

134± ACRES
UNION COUNTY, MS
\$281,400



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE UNION 134

PROPERTY PROFILE

LOCATION:

- County Rd 2
Myrtle, MS 38650
- Union County
- 1± Miles E of I-22
- 25± Miles NE of Oxford
- 60± Miles SE of Memphis, TN

COORDINATES:

- 34.57747, -89.13831

PROPERTY USE:

- Recreational
- Home/Cabin Site
- Hunting
- Investment

PROPERTY INFORMATION:

- 134± Total Acres
- 62± Acres in Natural
Regeneration
- Remaining Acreage in
20+ Year Old Timber
- West Branch Lockes Creek
Traverses the Property
- Good Deer and Turkey Hunting
- Electricity Available at the Road
- West Union School District

TAX INFORMATION:

2023 - \$464.60

- Parcel # 027R-07-004.01



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

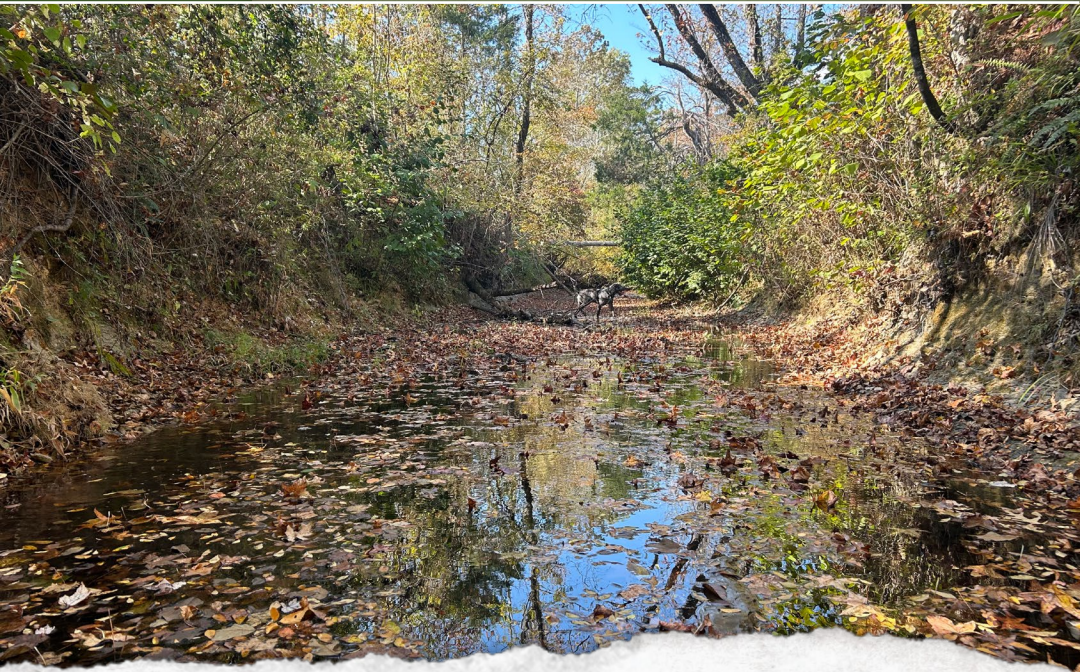
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE UNION 134

WELCOME TO THE UNION 134, LOCATED JUST NORTHWEST OF MYRTLE, MISSISSIPPI. For more than 60 years, this place has been in the same family and now they are ready to pass the torch. As you pull up to the property along the south side of County Road 2, you will notice the timber along the northern portion, approximately 62 acres, has been harvested within the past five or so years. With the young growth, this area could be cleared off for a nice cabin or home site, converted to pasture, or just left alone. As you meander the old logging road, you will dead-end into West Branch Lockes Creek, which traverses the property from west to east. The creek has a hard bottom and seems to be flowing year-round. The south side of the creek has been somewhat untouched in the last 20 years. The southern portion of the property was cut prior to 2004, according to historical imagery. However, there now looks to be good growth in this area. The deer and turkey numbers should be good in this area with a lot of upside potential from a recreational standpoint.



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MORE ABOUT THE UNION 134

Utilities include electricity running along the road, and water would need to be a private well, with sewer being a septic or water treatment system. The property is zoned in the West Union School District. The Union 134 is located less than one mile east of Interstate 22, 25± miles northeast of Oxford, and approximately 60 miles southeast of Memphis, Tennessee.

Some may think of this tract as undesirable due to it needing work to be able to enjoy; I would call it a project – a property to come in and make your own over the years without breaking the bank upon the original purchase.

If you have been searching for a North Mississippi property, give Michael Oswalt a call for your private tour of the Union 134 today!



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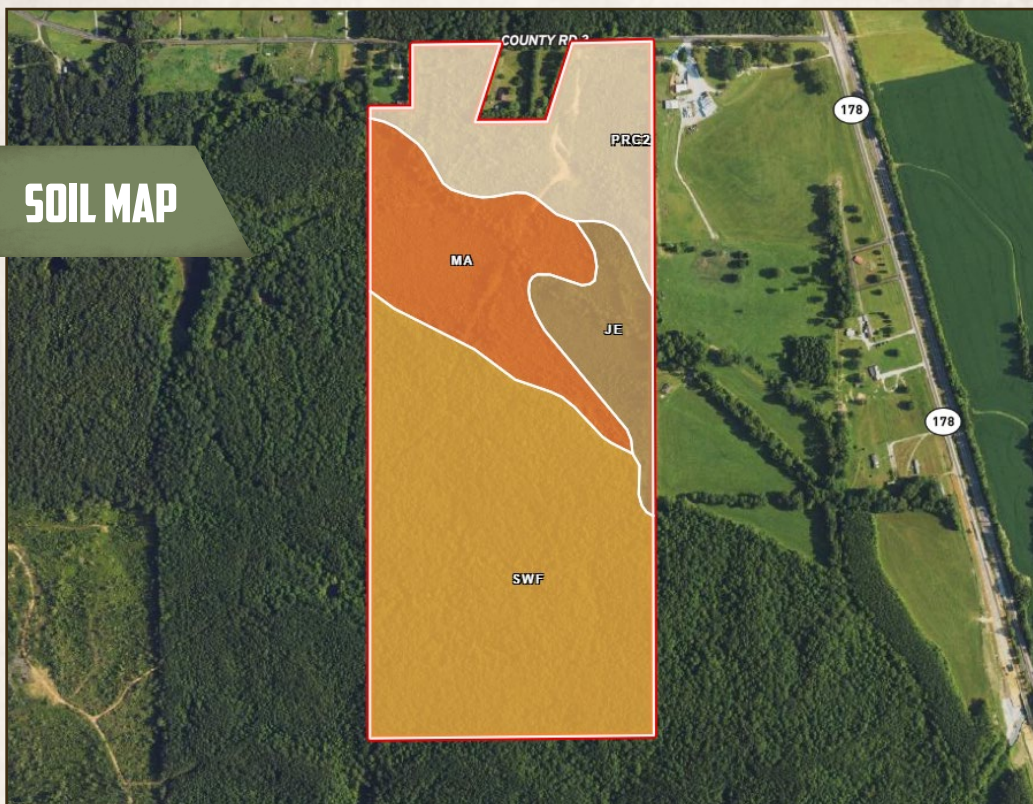
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SWF	Smithdale-Sweetman-Providence association, 12 to 35 percent slopes	75.66	54.13	0	45	7e
Ma	Mantachie silt loam, 0 to 2 percent slopes, occasionally flooded	26.43	18.91	0	71	2w
PrC2	Providence silt loam 5 to 8 percent slopes eroded	25.58	18.3	0	38	3e
Je	Jena silt loam	12.1	8.66	0	74	2w
TOTALS		139.7 7(*)	100%	-	51.15	4.89



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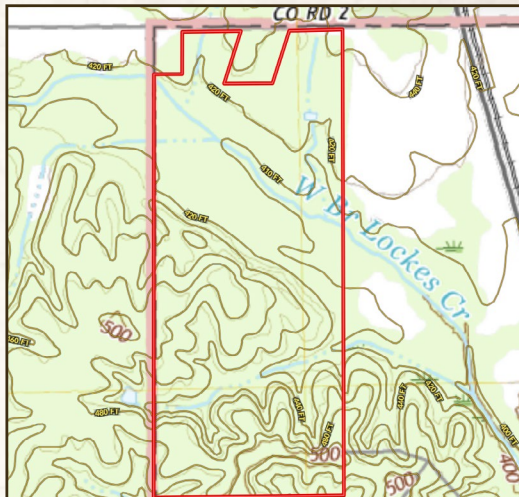
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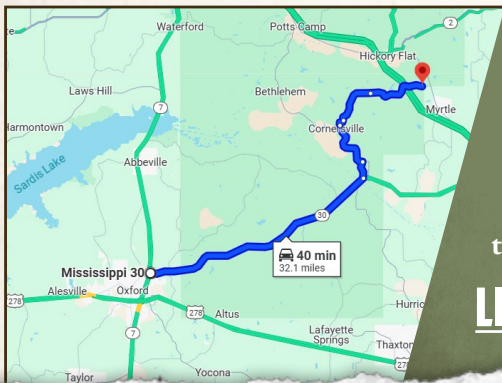
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TOPOGRAPHY MAP



Directions from MS 30 E in Oxford, MS: Travel east on MS-30 E toward Rd 2051 for 18.2 miles. Turn left onto Co Rd 25 and travel 1.3 miles. Turn left onto MS-349 N and continue for 4.0 miles. Turn right onto Cornersville Road, proceed .6 miles and then continue onto Co Rd 1/Union Count Rd 1 for 3.4 miles. Continue onto Co Rd 2, in 4.6 miles the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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