



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE <sup>SM</sup>

**128± ACRES**  
**PONTOTOC COUNTY, MS**  
**\$320,000**

**INCLUDES A CAMPER &  
VINTAGE VOLKSWAGEN COLLECTION**

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# THE PONTOTOC 128

## PROPERTY PROFILE

### LOCATION:

- 4192 Tuscumbia Road  
Blue Springs, MS 38828
- Pontotoc County
- 18± Miles NW of Tupelo
- 100± Miles SE of Memphis, TN

### COORDINATES:

- 34.36085, -88.89505

### PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Home/Cabin Site
- Potential Income-Producing

### PROPERTY INFORMATION:

- 128± Total Acres
- Hardwood & Pine Mix
- Established Internal Roads
- Tuscumbia Road Frontage
- Deer/Turkey/Small Game
- Power & Water Available
- 2018 Coleman 25' Camper
- 125 Vintage Volkswagens &  
Other Vehicles
- Thousands of Lawn Mowers/  
Weedeaters/Bicycles/Etc.

### TAX INFORMATION:

- TBD



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**BILLY CARPENTER**

LAND SPECIALIST

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PONTOTOC 128

**WELCOME TO THE PONTOTOC 128 IN BLUE SPRINGS, MISSISSIPPI.** Located in northeastern Pontotoc County, this 128± acre recreational tract offers a rare opportunity to own a property with exceptional potential and multiple avenues for added value. Whether you're looking for a hunting retreat, a long term timber investment, or a unique property with built-in upside, this tract deserves a closer look.

The property features a well established internal road system that provides access throughout the acreage, making it easy to explore, hunt, or improve. Power and community water are already available on site, providing an excellent foundation for a hunting camp or future cabin. A 2018 Coleman Light LT202RD 25-foot travel trailer is included with the property, offering an immediate place to stay while enjoying the land or making improvements.

The timber consists of a naturally regenerated mix of pine and hardwood that was harvested in the 1990s. While not considered mature timber today, the property offers excellent long-term potential with proper forest management. The diverse cover creates ideal habitat for whitetail deer and other wildlife, and there are numerous locations where food plots could easily be established to enhance hunting opportunities. The existing road system provides excellent access for ATVs, tractors, and future habitat improvements.



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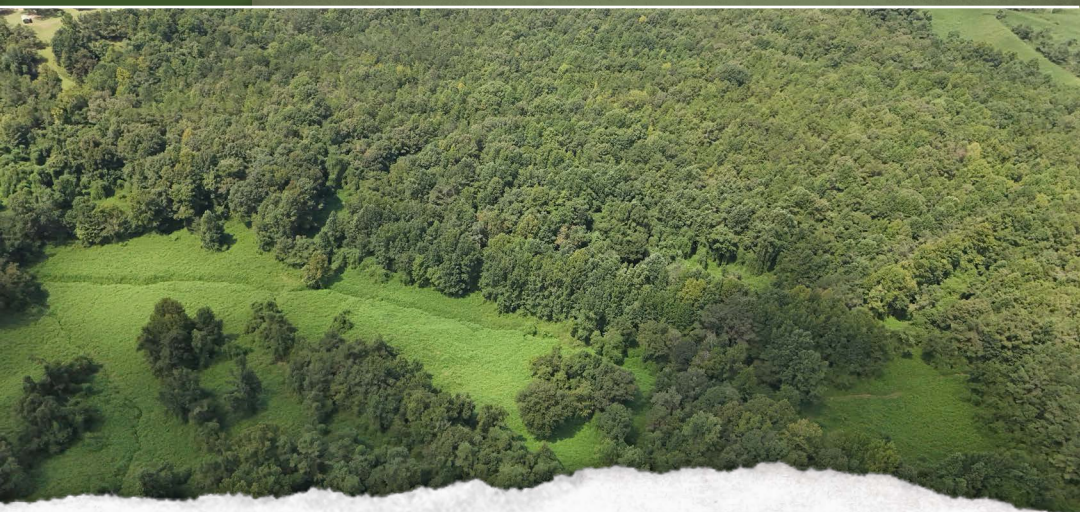


# MORE ABOUT THE PONTOTOC 128

One of the most unique features of the Pontotoc 128 is an extensive collection of vintage vehicles, equipment, and salvage that conveys with the sale. The collection includes approximately 125 vintage cars, buses, and trucks (mostly Volkswagen), along with classic trucks, a tractor, campers, lawn equipment, bicycles, and miscellaneous salvage. The local scrap yard is less than 10± miles away, and we estimate the value in scrap metal to be well worth the trouble cleaning it up. Buyers are encouraged to conduct their own due diligence to verify quantities and current market values. In addition to scrap value, many of the vintage Volkswagen vehicles may appeal to collectors, restorers, or parts enthusiasts.

Properties offering recreational land, utilities, existing camp accommodations, and the opportunity to recover value through salvage are rarely available. Whether your vision is to develop a premier hunting property, manage the timber for future returns, restore collectible vehicles, or capitalize on the salvage opportunity, the Pontotoc 128 provides a unique combination of features that is difficult to duplicate.

**Call Billy Carpenter today to schedule a private showing  
and experience #TheSmallTownWay!**



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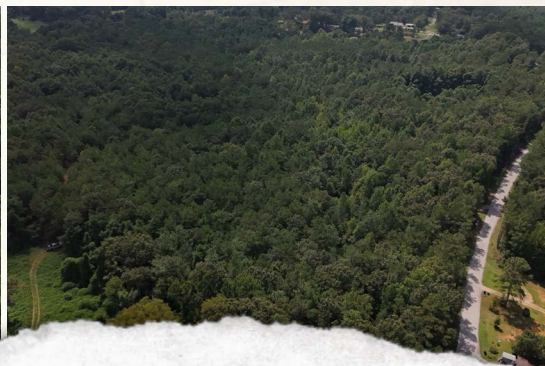
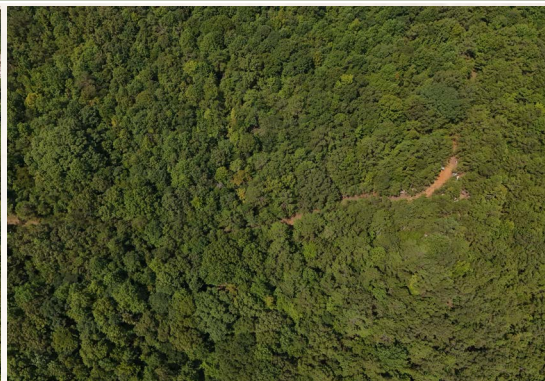
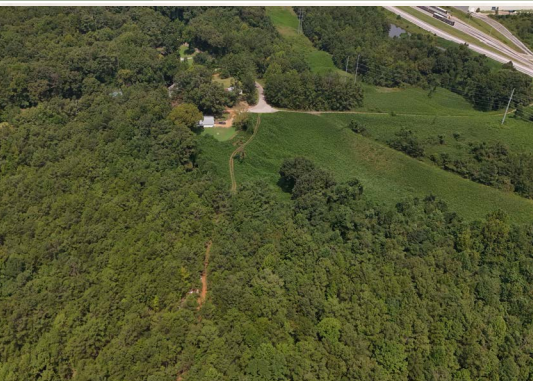
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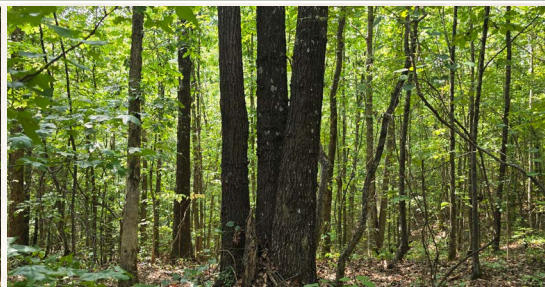
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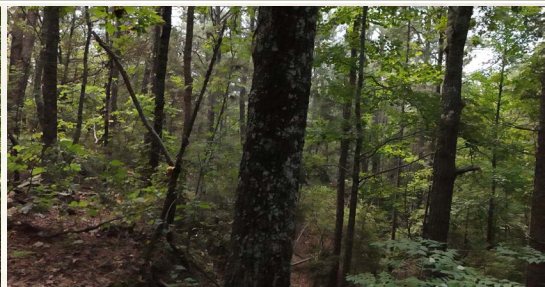
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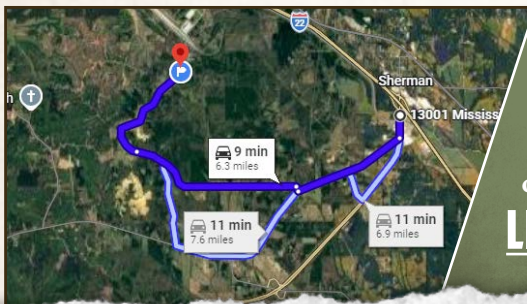
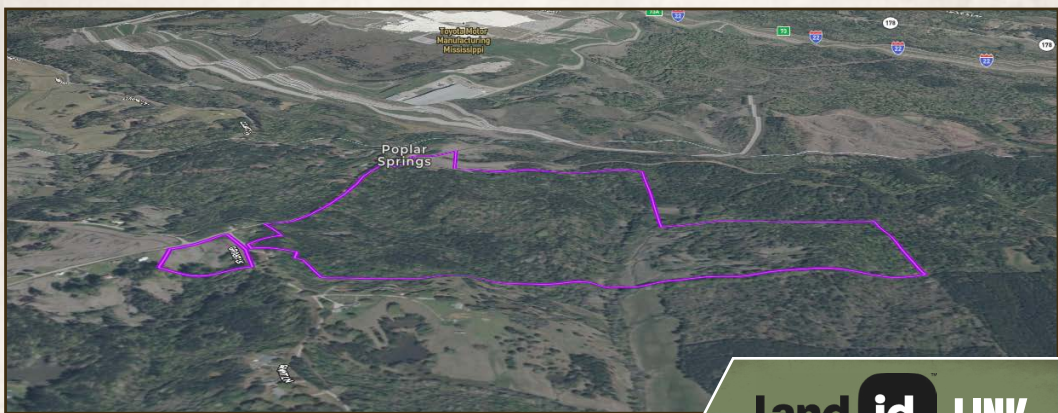
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Directions from the intersection of Highway 9 and 78 in Belden, MS: Travel on Old Highway 9 for 1.7 miles. Turn right onto Robertson Road and then immediately turn left onto Tuscumbia Road. Continue for 2.5 miles. Turn right to stay on Tuscumbia Road and proceed 1.7 miles to the property on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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