

71± ACRES
UNION COUNTY, MS
\$164,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE UNION 71

PROPERTY PROFILE

LOCATION:

- County Road 180
New Albany, MS 38652
- Union County
- 12.9± Miles NE of New Albany
- 27± Miles SW of Booneville
- 29± Miles NW of Tupelo
- 49.5± Miles NE of Oxford

COORDINATES:

- 34.51524, -88.85293

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 71± Acres
- Gated Entrance
- Rolling Terrain
- 3 Food Plots
- 4 Ladder Stands
- Internal Road System
- Big Creek Frontage
- Newly Reconstructed
Creek Crossing
- Natural Regenerating Timber
- Mature Pines and Hardwoods
Scattered Throughout
- Union County School District

TAX INFORMATION:

- 2024 - \$210.54



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HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE UNION 71

IF YOU'RE LOOKING FOR A READY-TO-HUNT, SOLID NORTH MISSISSIPPI HUNTING AND RECREATIONAL TRACT, THE UNION 71 CHECKS ALL THE BOXES! This 71± acre property sits just northeast of New Albany in Union County and offers a great mix of habitat, access, and location.

The land features rolling terrain with the beautiful Big Creek dissecting the property, providing a natural travel corridor for deer and turkey. You'll find a good blend of natural regenerating timber with scattered mature pines and hardwoods mixed throughout. Access is excellent through a gated entrance off County Road 180, and an existing internal road system makes it easy to get around.



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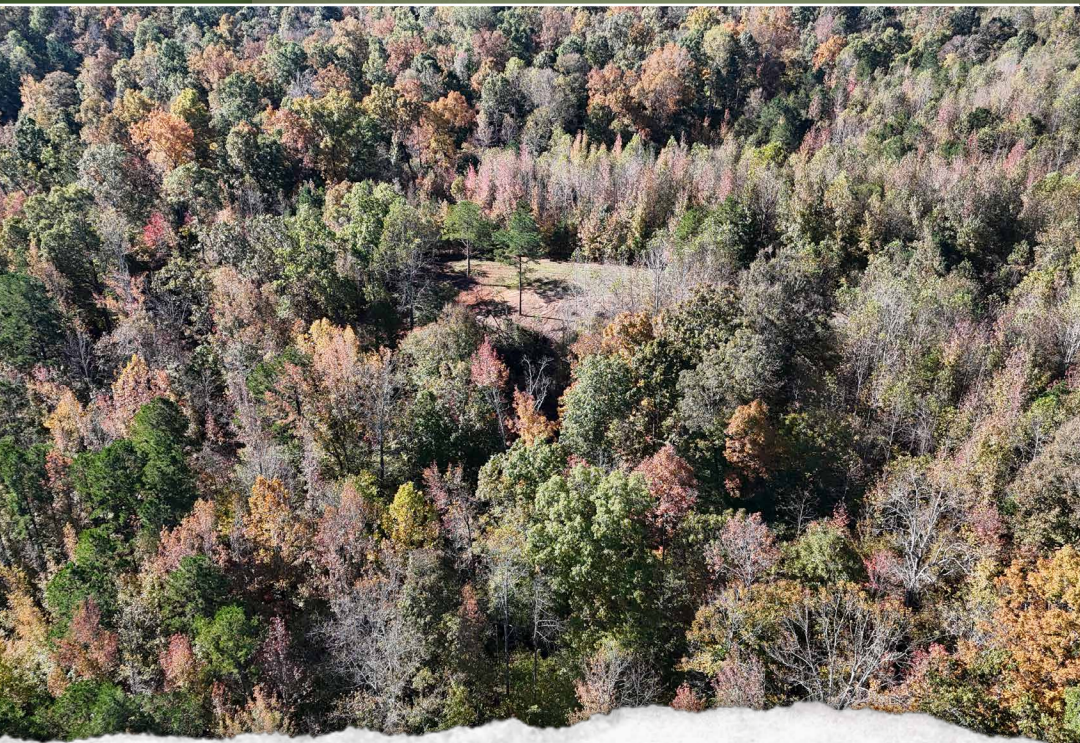
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MORE ABOUT THE UNION 71

There are three established food plots, four ladder stands, and a newly reconstructed creek crossing—making this place turnkey for the upcoming hunting season. Recent trail camera pictures show very nice bucks and piles of turkeys!

Whether you're looking for a private weekend getaway or a small timber and recreational investment, the Union 71 is worth considering!

Contact Hunter Robison today to schedule a personal tour and experience #TheSmallTownWay!



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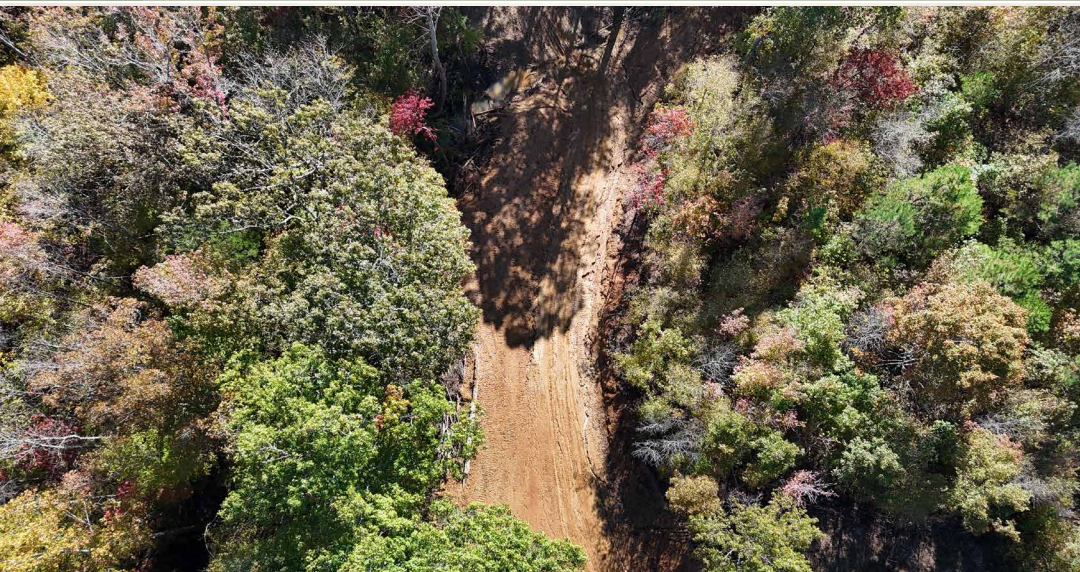
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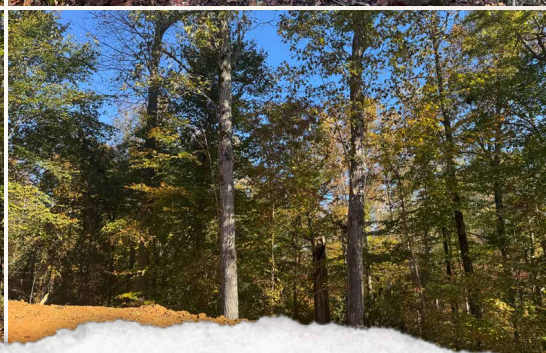
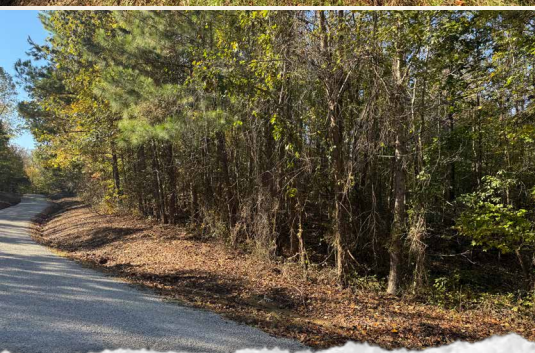
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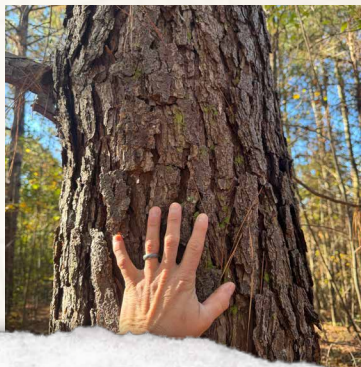
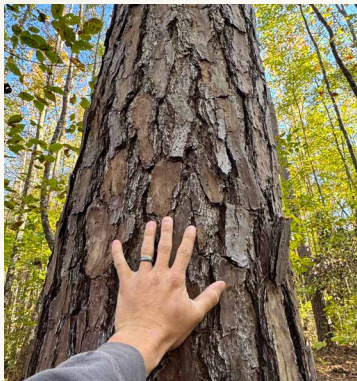
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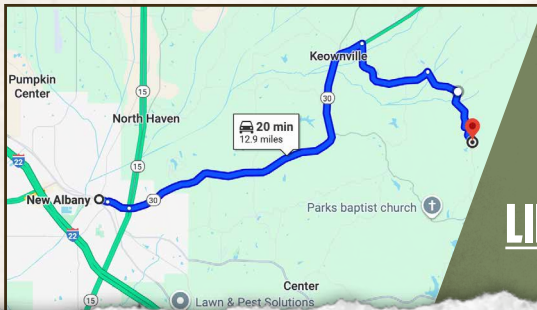
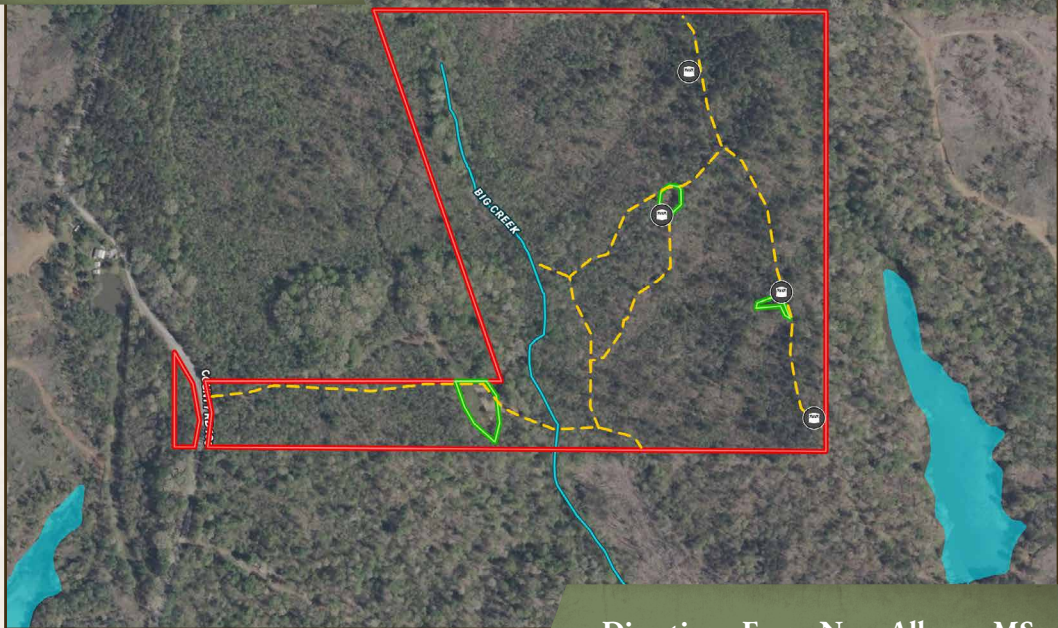
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land id. LINK



Directions From New Albany, MS:
Travel 7.6 miles on MS-30 E. Turn right on Co Rd 152 and continue 2.3 miles. Turn right on Co Rd 238 and proceed 0.9 miles. Turn right on Co Rd 180 and travel 1.4 miles to the destination.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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