

196± ACRES
UNION COUNTY, MS
\$391,020



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

THE UNION 196

PROPERTY PROFILE

LOCATION:

- County Road 180
Dumas, MS 38625
- Union County
- 8.2± Miles S of Dumas

COORDINATES:

- 34.5433, -88.8458

PROPERTY USE:

- Recreational
- Investment
- Hunting
- Multiple Potential Campsites

PROPERTY INFORMATION:

- 196± Acres
- Gated Access
- Hardwood Timber
- Food Plots
- Deer & Turkey
- Utilities Available Nearby

TAX INFORMATION:

- Parcel #1: 178R-24-006.00
- Parcel #2: 078R-23-003.01
- 2025 Taxes: \$661.35



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE UNION 196

THIS 196± ACRE PROPERTY LOCATED ON COUNTY ROAD 180 IN UNION COUNTY, MISSISSIPPI, IS A PROMISING RECREATIONAL TIMBER AND HUNTING TRACT FEATURING HARDWOOD TIMBER THROUGHOUT. Just south of Dumas, the land is equipped with food plots, providing excellent habitat to support abundant deer and turkey populations.

The Union 196 offers great potential for more roads, food plots, and entry points. With gated access, the property offers privacy and security, making it an ideal setup for a hunting retreat or long-term land investment. The Union 196 offers multiple campsites with New Albany Light, Gas, and Water being the provider.

Contact Michael Oswalt or Harrison Eaton today to schedule a private showing and experience #TheSmallTownWay.



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

196± ACRES

UNION COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

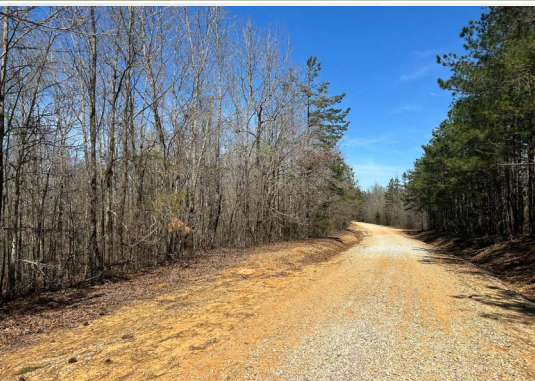
4848 Main St. - Flora, MS 39071 | O: 769-888-2522

smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

196± ACRES

UNION COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

Information is believed to be accurate but not guaranteed.
smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

196± ACRES

UNION COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

196± ACRES

UNION COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



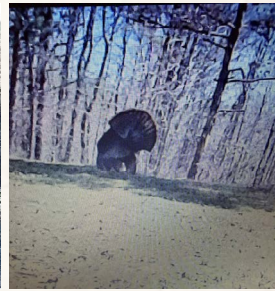
MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

Information is believed to be accurate but not guaranteed.
smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077



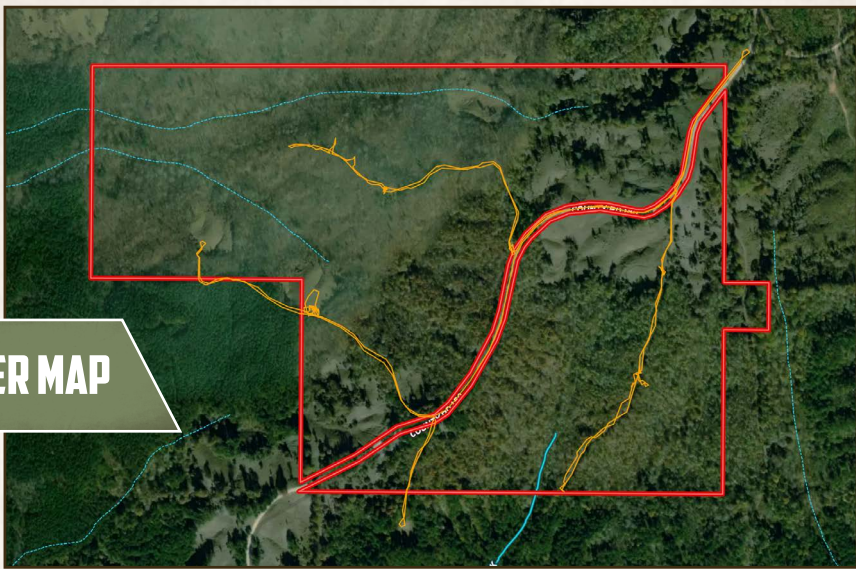
MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

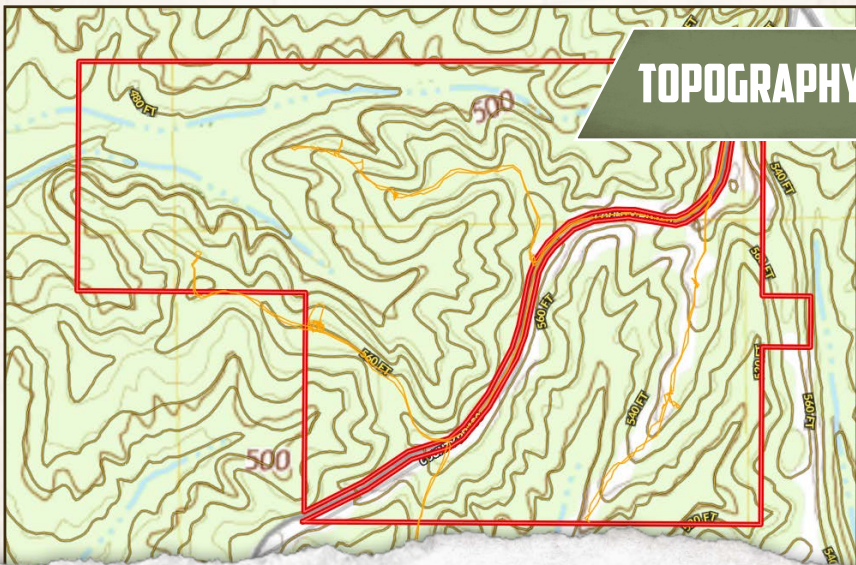
Information is believed to be accurate but not guaranteed.

196± ACRES

UNION COUNTY, MISSISSIPPI



WATER MAP



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

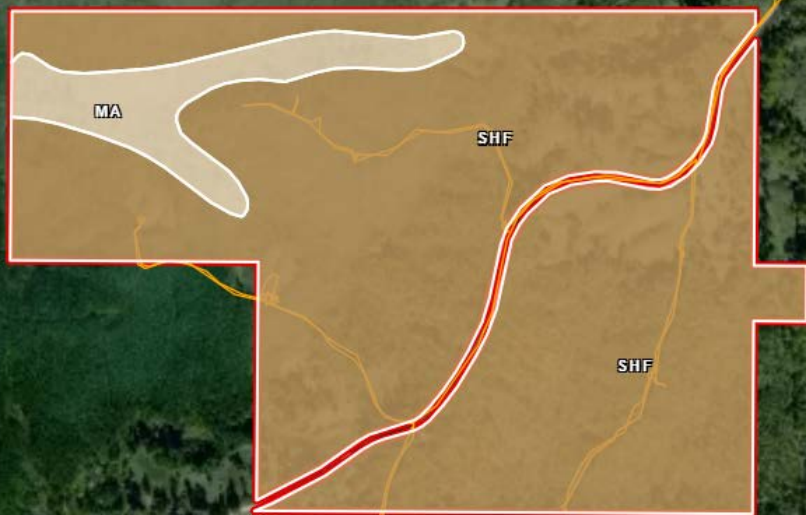
Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SHF	Smithdale association, hilly	181.98	91.99	0	17	7e
Ma	Mantachie silt loam, 0 to 2 percent slopes, occasionally flooded	15.83	8.0	0	71	2w
TOTALS		197.81(*)	100%	-	21.32	6.6



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

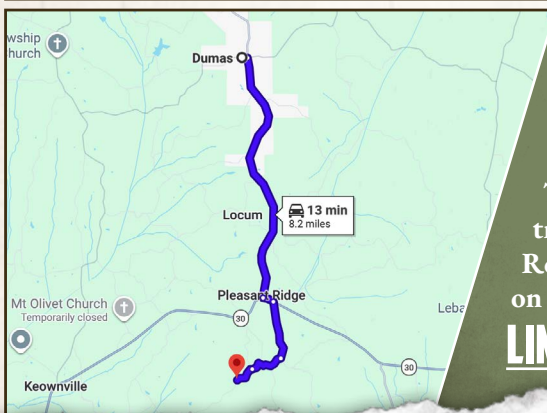
Information is believed to be accurate but not guaranteed.

196± ACRES

UNION COUNTY, MISSISSIPPI



land **id.** LINK



Directions From Dumas, MS: Travel MS-370 E for 5.5 miles. Turn left onto MS-30 E/MS-370 E and continue for 0.2 miles. Turn right onto County Road 172 and proceed for 1.2 miles. Turn right onto County Road 182 and travel for 0.8 miles. Turn left onto County Road 180, and in 0.4 miles, the property is on the right.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077