

257.8± ACRES
TIPPAH COUNTY, MS
\$839,475



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE TIPPAH 257.8

PROPERTY PROFILE

LOCATION:

- CR 471 Ripley, MS 38663
- Tippah County
- 6.8± Miles S of Ripley
- 28± Miles W of Booneville
- 43.8± Miles NW of Tupelo
- 52.3± Miles NE of Oxford

COORDINATES:

- 34.65804, -88.9013

PROPERTY USE:

- Hunting & Fishing
- Weekend Getaway
- Permanent Residence
- Trail Riding/Hiking
- Potential Hunting Club
- Investment

PROPERTY INFORMATION:

- 257.8± Total Acres
- 15± Acre Lake
- Three Gated Entrances
- Frontage on CR 701 & CR 738
- Mixed Pine & Hardwood Timber
- Established Food Plots
- Internal Road System
- Wildlife

TAX INFORMATION:

- 2024 - \$1,097.13



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

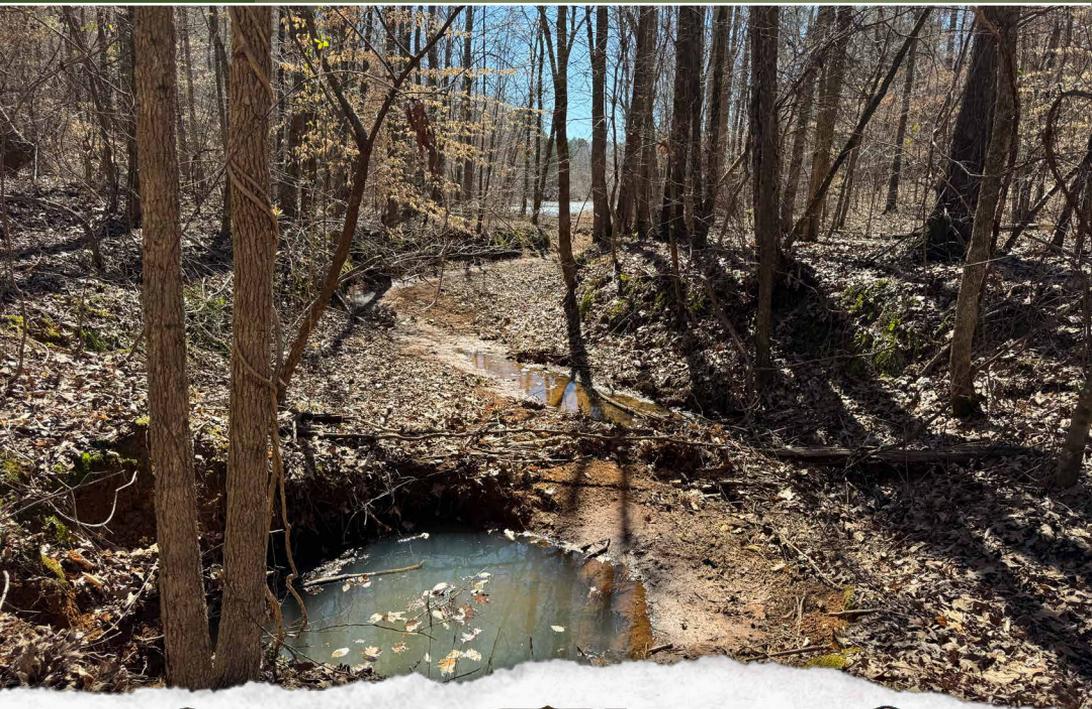


HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

WELCOME TO THE TIPPAH 257.8

WELCOME TO A PREMIER TURNKEY RECREATIONAL TRACT—FORMERLY KNOWN AS TURKEY RUN HUNTING CLUB. This 257.8± acre Tippah County, MS, property offers a rare combination of diverse timber, proven wildlife habitat, and year-round outdoor enjoyment.

This tract features gently rolling terrain with multiple hardwood creek bottoms, creating natural travel corridors and watering areas for wildlife. The land is covered in a healthy mix of 20-year-old natural regeneration hardwood and pine timber, offering both recreational value and future timber income potential. There are three gated entrances along with a well-established internal trail system providing convenient access to all areas of the property. With road frontage on two sides, access to different parts of the tract is convenient, whether you're managing the land or heading out for a morning hunt.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE TIPPAH 257.8

A beautiful 15± acre lake is situated in the center of the property, complete with a spot to back in your boat. Ideal for fishing or relaxing by the water, the lake features a large dock that, with some TLC, could be used for years to come. There are several strategically placed food plots across the tract, all well-maintained and positioned to support the property's deer and turkey populations. Fresh rubs, trails, and turkey sign were seen on every portion of this place.

Conveniently located less than seven miles from Ripley, roughly 43 miles from Tupelo, and only 52 miles from Oxford, this property is easily accessible.

If you're looking for a turnkey recreational property with excellent deer and turkey hunting, great fishing opportunities, and future timber income, this one checks all the boxes.

**Call Hunter Robison or Luke Gossett
today to schedule your private showing!**



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

257.8 ± ACRES TIPPDAH COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

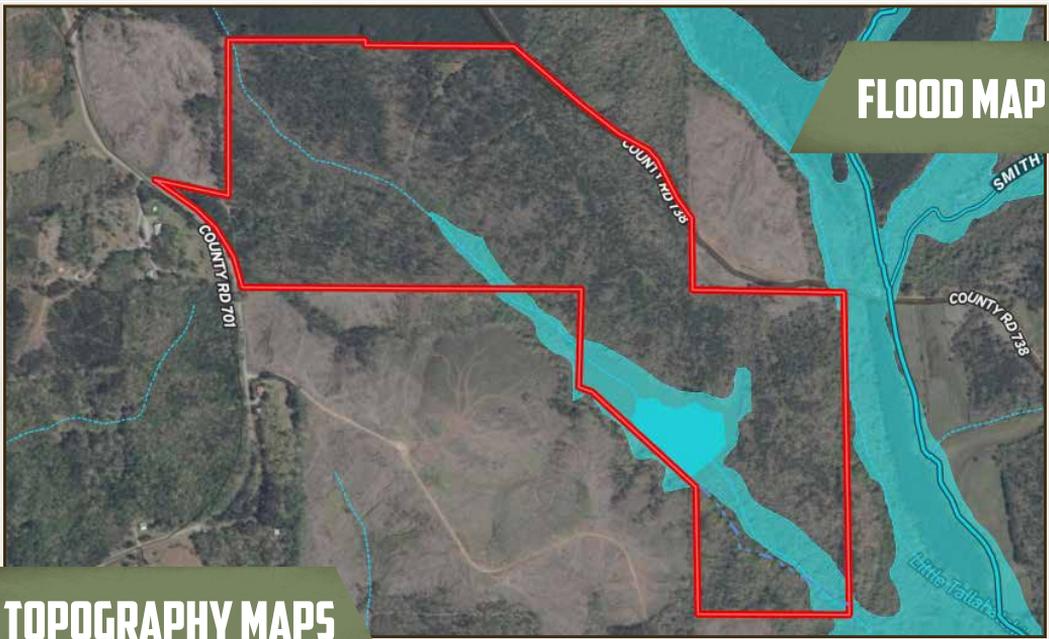
HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com



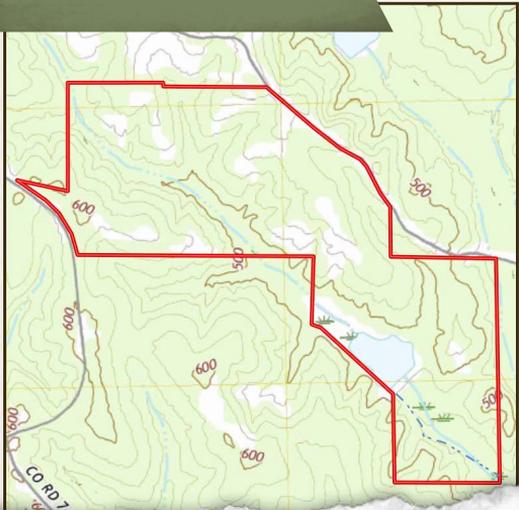
LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

FLOOD MAP

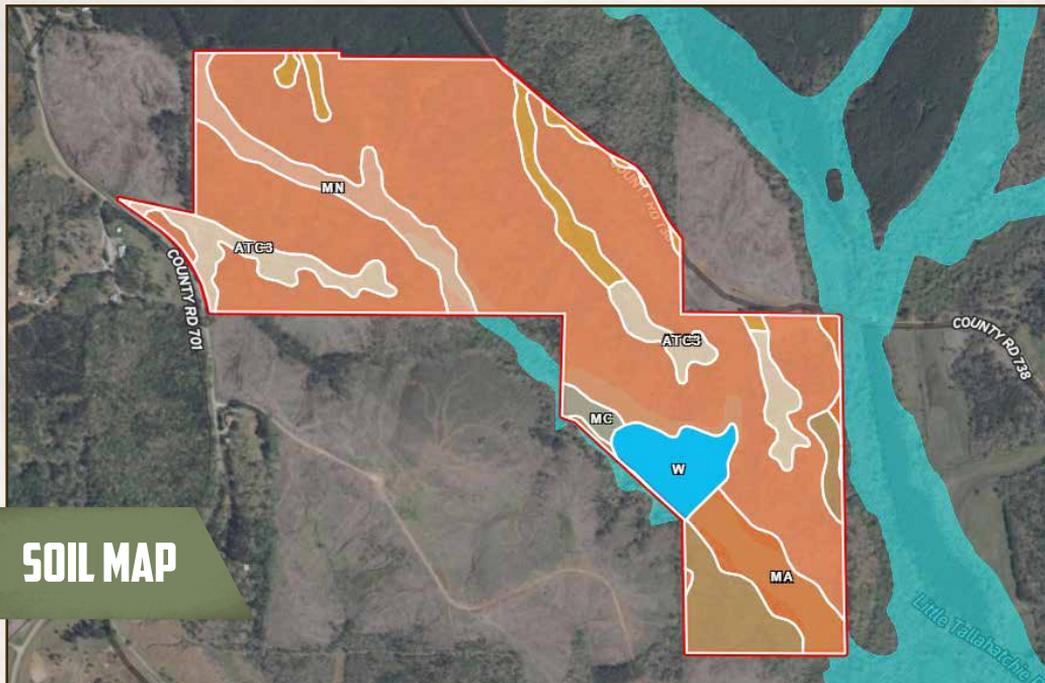


TOPOGRAPHY MAPS



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com



SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gn	Gullied land, sandy	174.1 2	68.34	0	-	7e
AtC3	Atwood silt loam, 5 to 8 percent slopes, moderately eroded	17.1	6.71	0	54	3e
RnF	Smithdale fine sandy loam, 12 to 40 percent slopes	14.83	5.82	0	32	7e
Ma	Mantachie soils (kirkville)	14.07	5.52	0	81	2w
Mn	Mixed alluvial land	12.81	5.03	0	-	3e
W	Water	10.33	4.05	0	-	-
OrC3	Ora loam, 5 to 8 percent slopes, severely eroded	9.18	3.6	0	36	3e
Mc	Mantachie soils, local alluvium (kirkville)	2.34	0.92	0	81	2w
TOTALS		254.7 8(*)	100%	-	12.0	6.02



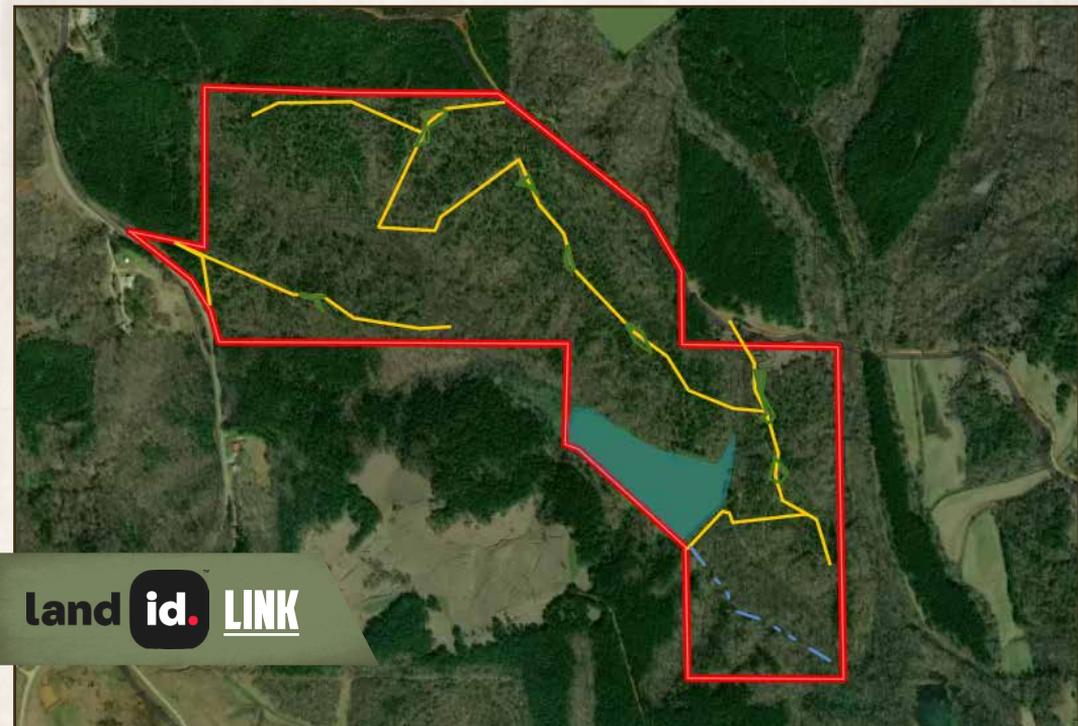
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

257.8 ± ACRES TIPPAH COUNTY, MISSISSIPPI



land id. LINK



Directions From Ripley, MS:
Travel east on W Walnut St for 456 ft and turn right on S Main Street. Continue for 1.6 miles onto CR 700. In 0.2 miles, turn left on CR 701 and proceed 4.3 miles. Turn left on CR 738 and in 1.0 miles, the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.