

41.1± ACRES
UNION COUNTY, MS
\$139,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE UNION 41.1

PROPERTY PROFILE

LOCATION:

- New Albany, MS 38653
- Union County
- 7.8± Miles E of New Albany
- 28± Miles NW of Tupelo

COORDINATES:

- 34.513655, -88.885482

PROPERTY USE:

- Hunting
- Recreational
- Investment

TAX INFORMATION:

2024 - \$113.59

- Parcel# 080R-33-010.00

PROPERTY INFORMATION:

- 41.1± Acres
- Gated, Turnkey
- 2 Elevated Blinds
- Ladder Stand
- 3 Established Food Plots
- Internal Trail System
- Planted Sawtooth
& Other Oak Trees
- In-Ground Water Trough
- Deer & Turkey
- Surrounded by Large Tracts
- Owner/Agent



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE UNION 41

IMAGINE OWNING 41.1± ACRES NESTLED IN THE HEART OF THOUSANDS OF ACRES OF 100-YEAR-OLD HARDWOODS—WHERE YOUR PROPERTY HOLDS FOOD AND BEDDING WILDLIFE LOOK FOR. The Union 41.1 may be a smaller land tract on paper, but it feels much bigger thanks to the expansive surrounding properties that are not only large but also well-managed for deer herd health and low pressure. Meaning: your land becomes the hotspot...a magnet for deer and turkey moving through the area!



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MORE ABOUT THE UNION 41

This Union County, MS, gated, turnkey hunting tract comes ready to hunt with three established food plots, an in-ground water trough, and strategically planted sawtooth and other oak trees. You'll also find two elevated blinds, a ladder stand, and an internal trail system that gives you easy access to every nook and cranny.

Trail camera photos and successful harvests prove the quality of deer genetics, and the turkey hunting is just as strong. Whether you're after that dream buck, a gobbling tom, or just a peaceful place to unwind, the Union 41.1 offers big potential in a manageable size.

Contact Annah Barnes today to learn more and schedule a private tour.

Owner/Agent



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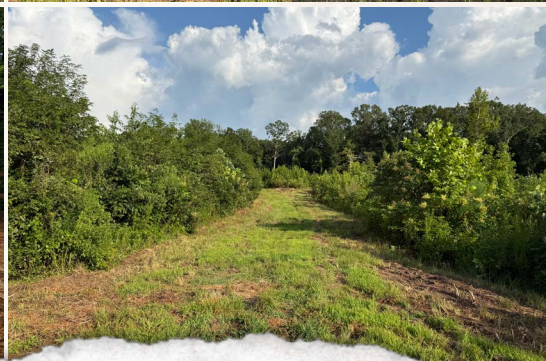
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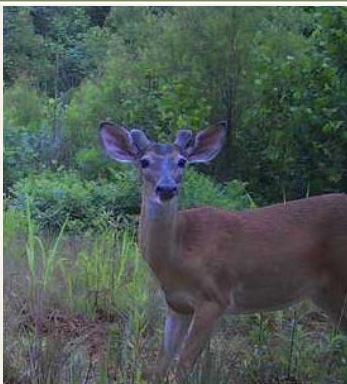
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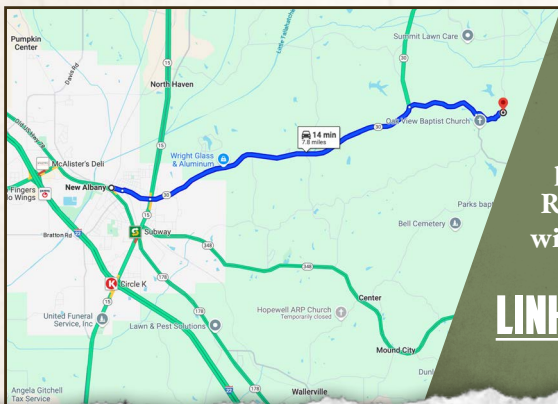
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UNION COUNTY, MISSISSIPPI

County Rd 153

land **id.** LINK



Directions From New Albany, MS: Travel 5.1 miles on MS-30 E. Turn right on County Road 171 and proceed 1.3 miles. Turn left on County Road 153 and in 0.6 miles, the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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