

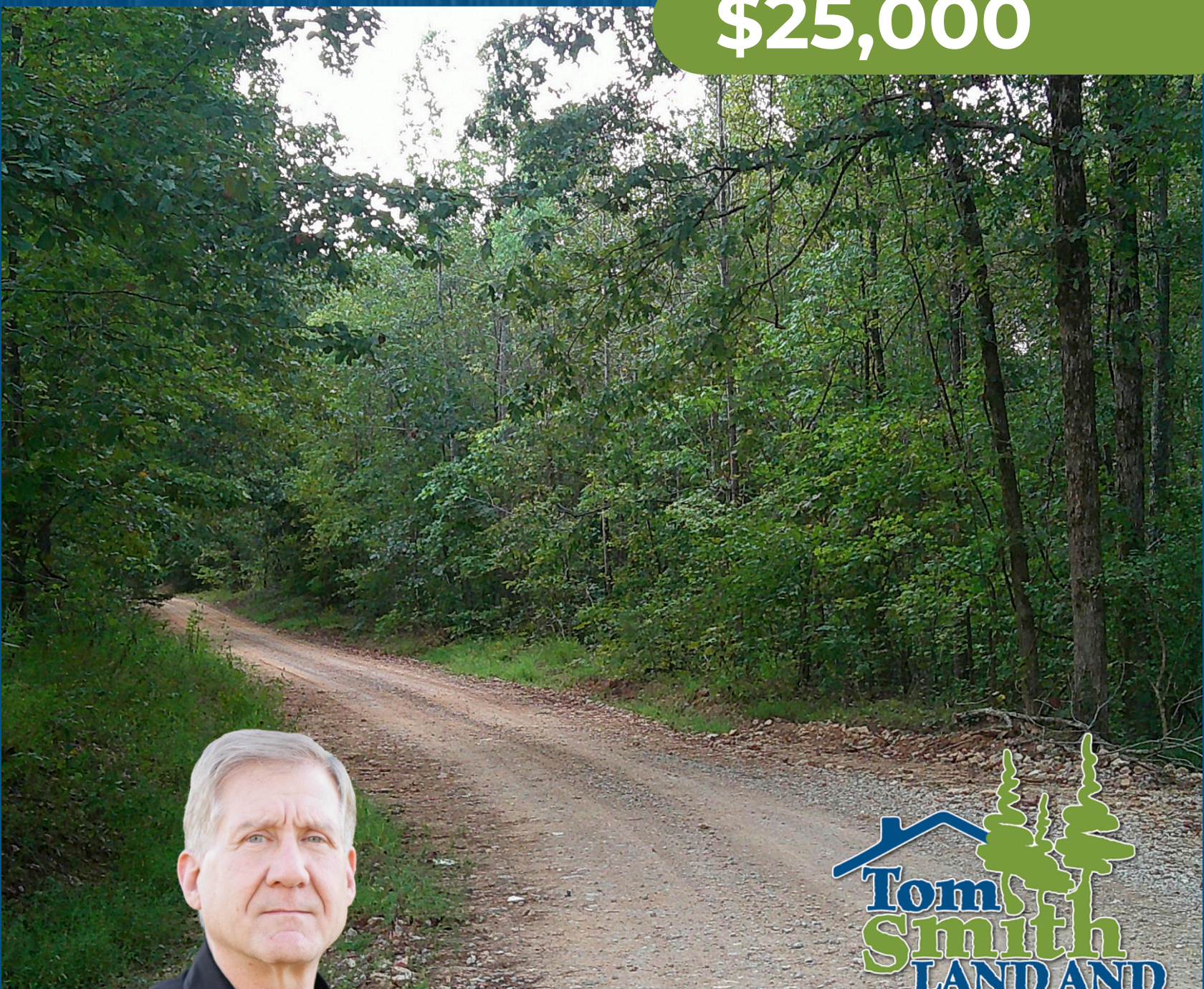
7.114± Acres

Recreation, Residential

Tippah County, MS



\$25,000



Expect More. Get More.

**TOM
WISEMAN**
ASSOCIATE BROKER

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Property Information

Location:

- CR 414

Coordinates:

- 34.8117, -88.9844

Property Use:

- Recreation
- Residential
- Hunting

Property Highlights

- 7.114± acres, recently surveyed
- Convenient to Tippah Lake, Falkner, and Ripley
- Mixed pine and hardwood timber
- Community water and electricity

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The Property

7.114± Acres

This recently surveyed 7.114± acre wooded tract is located on CR 414 approximately 2 miles from Tippah Lake, 2 miles from the Falkner community, and 4.5 miles from the city of Ripley. The mixed pine and hardwood timber provides excellent wildlife habitat. Its proximity to Tippah Lake provides fishing and other recreational opportunities. With community water and electricity available, along with no zoning restrictions, the property would make a beautiful home site. Schools and convenience stores can be found in Falkner. Walmart, a hospital, dining, and other shopping can be found in Ripley.



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The Property

7.114± Acres



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Aerial Map

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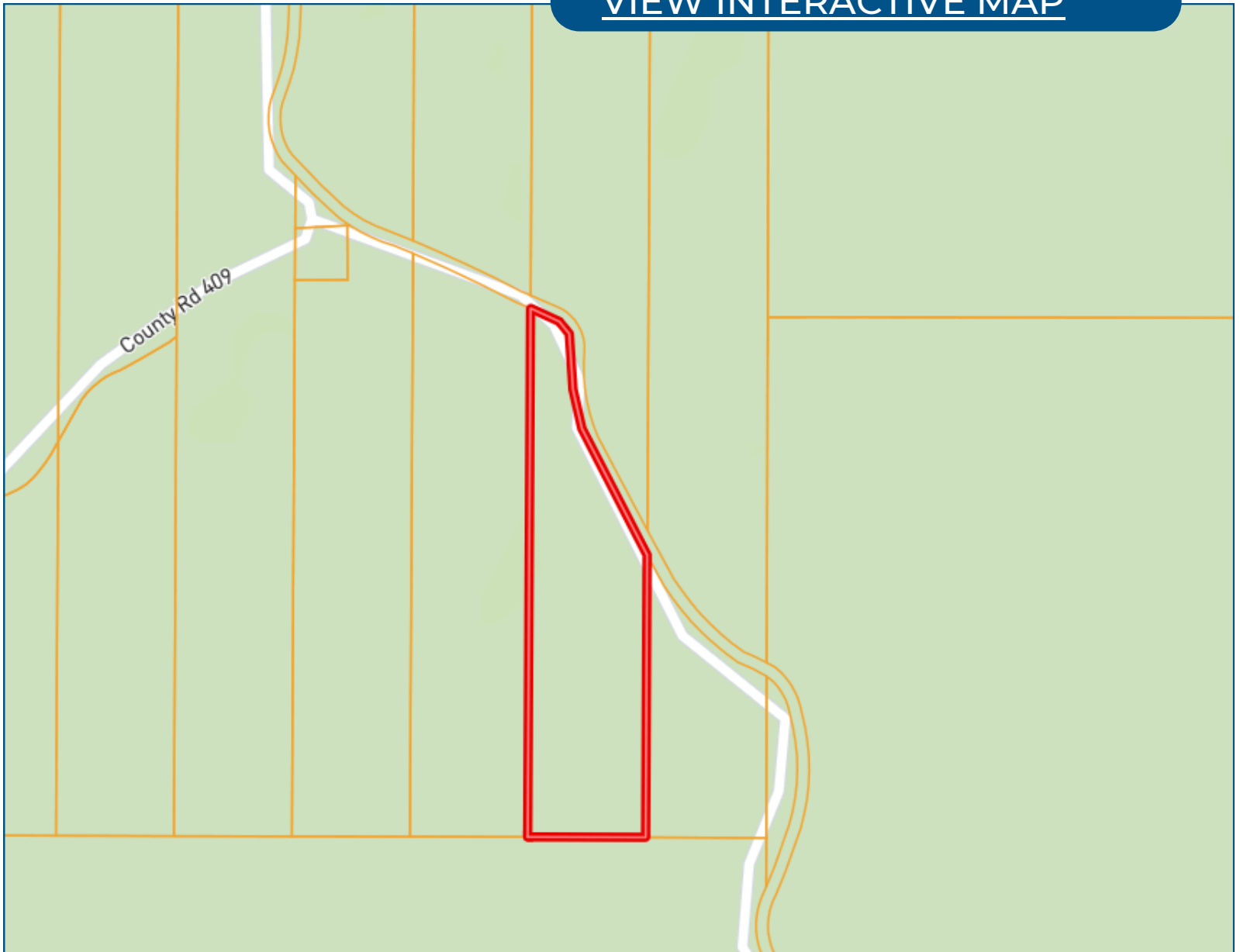
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Ownership Map

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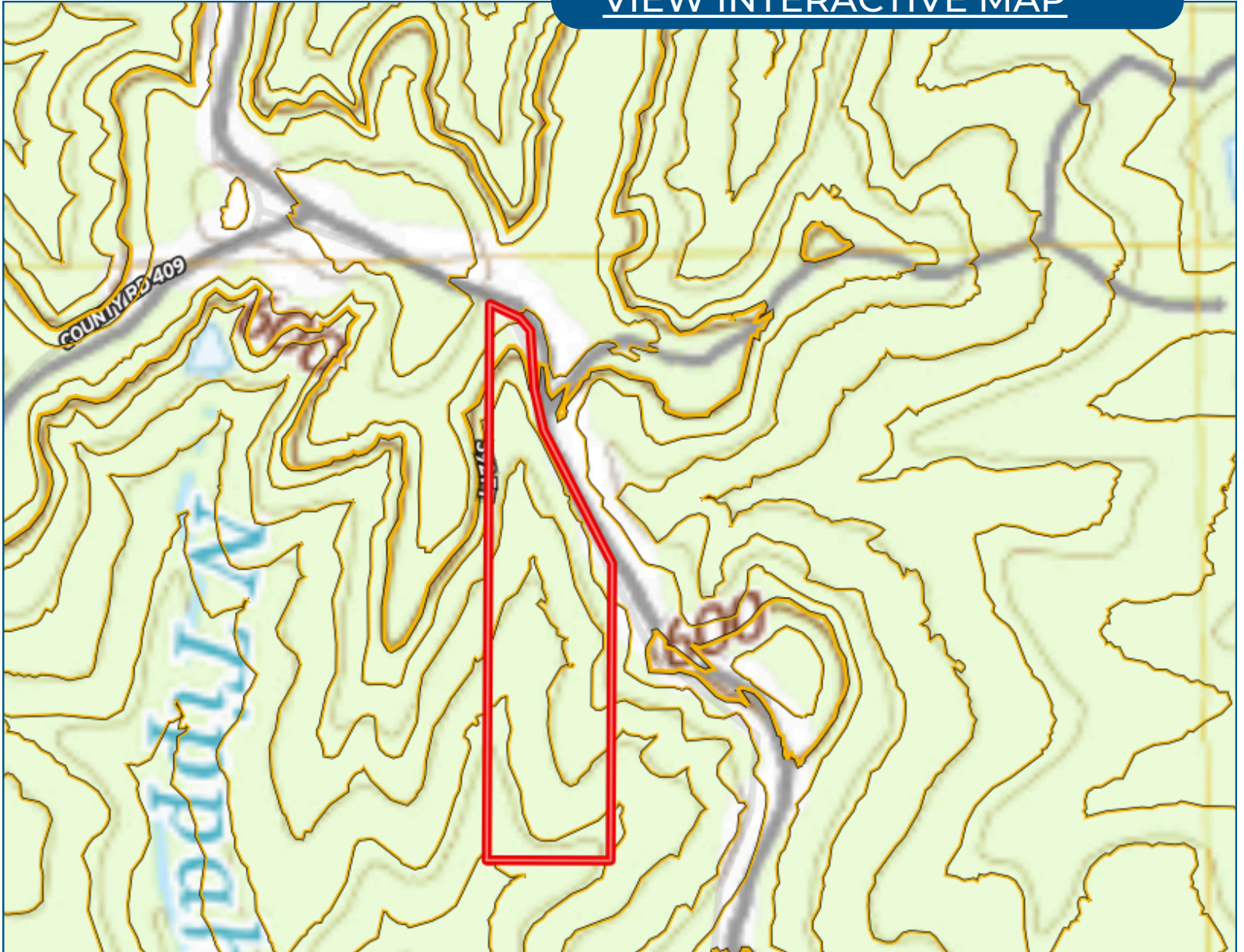
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Topo Map

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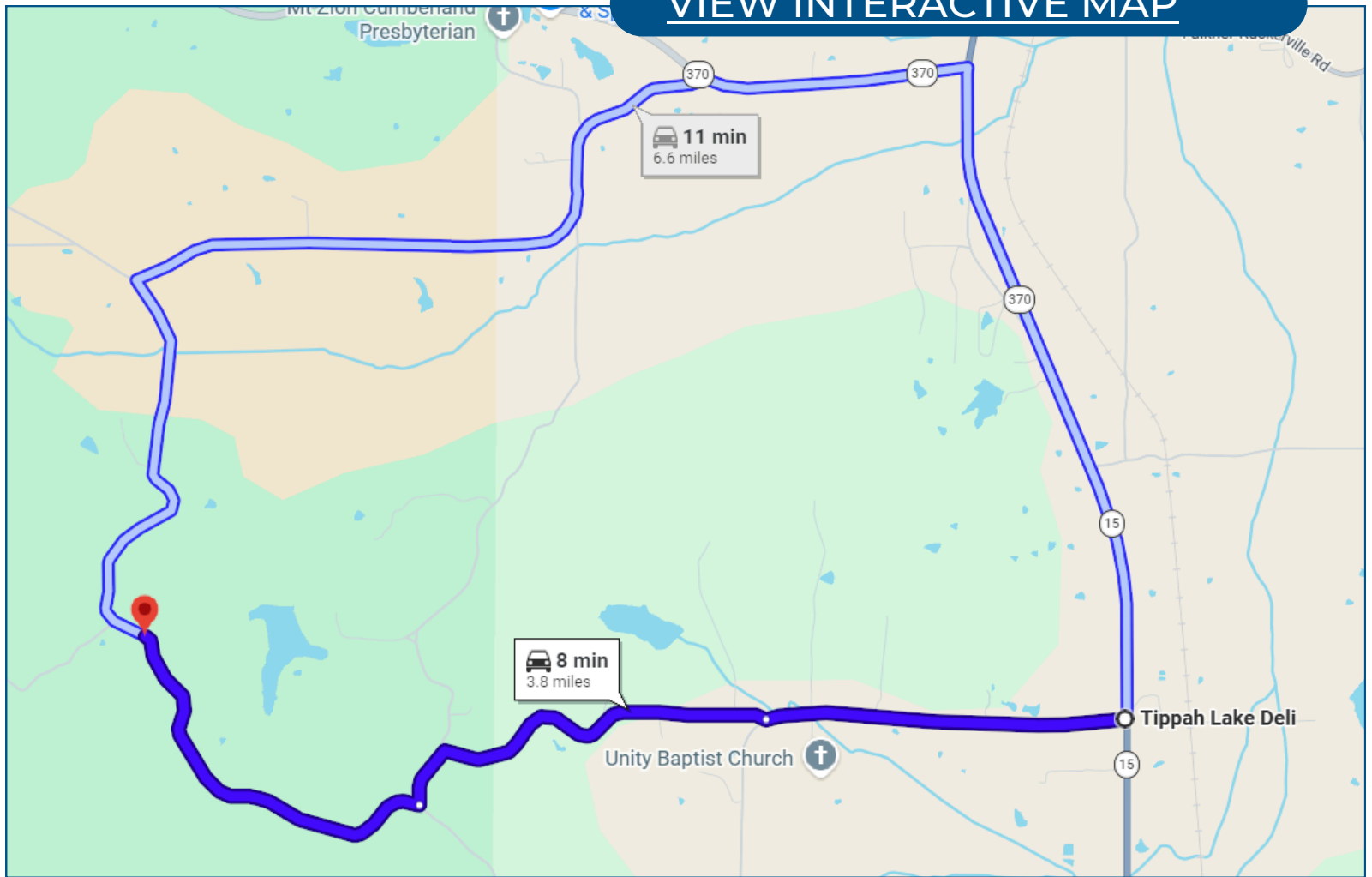
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Directional Map

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From the intersection of CR 410 and Hwy 15 in Falkner: Travel west on CR 410 for 1.1 miles to CR 408. Turn right and travel 1.3 miles to CR 414. Turn right and travel 1.3 miles to the property on the left.

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Listing Agent



TOM WISEMAN ASSOCIATE BROKER

Certified Appraiser & Registered Forester

Tom has lived in New Albany all his life. He graduated from Mississippi State University in 1985 with a BS in Forestry and is a Registered Forester and Certified General Appraiser. He retired from the Right of Way Division of the Mississippi Department of Transportation in 2014 with 29 years as a staff appraiser, review appraiser, and forester.

Tom and his wife, Veronica, are active within The First Baptist Church New Albany. Tom is an avid outdoorsman and is involved with the Trail Life USA Troop MS-356. His outdoor activities also include hunting, fishing, bicycling, and golf. With a passion for the outdoors and being raised on the land, he is the perfect choice to assist you in finding the ideal place for your family's next home or tract of land.

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**CALL TOM WISEMAN
TODAY!**

