

**79.1± ACRES**  
**MONROE COUNTY, MS**  
**\$184,900**



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

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

# THE MONROE 79.1

## PROPERTY PROFILE

### LOCATION:

- Sipsy-Detroit Road  
Greenwood Springs, MS 38848
- Monroe County
- 2.8± Miles W of the AL State Line
- 5.4± Miles NE of  
Greenwood Springs
- 18± Miles E of Amory
- 34± Miles S of Fulton
- 40± Miles N of Columbus
- 48± Miles SE of Tupelo

### COORDINATES:

- 33.9347, -88.2534

### TAX INFORMATION:

- Parcel 2290-18-000-008.01
- \$203.88

### PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home Site

### PROPERTY INFORMATION:

- 79.1± Acres
- Gated Access
- Rolling Topography
- Hardwood Bottoms
- Mature Pine Plantation
- Established Food Plot
- Creek
- Road System
- Paved Road Frontage



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

**HARRISON EATON**

LAND SPECIALIST

C: 662-401-9472

O: 662-238-4077

[harrison@smalltownproperties.com](mailto:harrison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.

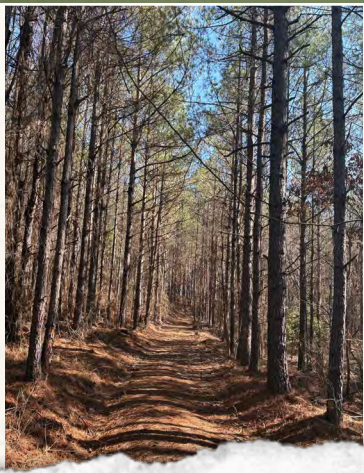
# WELCOME TO THE MONROE 79.1

**WELCOME TO THE MONROE 79.1, A VERSATILE PROPERTY OFFERING AN EXCELLENT BLEND OF INVESTMENT, RECREATION, AND FUTURE HOMESITE POTENTIAL.** Situated off Sipsy-Detroit Road in Greenwood Springs, Mississippi, the 79.1± acre property features beautiful hardwood bottoms, a mature pine plantation, and a scenic creek system. The Monroe County land is well-suited for a strong timber investment while also providing exceptional wildlife habitat.

Rolling topography adds both visual appeal and usability, with an established food plot drawing deer and turkey. The creek system enhances the natural beauty and serves as a reliable water source for local wildlife. Gated access off a paved road provides privacy while allowing convenient, year-round access.

With a potential home site, this tract is ideal for a private residence, hunting camp, or long-term land investment. Whether your goal is recreation, income, or building your dream place, the Monroe 79.1 delivers.

**Call Harrison Eaton today to schedule a private tour  
and experience #TheSmallTownWay!**



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

**HARRISON EATON**

LAND SPECIALIST

C: 662-401-9472

O: 662-238-4077

[harrison@smalltownproperties.com](mailto:harrison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.

79.1± ACRES

MONROE COUNTY, MISSISSIPPI



# SMALLTOWN

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

**HARRISON EATON**

LAND SPECIALIST

C: 662-401-9472

O: 662-238-4077

[harrison@smalltownproperties.com](mailto:harrison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.

79.1± ACRES

MONROE COUNTY, MISSISSIPPI



# SMALLTOWN

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

**HARRISON EATON**

LAND SPECIALIST

C: 662-401-9472

O: 662-238-4077

[harrison@smalltownproperties.com](mailto:harrison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.

79.1± ACRES

MONROE COUNTY, MISSISSIPPI



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

**HARRISON EATON**

LAND SPECIALIST

C: 662-401-9472

O: 662-238-4077

[harrison@smalltownproperties.com](mailto:harrison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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

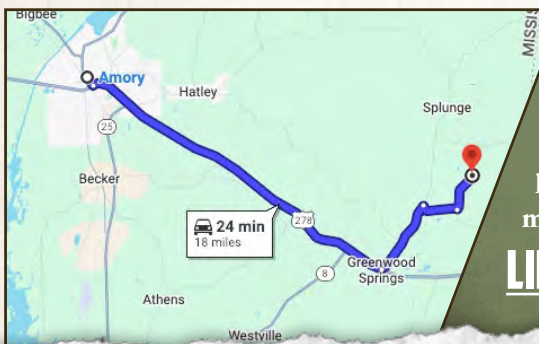
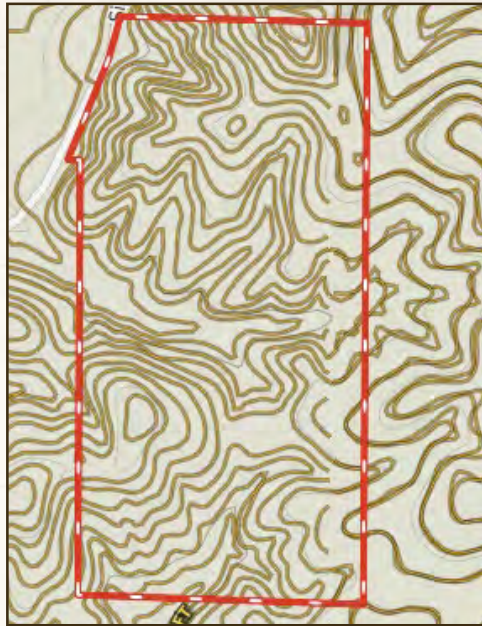
Information is believed to be accurate but not guaranteed.

79.1± ACRES

MONROE COUNTY, MISSISSIPPI

land id. LINK

TOPOGRAPHY MAP



Directions From Amory, MS:  
Travel 12.2 miles on US-278 E/6th Ave S. Turn left on Splunge Road and continue 2.7 miles. Turn right on Sipsey Trail and travel 1.3 miles. Turn left on Sipse-Detroit Road and in 1.4 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

**HARRISON EATON**

LAND SPECIALIST

C: 662-401-9472

O: 662-238-4077

[harrison@smalltownproperties.com](mailto:harrison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.