

**Loblolly Farms Gobbler Ridge 242.8ac**  
County Road 180  
New Albany, MS 38849

**\$529,000**  
242.800± Acres  
Union County





**Loblolly Farms Gobbler Ridge 242.8ac**  
**New Albany, MS / Union County**

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**SUMMARY**

**Address**

County Road 180

**City, State Zip**

New Albany, MS 38849

**County**

Union County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

34.5583 / -88.842319

**Taxes (Annually)**

906

**Acreage**

242.800

**Price**

\$529,000

**Property Website**

<https://www.mossyoakproperties.com/property/loblolly-farms-gobbler-ridge-242-8ac-union-mississippi/47229/>



## Loblolly Farms Gobbler Ridge 242.8ac New Albany, MS / Union County

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### PROPERTY DESCRIPTION

#### Loblolly Farms - "Gobbler Ridge"

**242.8 Acres | Northeastern Union County, MS | Turnkey Hunting & Recreational Property**

Welcome to **Loblolly Farms**, a place I like to call **Gobbler Ridge**, a turnkey 242.8-acre tract recently surveyed and ready for its next owner. Located in the **Pleasant Ridge Community** along **County Roads 180 and 181**, this property is a true gem for outdoor enthusiasts seeking privacy, recreation, and long-term investment potential.

With outstanding **deer and turkey hunting**, **professionally managed timber**, and an array of turnkey amenities, all the hard work has been done—**just show up and climb in the stand!**

#### Key Features

- **Hunting & Recreation**
  - Exceptional **deer and turkey hunting** opportunities
  - **Multiple food plots** planted and ready for the season
  - **5 strategically placed cell cameras** for monitoring wildlife activity
  - **2 brand-new 6x6 Sportsman's Condo shooting houses**
  - **New Boss Buck 200lb feeders**
  - **2 River's Edge Two-Plex ladder stands** and **1 Legacy two-man ladder stand**
- **Timber & Land Management**
  - **Professionally managed pine plantation** with hardwood SMZs
  - **Recent aerial spraying** of pines to reduce competition and promote growth
  - **Forest Management Plan** and **Timber Appraisal** available for serious buyers
  - **Wide interior roads** throughout the property for easy vehicle access
- **Infrastructure & Access**
  - **Excellent road frontage** on two county roads for multiple access points, ideal for hunting in different wind conditions
  - **4 aluminum entry gates** with combination locks for security
  - **Power and water available** along both County Roads 180 and 181
  - **Local fire station ground lease** on the property
- **Future Potential**
  - Multiple **lake and house sites** for building your dream home or cabin
  - Incredibly **quiet and peaceful community**

#### Your Next Adventure Awaits!

Loblolly Farms is truly a **turnkey hunting property**, with every detail carefully managed and maintained. Whether you're a seasoned hunter or looking for a weekend retreat, this property is ready for you. Schedule a showing today and experience everything **Gobbler Ridge** has to offer!

**Contact us to take a tour and explore this exceptional opportunity.**

Hunter McCool, CLS

Mossy Oak Properties, Bottomland Real Estate

Managing Broker of Central MS Office



Licensed in MS & AR

Office: [662-495-1121](tel:662-495-1121)

Cell: [662-295-7447](tel:662-295-7447)

Email: [hmccool@mossyoakproperties.com](mailto:hmccool@mossyoakproperties.com)

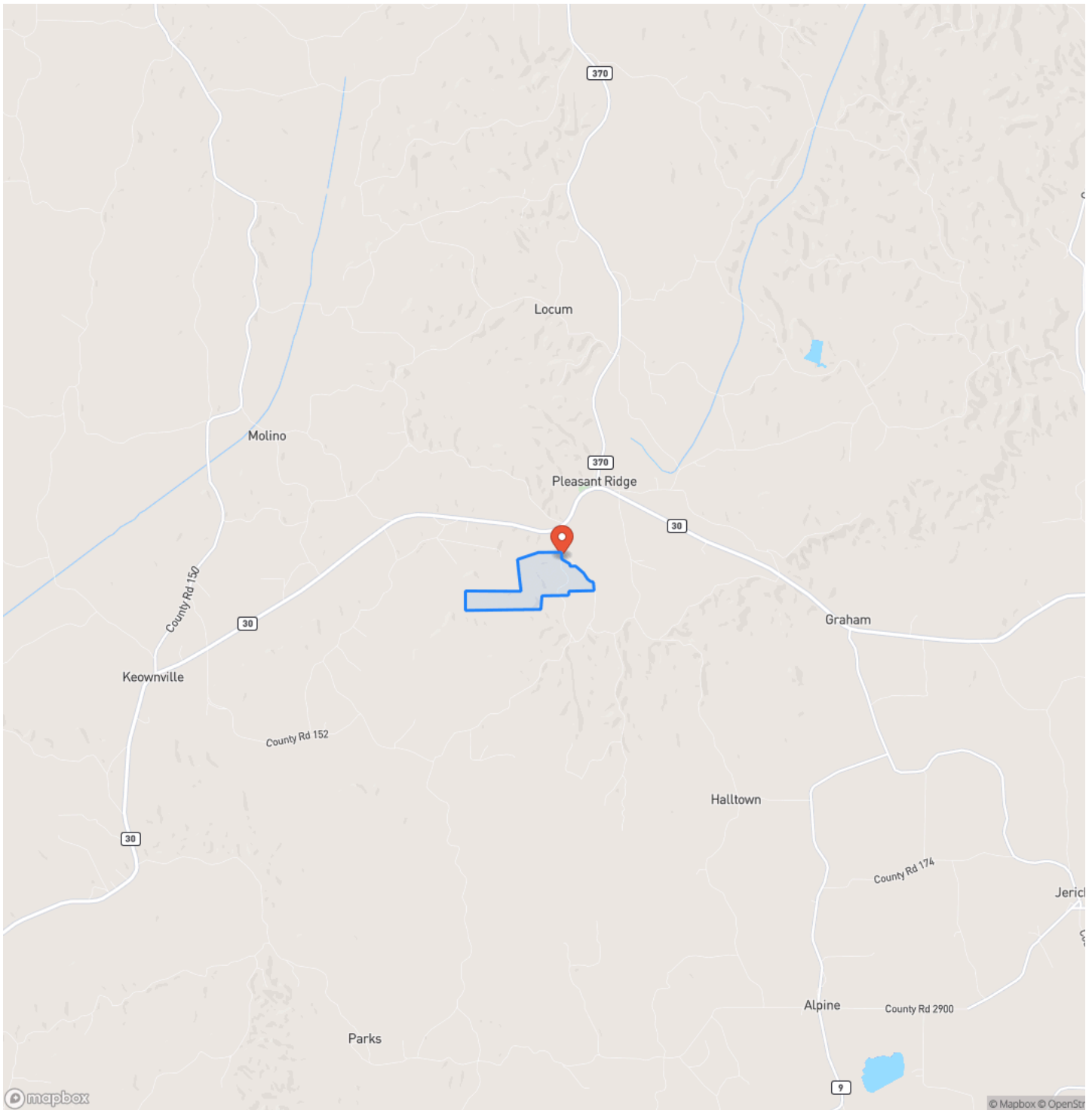




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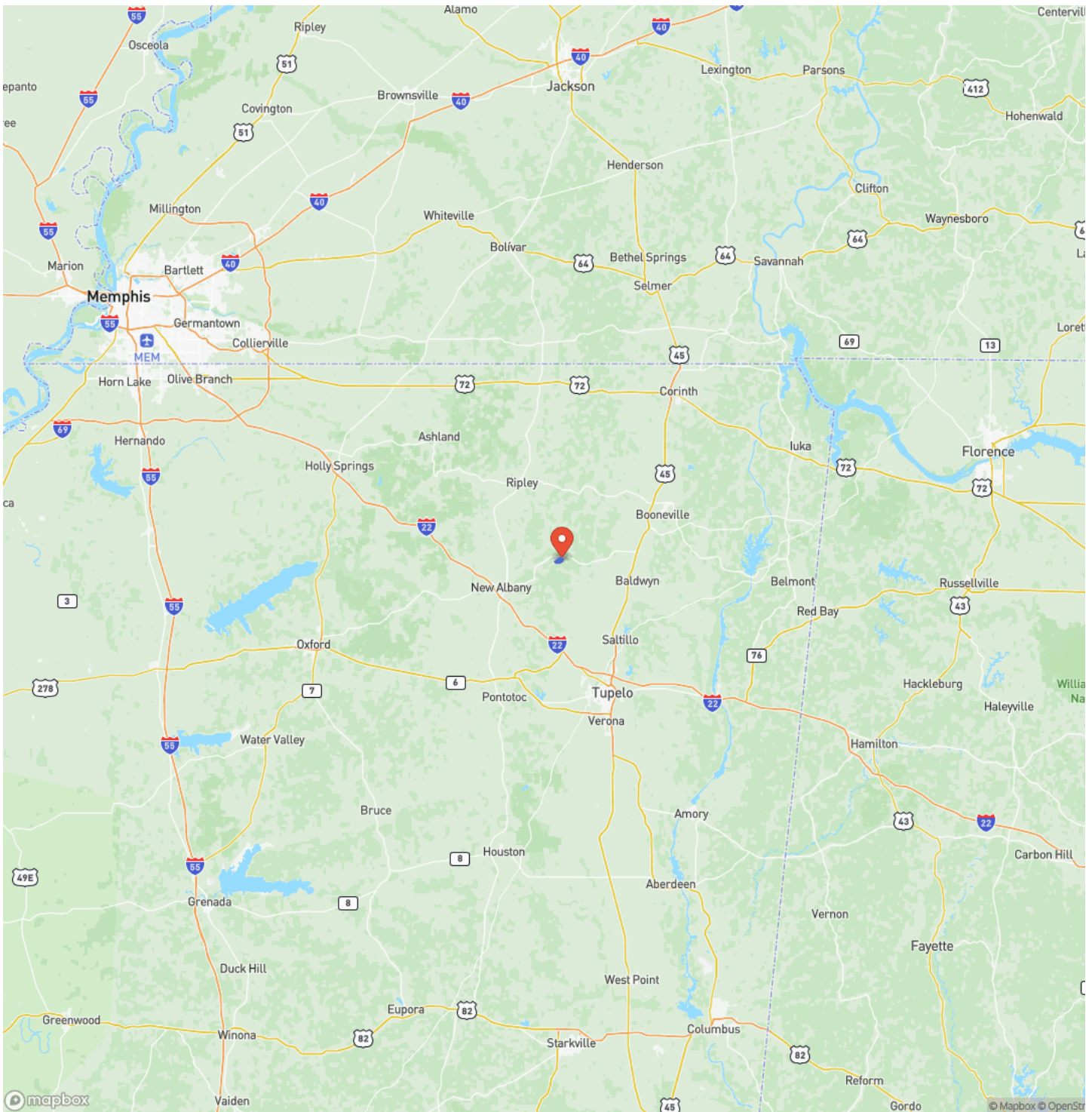


## Locator Map



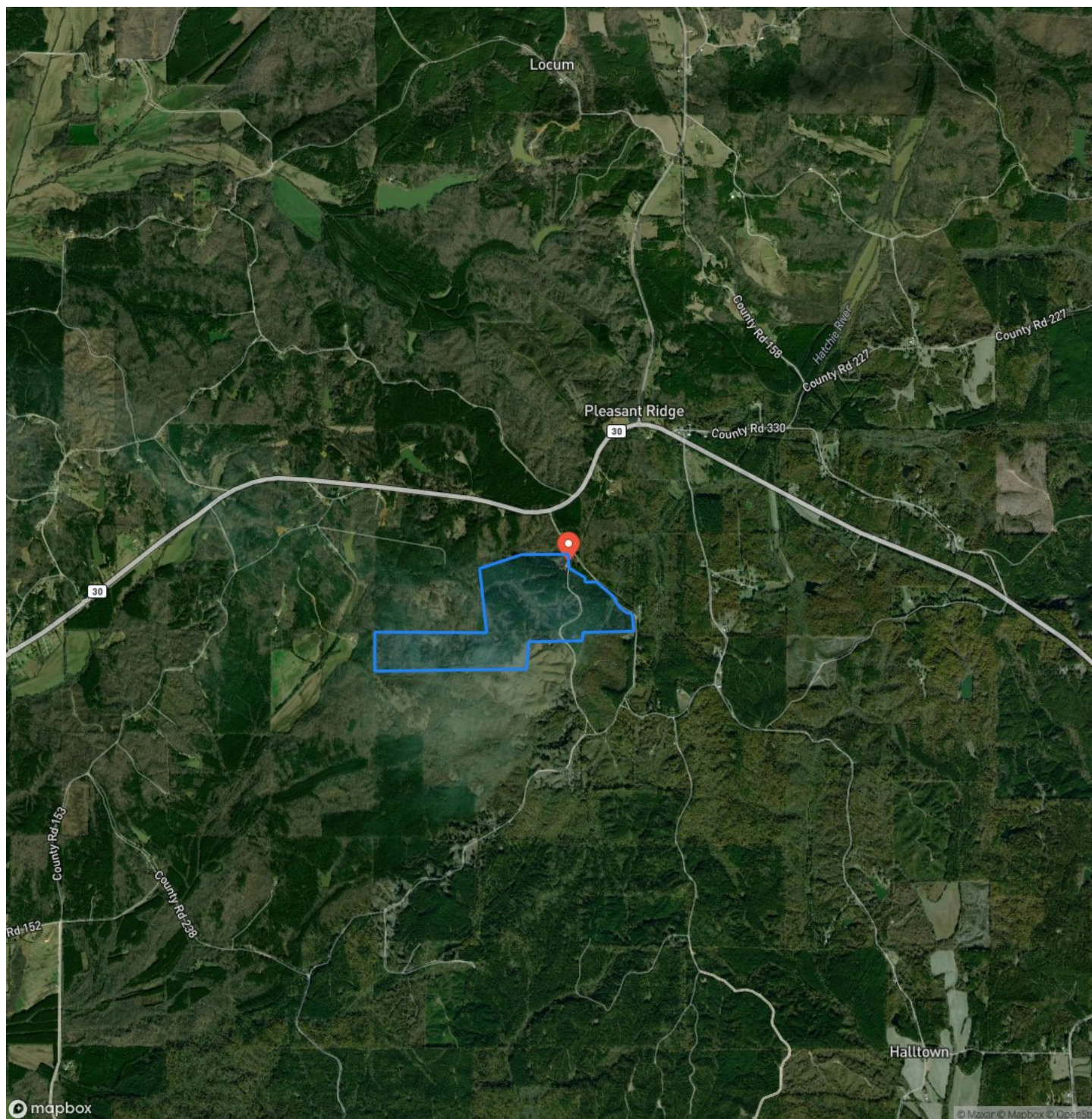


## Locator Map





## Satellite Map





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**New Albany, MS / Union County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter McCool

## Mobile

(662) 295-7447

## Office

(662) 495-1121

## Email

hmccool@mossyoakproperties.com

## Address

108 Lone Wolf Drive

## City / State / Zip

## NOTES

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## This image shows a single 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.





## **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**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

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

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