

**Mantachie Creek 645**  
**Peppertown Road**  
**Fulton, MS 38843**

**\$753,500**  
**645 +/- acres**  
**Itawamba County**



**Mantachie Creek 645**  
**Fulton, MS / Itawamba County**

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**SUMMARY**

**Address**

Peppertown Road

**City, State Zip**

Fulton, MS 38843

**County**

Itawamba County

**Type**

Hunting Land, Recreational Land, Farms,  
Riverfront

**Latitude / Longitude**

34.2326901 / -88.4511555

**Acreage**

645

**Price**

\$753,500

**Property Website**

[https://www.mossyoakproperties.com/property/  
mantachie-creek-645-itawamba-mississippi/27061/](https://www.mossyoakproperties.com/property/mantachie-creek-645-itawamba-mississippi/27061/)



## **PROPERTY DESCRIPTION**

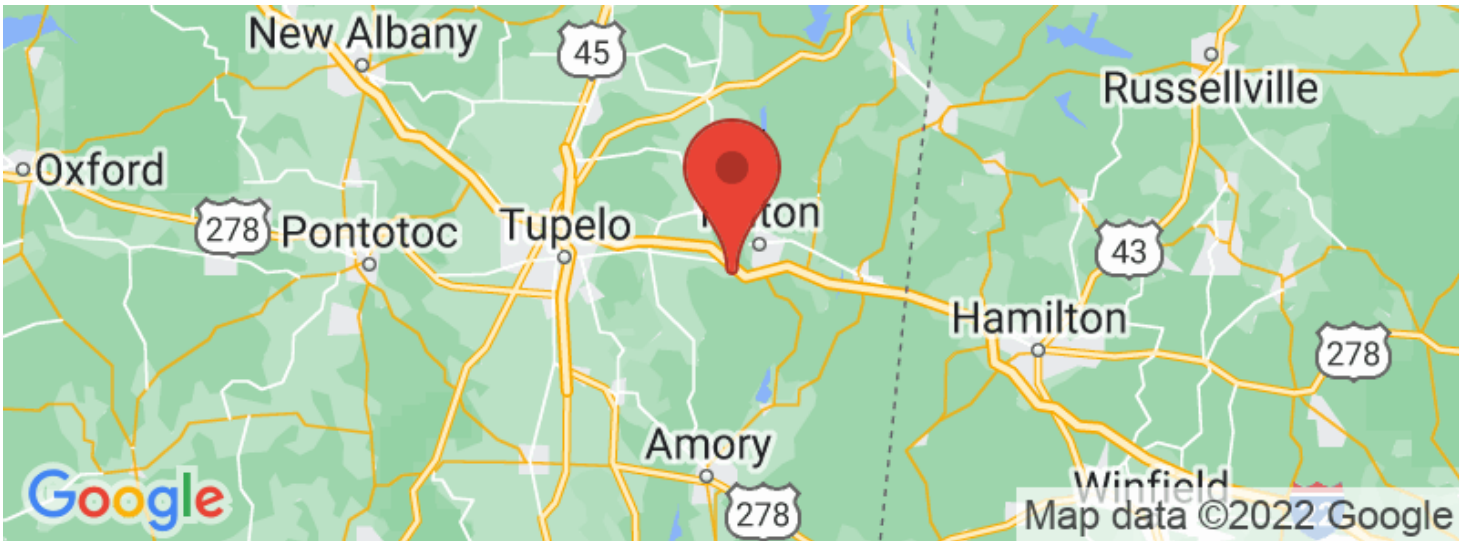
This is an unbelievable 645 acre +/- recreational development tract located less than 20 minutes from Downtown Tupelo, Saltillo, Fulton, Mooreville, Mantachie and Amory. It is surrounded by private landowners. This tract offers an opportunity of a lifetime. There is approximately 2 miles of Mantachie Creek Frontage. The topography ranges from bottomland hardwoods, approximately \$500,000 in timber value remaining that the sellers will hold a timber deed on, or the timber may be purchased by the buyer, to gently rolling and rolling topography. There are several established open fields that total approximately 20 acres. There is practically an endless number of home/cabin and lake sites. This property is located in an excellent hunt area for deer and turkey. There is a slough on the eastern end of the property that offers waterfowl opportunities. The majority of the tract is recent cutover and could easily be prepared for planting trees and significant areas could be converted to other uses such as pasture or native prairie grasses for wildlife habitat. At this price the sky is the limit. There is significant road frontage on Peppertown Road and an entrance on Van Buren Road, on the east side of the property. There is also a good interior road system to reach all areas of the property. This property offers it all and is priced to sell. It's hard to find properties that offer the diversity, opportunity and location of this property at this price anywhere on the market today. Call today and build an outdoor legacy for your family with this awesome tract. This tract was originally listed as 770 acres, a portion of the property has sold. An excellent 40 Acres residential tract with Peppertown Road frontage is listed separately for \$140,000 or \$3,500 per acre. Sellers are willing to divide property.



Mantachie Creek 645  
Fulton, MS / Itawamba County



# Locator Maps



# Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Fred Zepponi III

**Mobile**

(662) 418-6767

**Email**

fzepponi@mossyoakproperties.com

**Address**

5741 Highway 45 Alternate South

**City / State / Zip**

West Point, MS 39773

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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Mossy Oak Properties Bottomland Real Estate**

**5741 Hwy 45 Alt South**

**West Point, MS 39773**

**(662) 495-1121**

**MossyOakProperties.com**

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