



53± ACRES
TIPPAH COUNTY, MS
\$150,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE TIPPAAH 53

PROPERTY PROFILE

LOCATION:

- County Road 502
Ripley, MS 38663
- Tippah County
- 7± Miles NE of Ripley
- 28± Miles NW of Booneville
- 31± Miles SW of Corinth
- 58± Miles NE of Oxford

COORDINATES:

- 34.7867, -88.8889

TAX INFORMATION:

- 1-834-28-006.01
- 2025 Taxes: \$206

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 53± Acres
- Undeveloped
- Mixed Timber
- Gated Access
- Utilities Available



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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HARRISON EATON | LAND SPECIALIST
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4848 Main St. - Flora, MS 39071 | O: 769-888-2522

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

WELCOME TO THE TIPPAH 53

WELCOME TO THE TIPPAH 53, LOCATED OFF COUNTY ROAD 502 IN RIPLEY, MISSISSIPPI. This 53± acre property offers a great opportunity for hunting, recreation, and a future homesite. The Tippah County property features a mix of timber, providing excellent wildlife habitat and good hunting opportunities.

The Tippah 53 offers gated access and an established access road leading into the tract. The acreage is undeveloped, and utilities are available, leaving the possibility for a homesite or improvements for hunting or recreation. With its combination of mixed timber, hunting potential, access, and homesite potential, the Tippah 53 is a versatile tract with plenty of possibilities.

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



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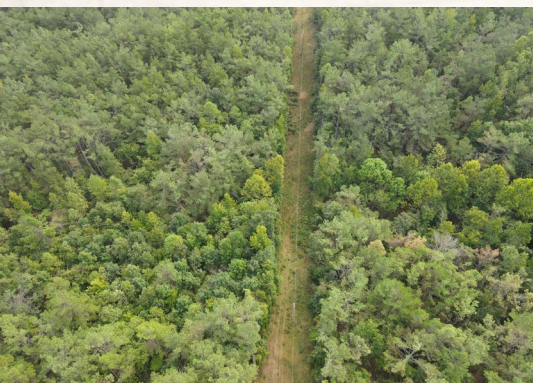
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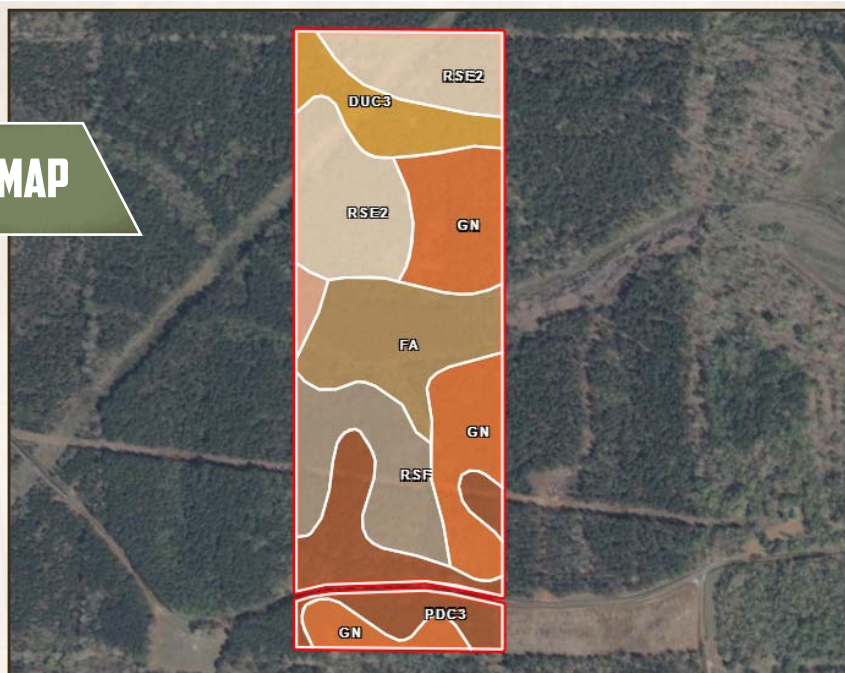
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gn	Gullied land, sandy	12.62	24.13	0	-	7e
RsE2	Ruston-Cuthbert association, moderately steep, eroded (smithdale, sweatman)	11.57	22.12	0	66	6e
Fa	Falaya silt loam (gillsburg)	8.05	15.39	0	75	2w
PdC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	7.94	15.18	0	39	4e
RsF	Smithdale-Sweatman-Providence association, 12 to 35 percent slopes	6.92	13.23	0	45	7e
DuC3	Dulac silt loam, 5 to 8 percent slopes, severely eroded	4.52	8.64	0	29	4e
Fc	Falaya silt loam, local alluvium (gillsburg)	0.68	1.3	0	75	2w
TOTALS		52.3(*)	100%	-	41.5	5.23



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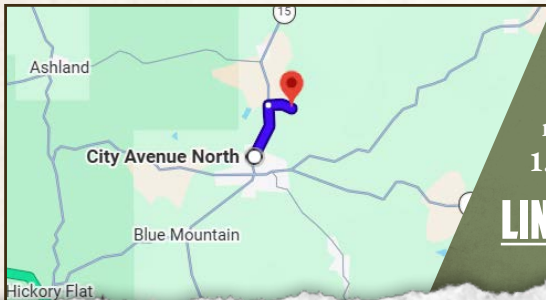
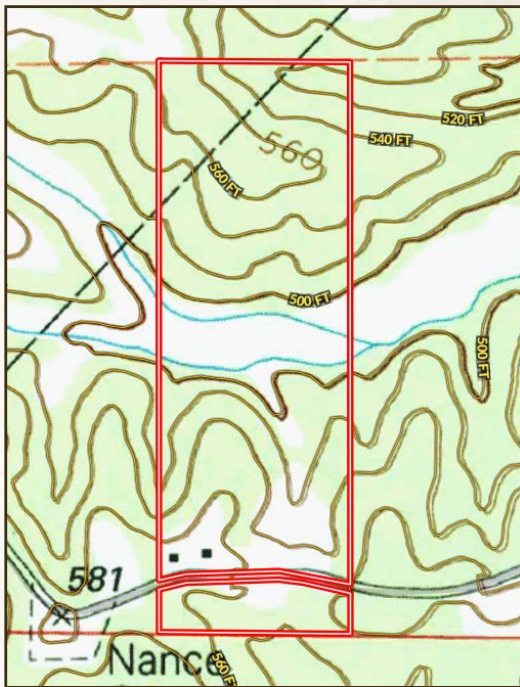
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land id. LINK

TOPOGRAPHY MAP



Directions from Ripley, MS: Travel south for 5 miles on City Avenue. Turn right onto County Road 502 and continue 1.7 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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