

Hunting/Recreation

131.30± Acres

Union County, MS



PotlatchDeltic®

Preferred
BROKER

\$298,310



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Property Information

Location:

- CR 7 Hickory Flat, MS 38633

Coordinates:

- 34.6486, -89.2032

Property Use:

- Hunting
- Recreation
- Timber

Property Highlights

- 131.30± Acres with Frontage on Both Sides of CR 7
- Mature Hardwood Timber
- Deer, Turkey, & Ducks
- Byers Creek and Slough on the West Side



**TOM
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THE PROPERTY

131.30± Acres

This 131.3± acre tract is your perfect hunting/recreational property. The property has frontage on CR 7 and adjoins the Holly Springs National Forest on two sides. The timber on the front 64.5± acres has been harvested, leaving a clean slate for your homesite, ATV riding, or next timber stand. The remaining 66.80± acres consists of mixed bottomland hardwood and pine timber for deer and turkey hunting and a slough along Byers Creek for ducks. Located only about an hour from Memphis, this property offers something for everyone.



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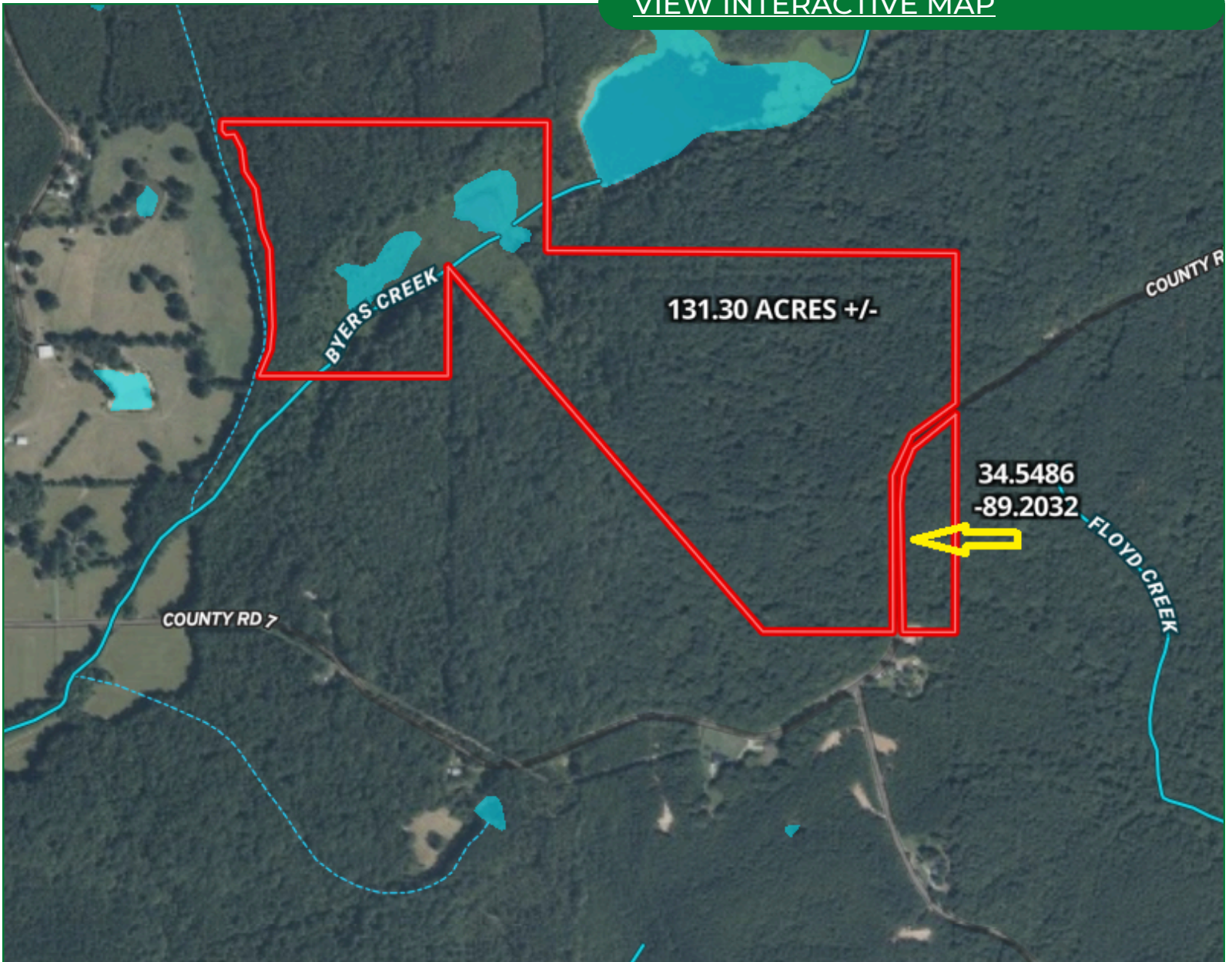
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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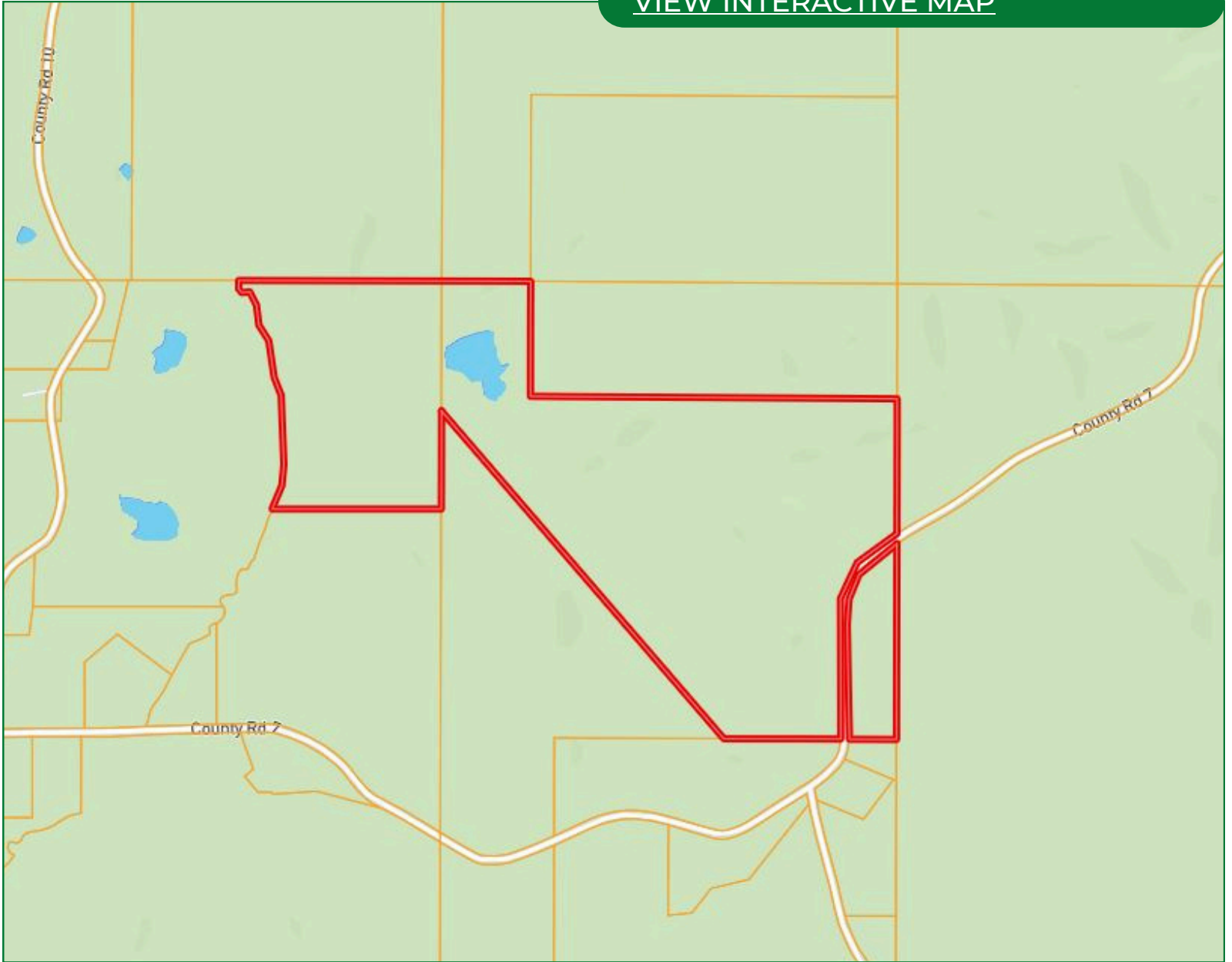
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Ownership Map

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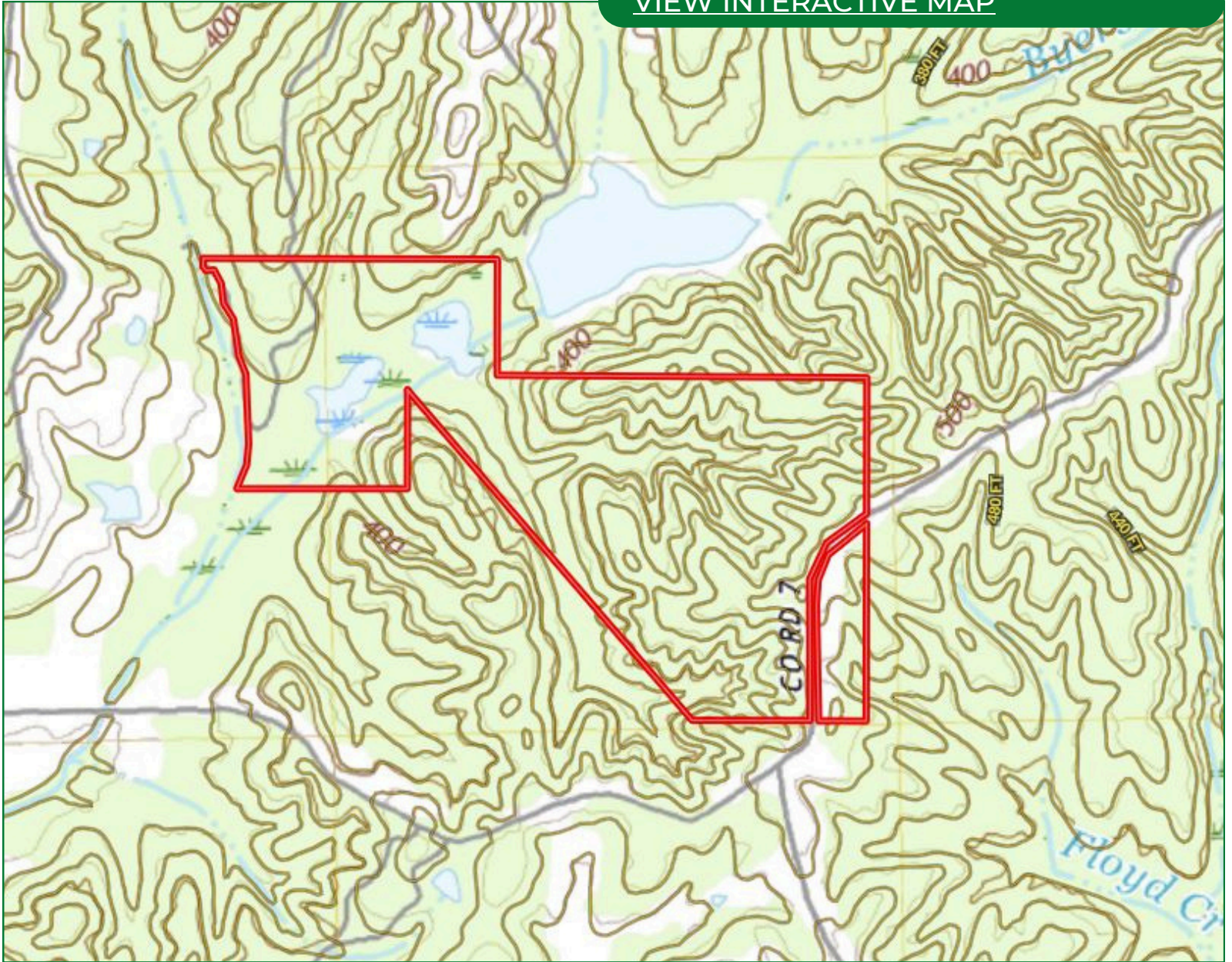
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Topo Map

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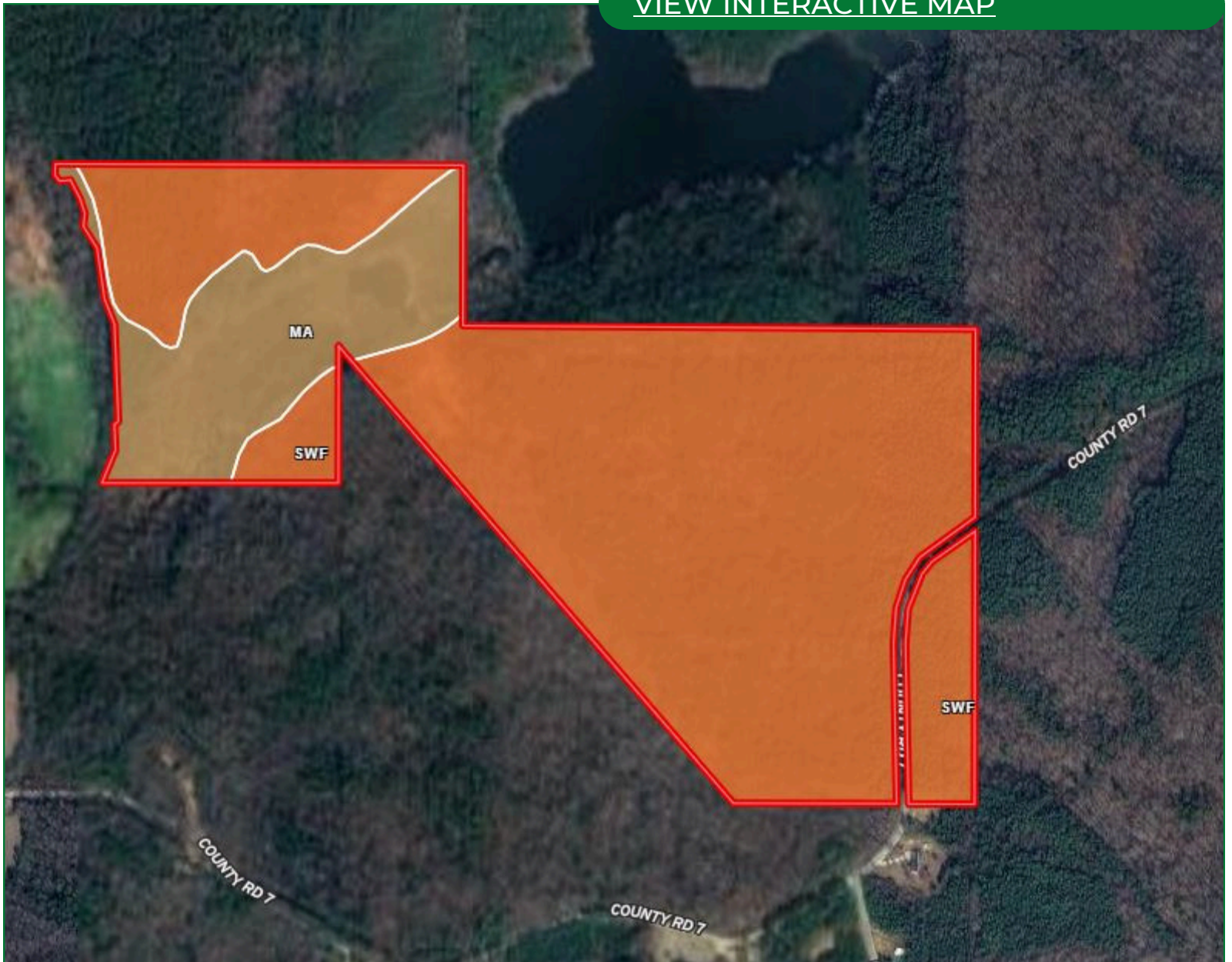
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Soil Map

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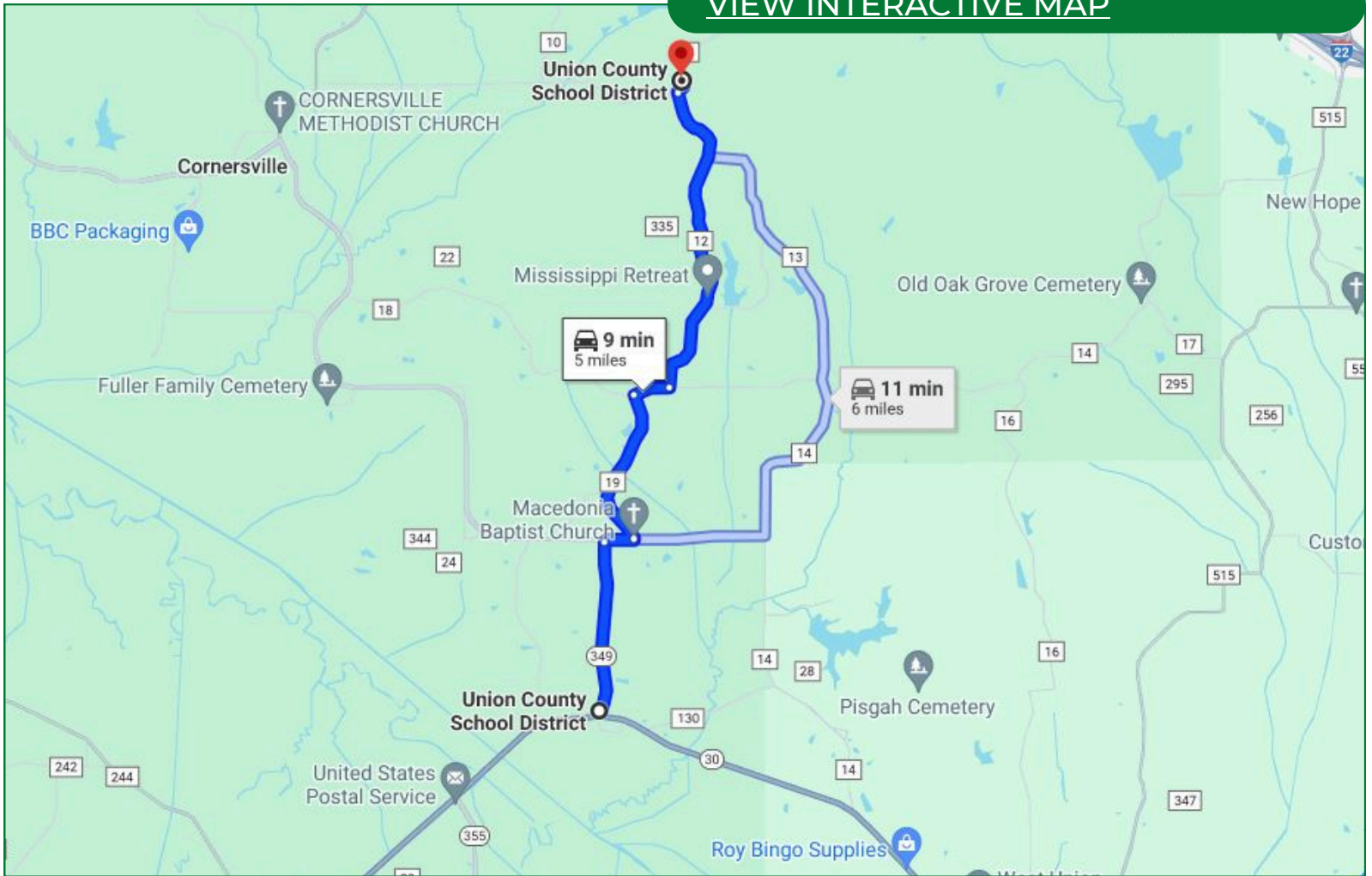
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Directional Map

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Directions from the intersection of Hwy 30 and Hwy 349 in Union County, MS: Travel Hwy 349 north 1.1 miles. Turn right on CR 26 and travel 0.2 miles. Turn left onto CR 19 and travel 1.1 miles. Turn right onto CR 18 and travel 0.2 miles. Turn left onto CR 12 and travel 2.2 miles. Turn right onto CR 7. After 0.1 miles, the property will be on both sides of the road.

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Listing Agent



TOM WISEMAN

Associate Broker, 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!**

