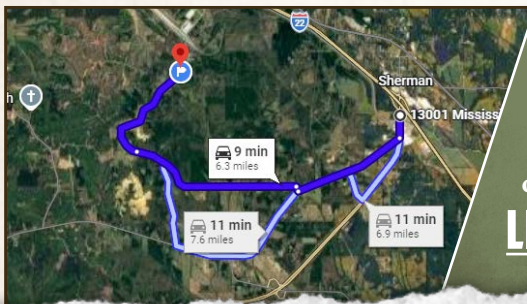
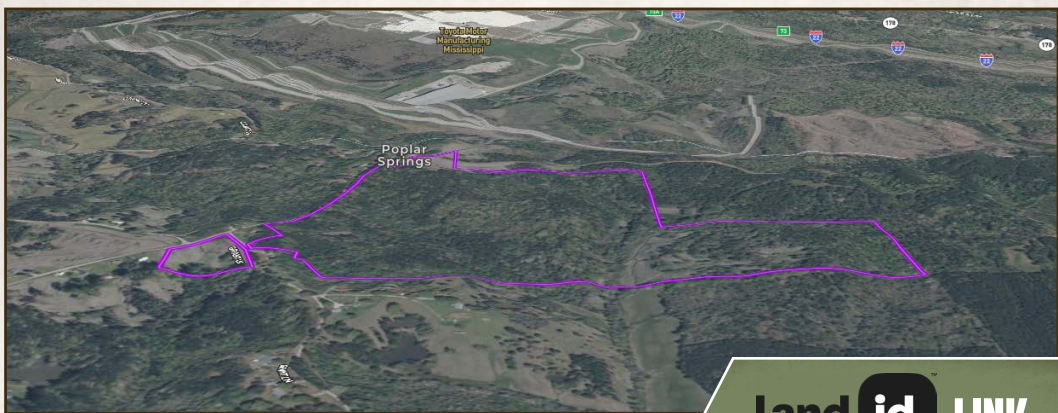
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Directions from the intersection of Highway 9 and 78 in Belden, MS: Travel on Old Highway 9 for 1.7 miles. Turn right onto Robertson Road and then immediately turn left onto Tuscumbia Road. Continue for 2.5 miles. Turn right to stay on Tuscumbia Road and proceed 1.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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