



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



105.6± ACRES WITH A HOME
TIPPAH COUNTY, MS
\$499,900



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE TIPPAAH 105.6

PROPERTY PROFILE

LOCATION:

- County Road 500
Ripley, MS 38663
- Tippah County
- 8± Miles NE of Ripley
- 24± Miles NW of Booneville
- 26± Miles SW of Corinth
- 59± Miles NE of Oxford

COORDINATES:

- 34.7694, -88.8923

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Country Living

PROPERTY INFORMATION:

- 105.6± Acres
- 80' x 32' Mobile Home
 - 4 Bedrooms/2 Baths
- 24' x 42' Shop
- 24' x 36' Pole Barn
- Internal Road System
- Food Plots with Stands
- Stocked Pond
- Mixed Timber
- Gated Access

TAX INFORMATION:

- 1-184-33-008.00
- 2025 Taxes: \$317



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

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

Information is believed to be accurate but not guaranteed.

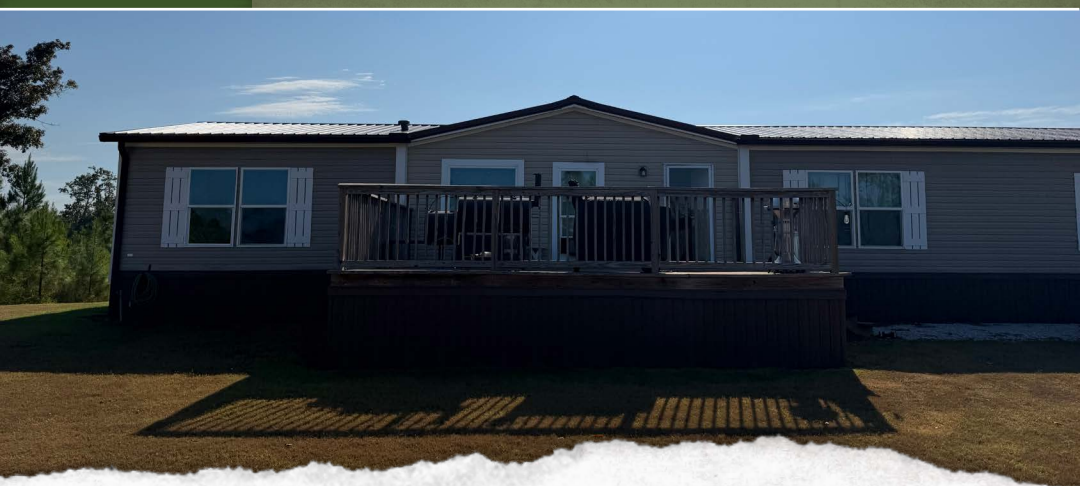
WELCOME TO THE TIPPAAH 105.6

WELCOME TO THE TIPPAAH 105.6, LOCATED ON COUNTY ROAD 500 IN RIPLEY, MISSISSIPPI. This 105.6± acre property offers a great combination of recreational opportunity, potential timber investment, and comfortable country living. The Tippah County property features natural pine and oak regrowth, established internal roads, gated access, established food plots with deer stands, and a stocked pond, making it well-suited for hunting and outdoor recreation.

Improvements include an 80' x 32' mobile home with four bedrooms and two-bathrooms, a 24' x 42' shop, and a 24' x 36' pole barn, providing plenty of space for equipment, storage, and everyday needs. A fully stocked, spring-fed pond adds to the property's appeal and offers an excellent recreational feature.

Utilities are provided by Ripley Power & Water. With its mix of timber, established hunting plots and deer stands, water features, and improvements, the Tippah 105.6 offers a unique opportunity for a recreational retreat, homestead, or investment property.

Call Michael Oswalt and Harrison Eaton today to schedule a private showing and experience #TheSmallTownWay!



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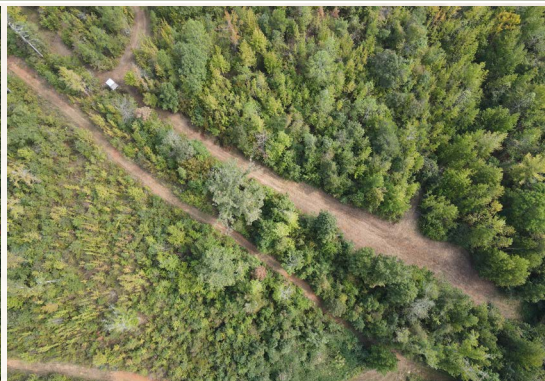
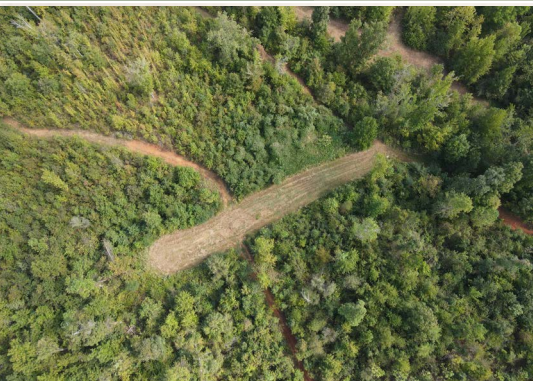
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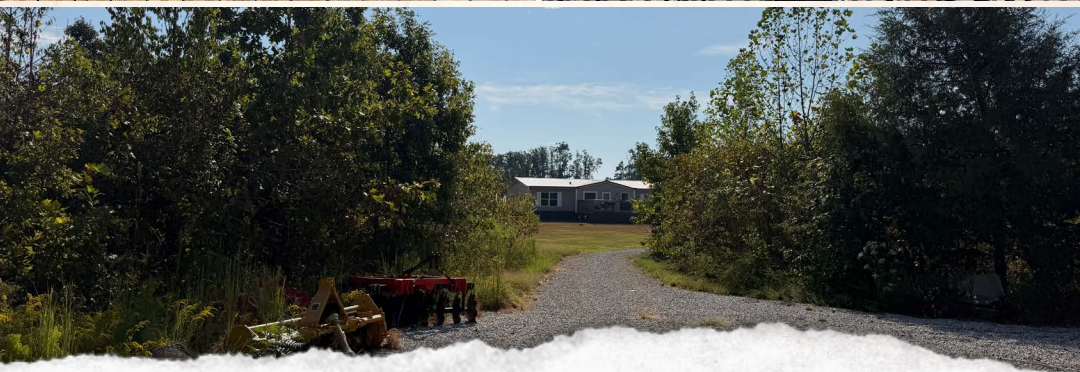
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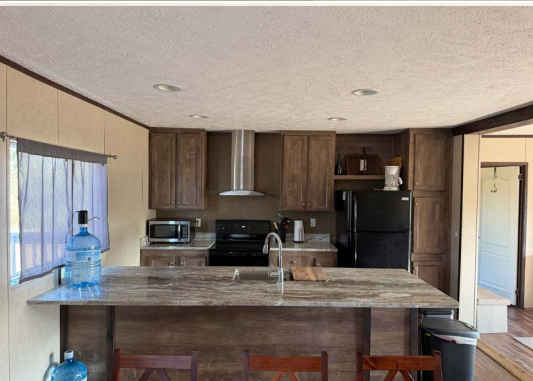
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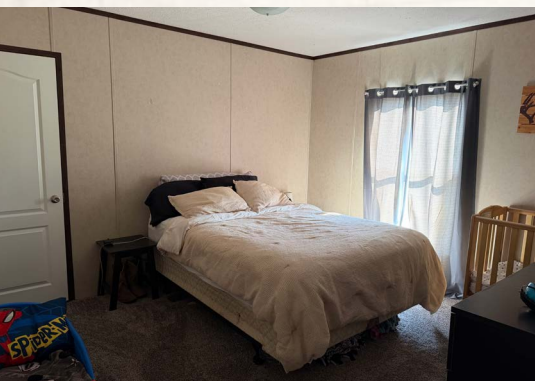
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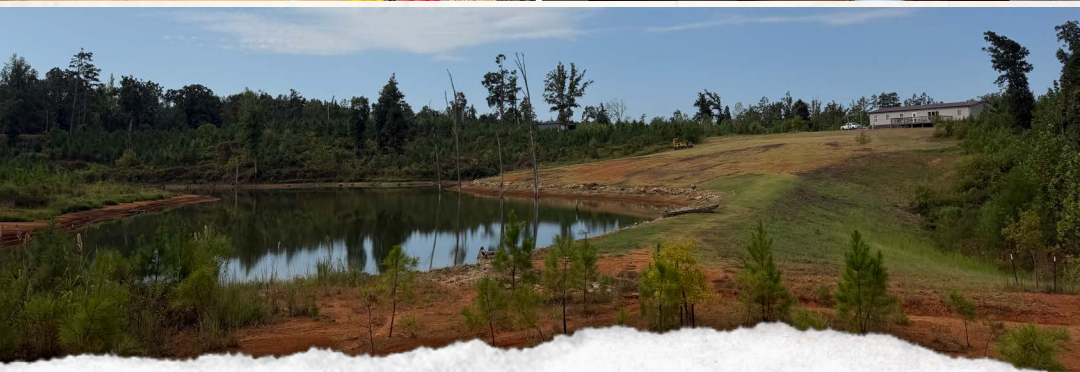
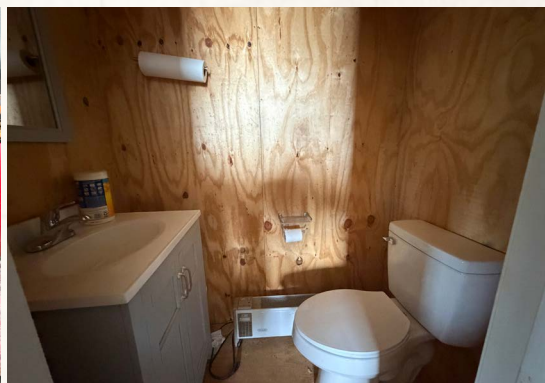
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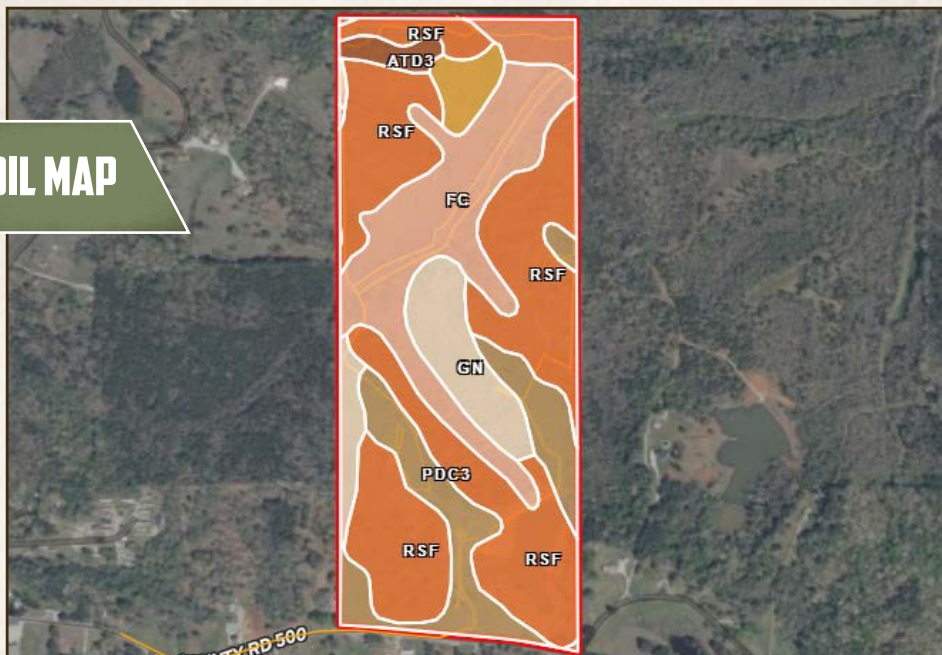
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RsF	Smithdale-Sweatman-Providence association, 12 to 35 percent slopes	49.32	46.94	0	45	7e
Fc	Falaya silt loam, local alluvium (gillsburg)	22.03	20.97	0	75	2w
PdC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	15.56	14.81	0	39	4e
Gn	Gullied land, sandy	10.36	9.86	0	-	7e
PdD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	2.94	2.8	0	38	6e
Fa	Falaya silt loam (gillsburg)	2.88	2.74	0	75	2w
AtD3	Atwood silt loam, 8 to 12 percent slopes, severely eroded	1.89	1.8	0	49	6e
AtC3	Atwood silt loam, 5 to 8 percent slopes, moderately eroded	0.05	0.05	0	54	3e
TOTALS		105.0	100%	-	46.65	5.32



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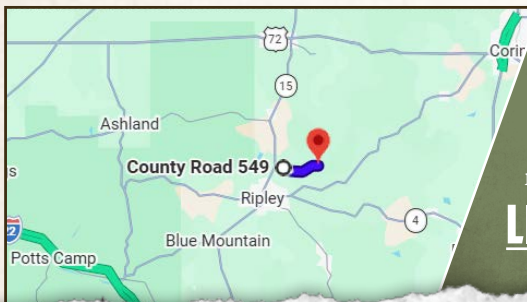
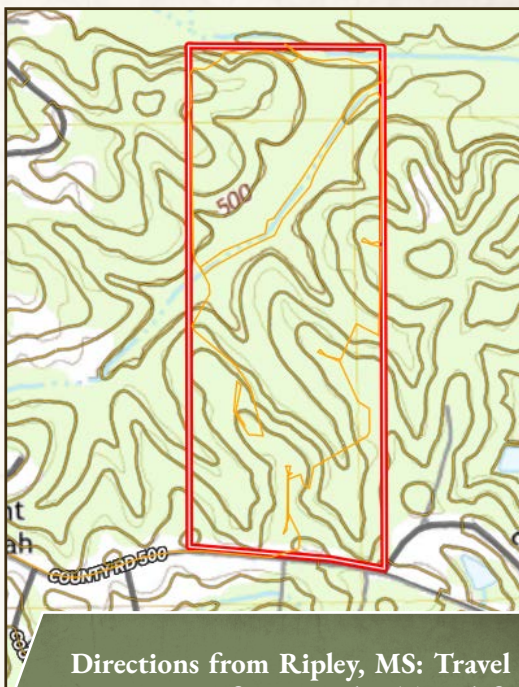
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land id. **LINK**

TOPOGRAPHY MAP



Directions from Ripley, MS: Travel east on MS-4 for 1.8 miles. Turn left onto MS-2 and continue for 0.9 miles. Turn left again onto Hwy 773/County Road 519 and proceed 1.9 miles. Merge onto County Road 500 and travel 3.1 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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