

BEAR HILL TRACT
0 County Rd 122
Tishomingo, MS 38873

\$559,455
195± Acres
Tishomingo County



BEAR HILL TRACT
Tishomingo, MS / Tishomingo County

SUMMARY

Address

0 County Rd 122

City, State Zip

Tishomingo, MS 38873

County

Tishomingo County

Type

Undeveloped Land, Timberland, Hunting Land, Recreational Land

Latitude / Longitude

34.627495 / -88.196948

Acreage

195

Price

\$559,455

Property Website

<https://compasslandpartners.com/property/bear-hill-tract-tishomingo-mississippi/110706/>



BEAR HILL TRACT

Tishomingo, MS / Tishomingo County

PROPERTY DESCRIPTION

The Bear Hill Tract is a 195-acre unimproved property located in South County, Mississippi, near the town of Tishomingo. This tract offers a diverse range of land uses, including undeveloped land, timberland, hunting, and recreational opportunities. Whether you are looking for a long-term timber investment, a dedicated hunting retreat, or simply a large block of recreational land, Bear Hill Tract presents a compelling opportunity worth serious consideration.

Location

Situated near Tishomingo, Mississippi, the Bear Hill Tract benefits from a convenient and accessible location. The property is approximately five minutes from downtown Tishomingo and just five minutes from the Tishomingo State Park Visitors Center, placing it within close reach of natural amenities and public recreation areas. Those needing to travel further will find Iuka roughly 20 minutes away, Tupelo approximately one hour to the west, and Muscle Shoals, Alabama, about 50 minutes to the east. This central location between several regional hubs makes Bear Hill Tract an attractive option for buyers who want seclusion without sacrificing accessibility.

Access

The Bear Hill Tract has paved road access from County Road 122, providing reliable year-round entry. Internal access is provided via dirt roads that traverse the tract, allowing for easy navigation throughout the acreage.

Topography

The Bear Hill Tract features rolling terrain that contributes to a diverse landscape across the acreage.

Improvements

The Bear Hill Tract is currently unimproved, giving buyers the flexibility to develop the land according to their vision, whether that means constructing a hunting camp, a cabin, or leaving the property in its natural state for recreational use.

Timber

The Bear Hill Tract supports pre-merchantable Loblolly Pine along with hardwood drains scattered throughout the property. Portions of the land are cleared, but the timber stands make this tract a sound long-term investment.

Wildlife and Recreation

The Bear Hill Tract is well-suited for hunting and outdoor recreation, with the rolling terrain and hardwood drains providing a natural habitat for wildlife.

Water Features

The Bear Hill Tract includes stream access, a natural water feature that adds value for wildlife habitat, recreational enjoyment, and the general appeal of the land.

Current and Potential Use

Currently unimproved, the Bear Hill Tract holds strong potential for hunting, timber production, general recreation, or long-term land investment. Its combination of premerchantable timber, water access, and rolling terrain positions it well for multiple uses now and into the future.

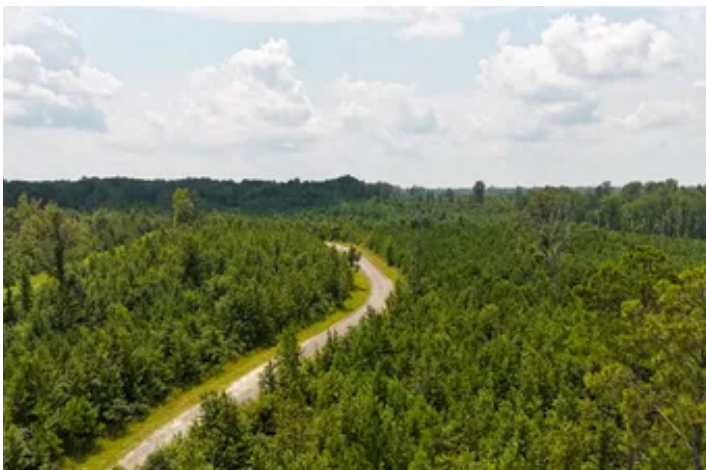
Summary



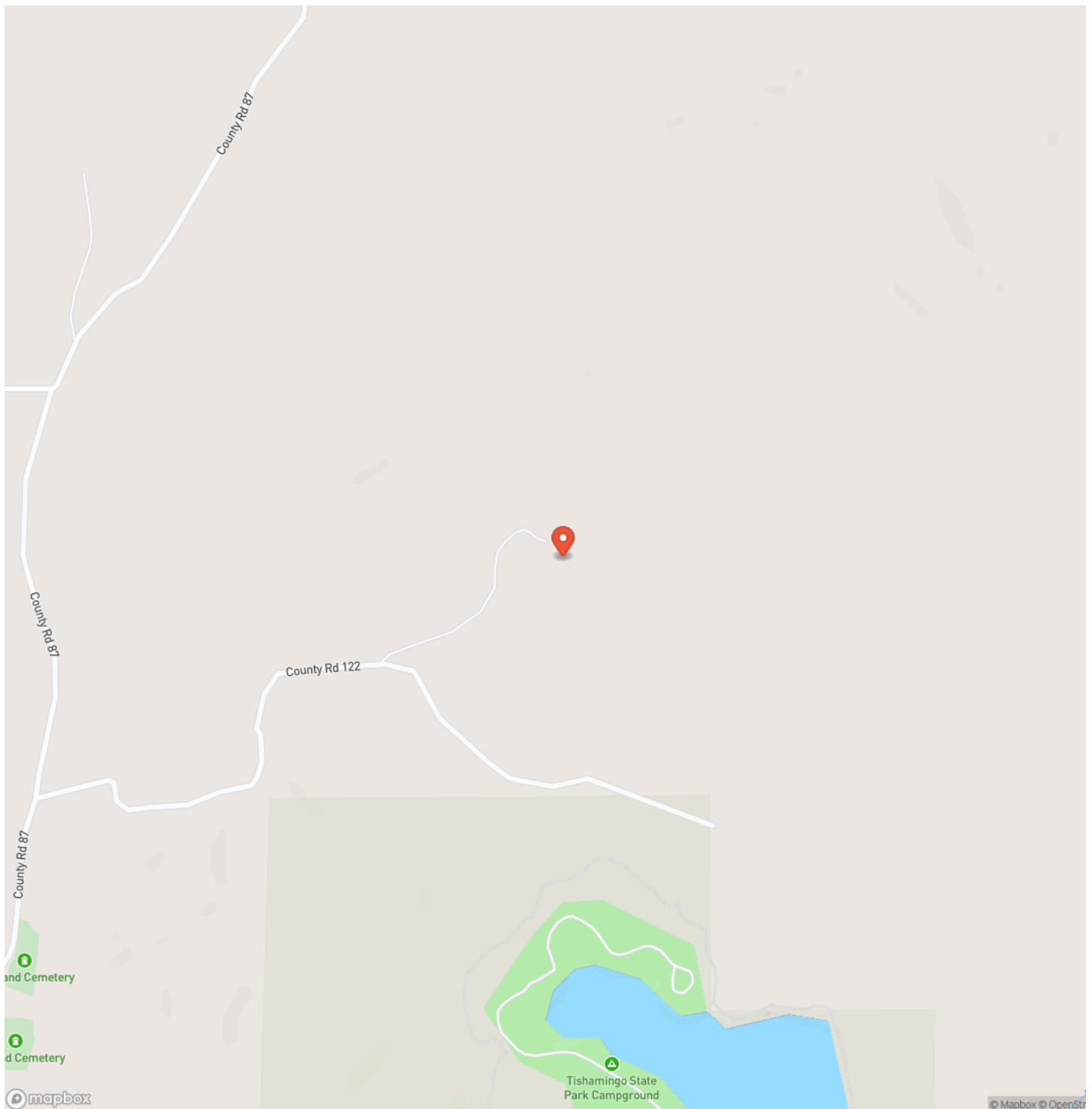
The Bear Hill Tract offers 195 acres of rolling, unimproved land near Tishomingo, Mississippi, with paved road access, Loblolly Pine and hardwood timber, stream access, and strong potential for hunting, recreation, and timber investment. Its proximity to Tishomingo State Park and convenient regional access further strengthen the case for this property as a versatile and well-located land holding. Contact us today to learn more about Bear Hill Tract or to schedule a showing.



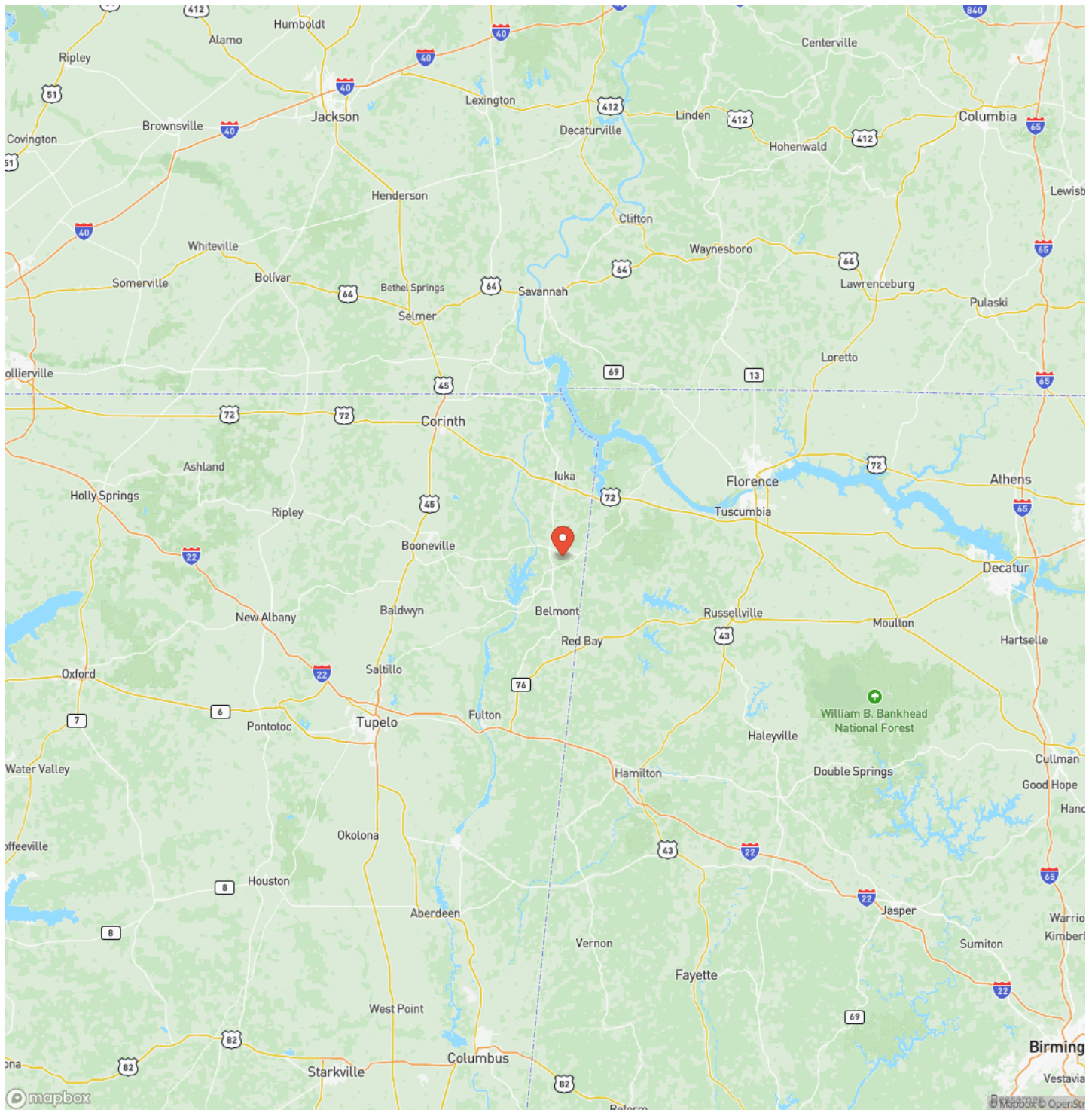
BEAR HILL TRACT
Tishomingo, MS / Tishomingo County



Locator Map



Locator Map



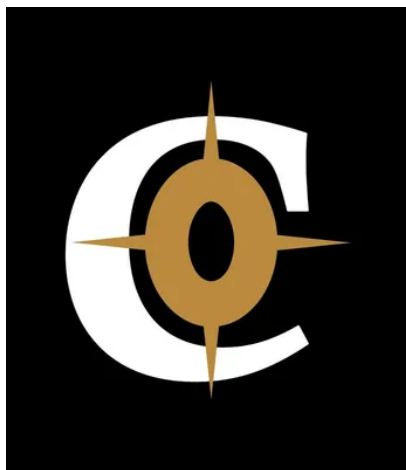
Satellite Map



BEAR HILL TRACT
Tishomingo, MS / Tishomingo County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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<https://compasslandpartners.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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