



**39± ACRES**  
**TIPPAH COUNTY, MS**  
**\$114,000**



**SMALLTOWN**

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

OFFICE (769) 888-2522



# THE TIPPAAH 39

## PROPERTY PROFILE

### LOCATION:

- CR 252  
Walnut, MS 38683
- Tippah County
- 15.6± Miles SE of Walnut
- 17.3± Miles NE of Ripley
- 25± Miles NW of Booneville

### COORDINATES:

- 34.83897, -88.7599

### PROPERTY USE:

- Recreation
- Potential Home/Cabin Sites
- Investment

### PROPERTY INFORMATION:

- 39± Total Acres
- Frontage on Panther Creek
- Food Plot
- Multiple Stands
- 1,500'+ Frontage on CR 252
- Plantation Hardwoods
- Natural Regenerating Pines
- Transmission Line
- Portion in the FEMA Flood Plain
- Deer/Turkey/Small Game

### TAX INFORMATION:

- 2024 - \$184.60



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**HUNTER ROBISON** | LAND SPECIALIST  
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4848 Main St. - Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE TIPPAH 39

LOCATED ALONG COUNTY ROAD 252 IN TIPPAH COUNTY, MISSISSIPPI, THIS 39± ACRE TRACT OFFERS OVER 1,500± FEET OF ROAD FRONTAGE WITH POWER ON SITE. The land is diverse and features Panther Creek running north to south that beautifully divides the property. On the east side of the creek, you'll find mostly pine timber with scattered hardwoods, a food plot ready to be reclaimed, and a shooting house already in place. Beyond the plot is a lean-to stand perfectly positioned in a natural pinch point along the creek. The west side transitions into a hardwood plantation, providing excellent mast for wildlife and great hunting potential. While a small portion of the land lies within the FEMA floodplain, the property still offers ideal homesite opportunities.

**Call Hunter Robison or Barry Holt  
today to schedule a private showing!**



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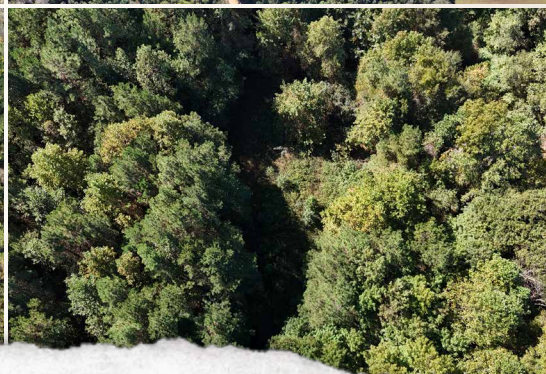
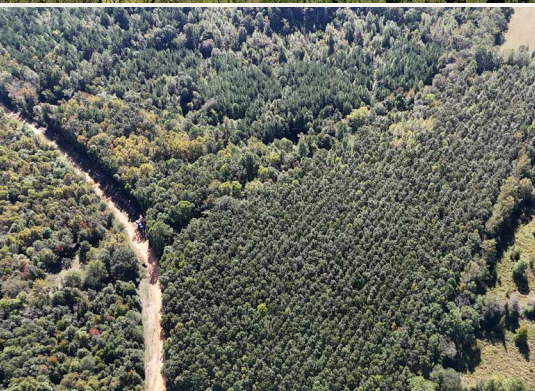
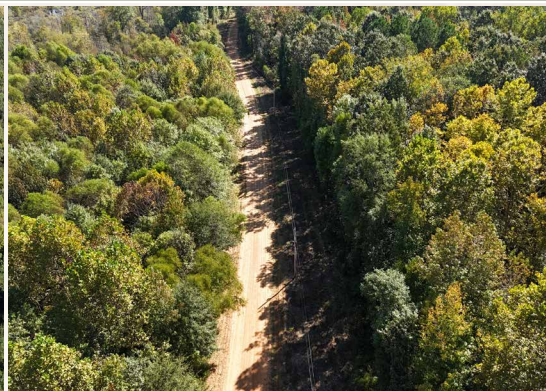
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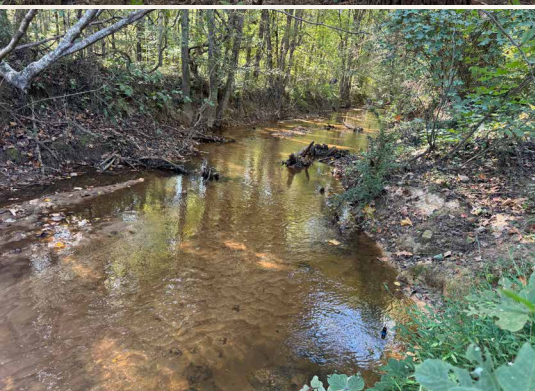
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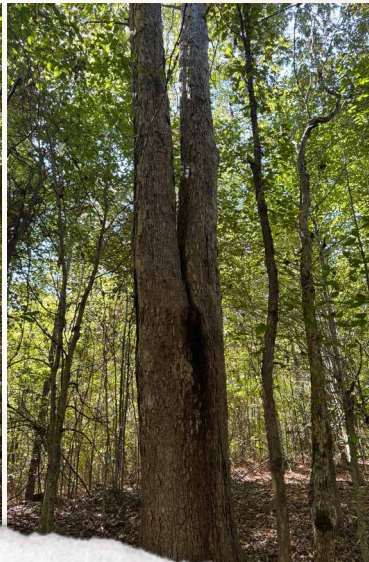
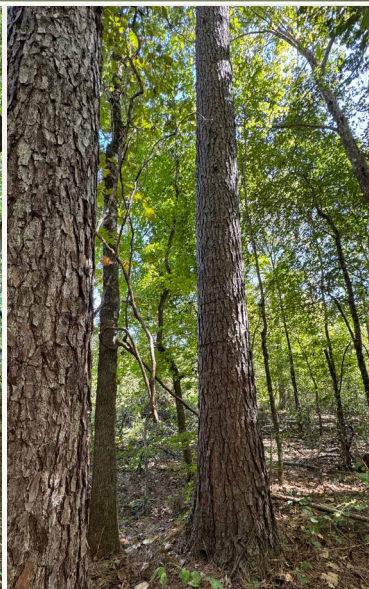
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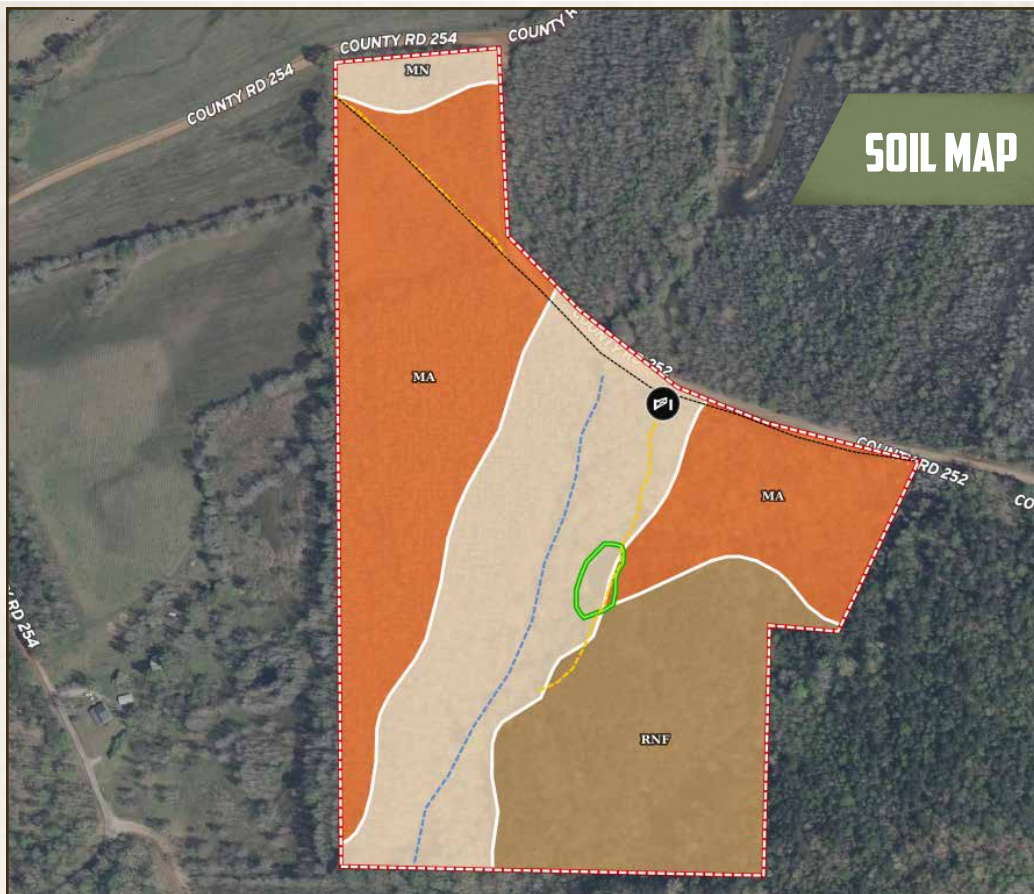
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## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ma	Mantachie soils (kirkville)	17.04	43.96	0	81	2w
Mn	Mixed alluvial land	12.26	31.63	0	-	3e
RnF	Smithdale fine sandy loam, 12 to 40 percent slopes	9.44	24.36	0	32	7e
TOTALS		38.74(	100%	-	43.4	3.53

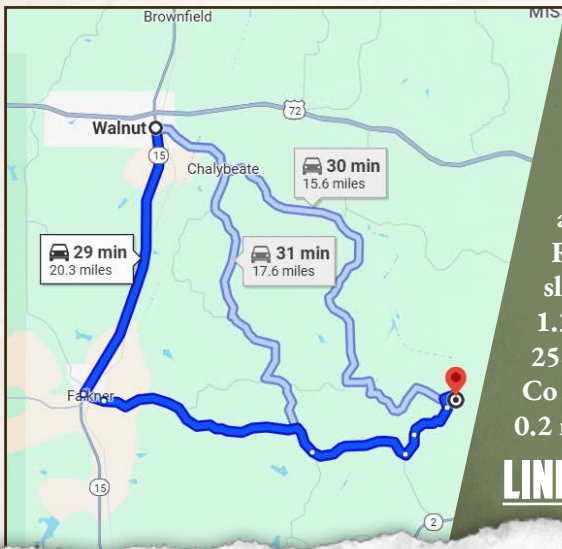


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**Directions From Walnut, MS:**  
 Travel 7.6 miles south on MS-15. Turn left on Ruckersville Road and continue 0.6 miles. Continue on Co Road 200/Falkner-Ruckerville Road for 6.5 miles. Turn left on Co Road 258 and proceed 2.9 miles. Turn left on Co Road 253 and travel 0.6 miles. Make a slight right on Co Road 254 and travel 1.3 miles. Turn left to stay on Co Road 254 and continue 0.6 miles. Turn right on Co Road 252/Co Road 624 and proceed 0.2 miles to the property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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