



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

39.95± ACRE ESTATE
NEW ALBANY | UNION COUNTY, MS
\$699,900

The Perfect Balance of Rural Living, Recreation, and Privacy



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

THE UNION 39.95

PROPERTY PROFILE

LOCATION:

- 1021 County Road 382
New Albany, MS 38652
- Union County
- 4± Miles E of New Albany
- 31± Miles NW of Tupelo
- 96± Miles SE of Memphis

COORDINATES:

- 34.4976, -88.9384

TAX INFORMATION:

- Parcel #1: 058R-01-035.03
- Parcel #2: 058R-01-035.16
- Parcel #3: 058R -12-002.00
- 2025 Taxes: \$6,016.45

PROPERTY USE:

- Hunting
- Residential
- Recreational

PROPERTY INFORMATION:

- 39.95± Acres
- 2,660± SqFt Home
 - 4 Bedrooms/3 Baths
 - Exposed Beam Ceilings
 - Large Granite Island
 - Brick Fireplace
 - Built-In Safe
- Two-Car Garage
- In-Ground Swimming Pool
- Screened-In Outdoor Area
- Shop with Living Quarters
- Pastureland
- Mature Timber
- Creek Frontage
- Deer & Turkey
- Hunting Blinds
- Dead-End Road



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
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4848 Main St. - Flora, MS 39071 | O: 769-888-2522

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WELCOME TO THE UNION 39.95

INTRODUCING THE UNION 39.95—AN EXTRAORDINARY PRIVATE ESTATE LOCATED AT 1021 COUNTY ROAD 382 IN NEW ALBANY, MISSISSIPPI, WHERE ALL THE NEEDS IN A COUNTRY HOME SETTING MEET 39.95± ACRES OF COUNTRYSIDE. This Union County property provides the perfect balance of rural living, recreation, and privacy.

A home offers 2,660± square feet of living space and features four spacious bedrooms and three full bathrooms, designed with comfort in mind. The heart of the home is a stunning living room featuring exposed beam ceilings and a beautiful brick fireplace, creating a warm gathering space. A beautiful kitchen offers a large granite island to create ample counter space. The primary suite offers a built-in safe room in the primary bathroom, while the Jack-and-Jill bathroom provides added convenience for family and guests.

Step outside to your own private retreat, complete with a screened-in outdoor living area and a beautiful in-ground swimming pool, ideal for entertaining or enjoying peaceful evenings overlooking beautiful pasture ground. A two-car garage and an impressive shop with finished living quarters provide exceptional flexibility for guests, hobbies, or additional workspace.



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MORE ABOUT THE UNION 39.95

Beyond the home lies 39.95± acres of premier recreational land. This tract features mature hardwood timber, scenic pastureland, and a creek that winds through the landscape. With the hunter in mind, the Union 39.95 includes high-end hunting blinds and offers outstanding hunting opportunities for turkey and deer right out of your backdoor.

The location is convenient, being just 4± miles east of New Albany, 31± miles northwest of Tupelo, and 96± miles southeast of Memphis, Tennessee. If you've been searching for country living that will make the whole family happy, this Union County property is worth a look.

Call Harrison Eaton or Michael Oswalt today to schedule a private showing and experience #TheSmallTownWay!



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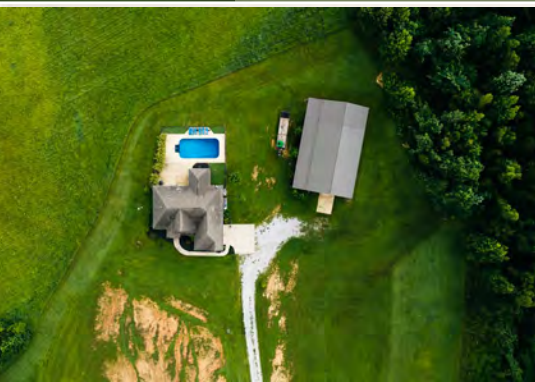
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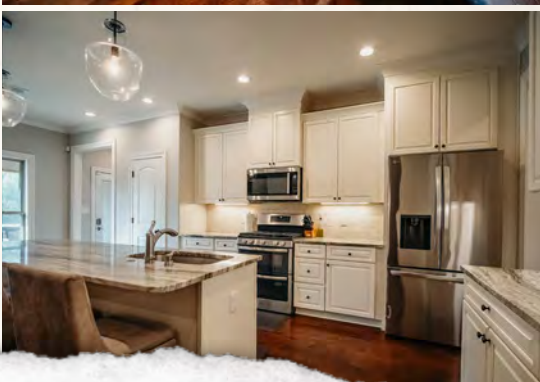
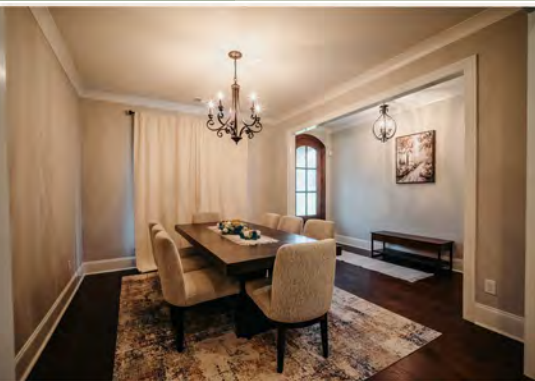
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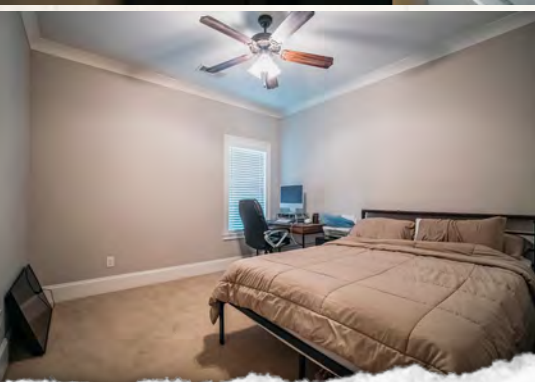
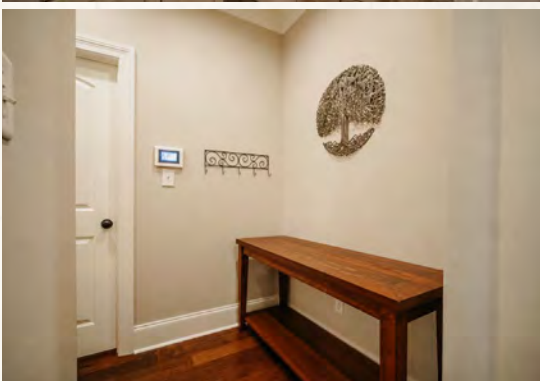
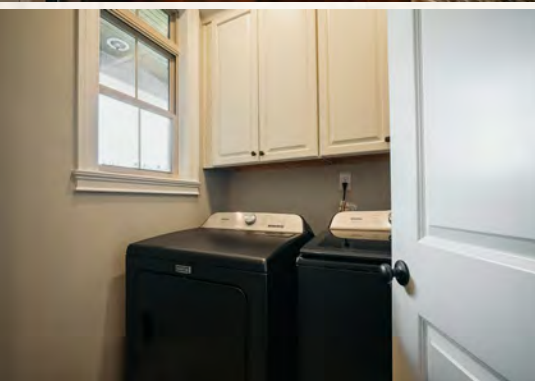
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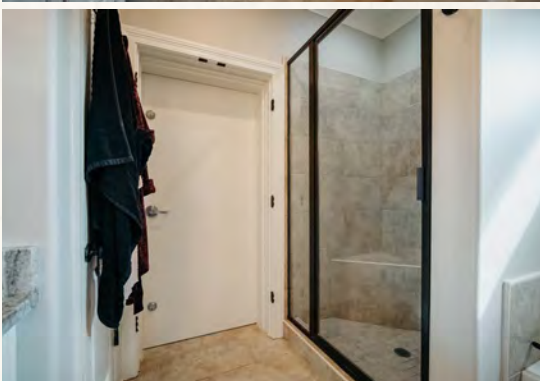
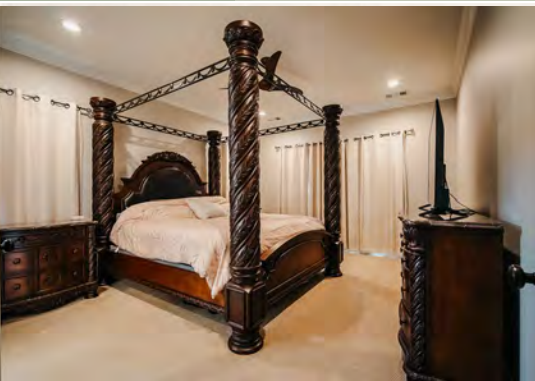
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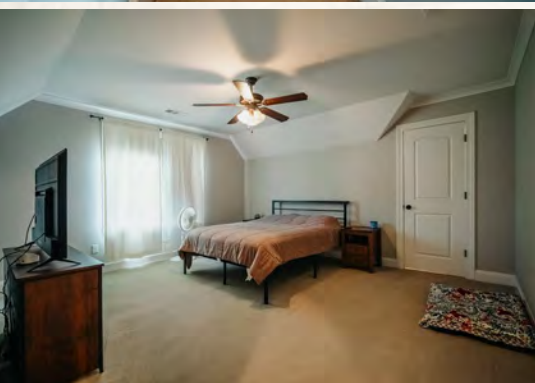
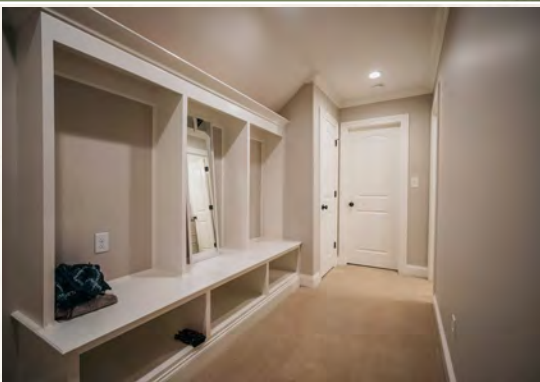
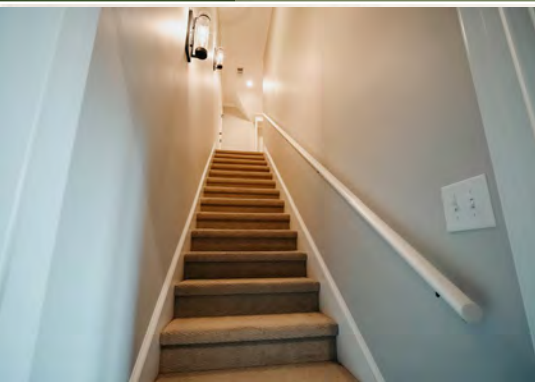
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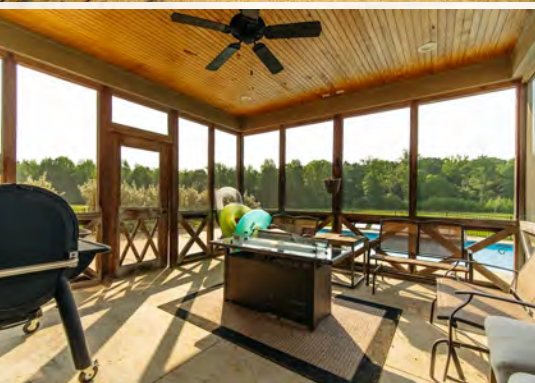
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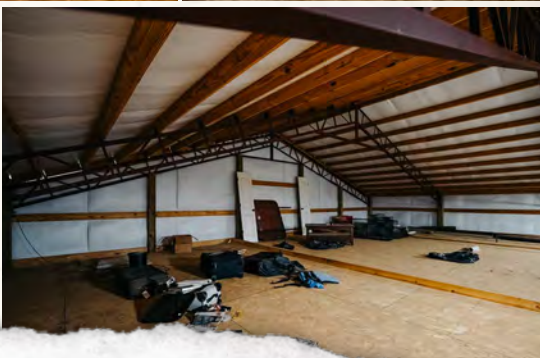
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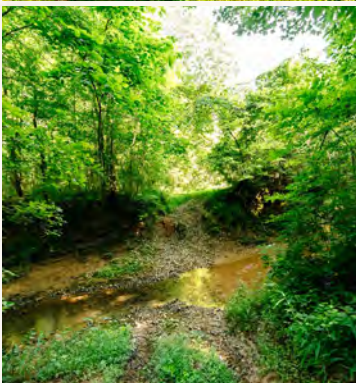
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SHF	Smithdale association, hilly	17	40.81	0	17	7e
Je	Jena silt loam	16.51	39.63	0	74	2w
PRC2	Providence silt loam 5 to 8 percent slopes eroded	6.89	16.54	0	38	3e
ATC2	Atwood silt loam, 5 to 8 percent slopes, moderately eroded	1.26	3.02	0	54	3e
TOTALS		41.66(	100%	-	44.18	4.24



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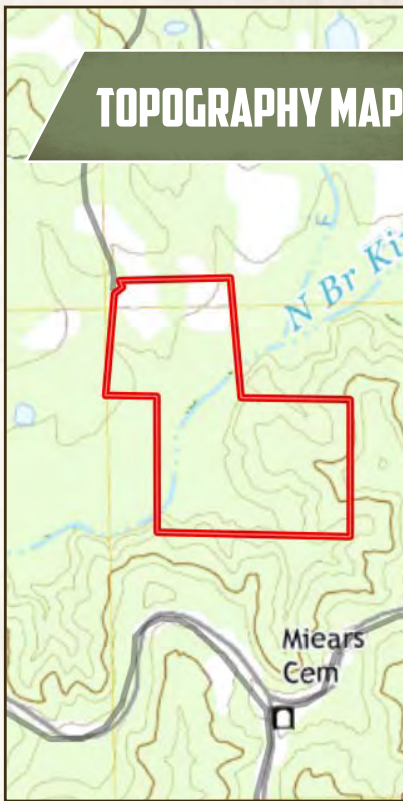
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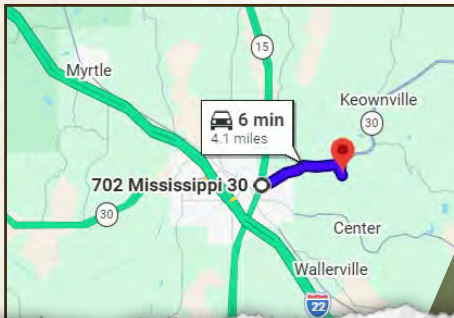
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TOPOGRAPHY MAP



land id. LINK



Directions from the Intersection of MS-30 and MS-15 in Albany, MS:
Travel east on MS-30 for 3.5 miles. Turn right onto Torrington Hills Road, and the property will be on the left in 0.6 miles.

LINK TO GOOGLE MAP DIRECTIONS



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