

120± Acres in Union County, MS
\$390,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

Property Profile

The Union 120

Location:

- Myrtle, MS
- Union County
- Approximately 35 Minutes from Oxford

Coordinates:

- 34.5041, -89.1169

Property Information:

- 120± Acres
- Excellent Timber/Pasture Mix
- Gravel Drive
- Power/Water/Septic in Place
- Small Pond
- Great Deer & Turkey Hunting Opportunities
- Good Trail System
- Plentiful Wildlife Plot Areas
- Paved Frontage

Property Use:

- Recreational
- Home/Cabin Site
- Hunting
- Investment

Tax Information: 2022- \$449.26

- Parcel #: 036R-05-007.00



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MICHAEL OSWALT

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smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

Welcome to The Union 120! This one has a lot of options – build your dream home or cabin, set it up to be a deer and turkey mecca, add a satellite farm to your list, purchase as an investment and watch the timber grow while leasing the hunting rights, or simply enjoy every aspect of landownership. You will notice the new gravel drive as soon as you pull up to this beautiful 120± acre tract in Union County, MS. The long drive leads to the perfect place for your home or cabin overlooking the pond. The home/cabin site is already equipped with power, water, and a septic system. Once you leave the potential build site, choose a road as each one winds through the finger pastures scattered throughout the property. Each road will wind through the finger pastures scattered throughout the property. You can easily pick a few pastures to make wildlife plots for the summer or fall. There is plenty of room to create a plot rotation. It shouldn't be too hard to fence off an area for horses or cows if you're looking for that mini-farm. The mix is perfect whether you are deer or turkey hunting. The timber is a pine/hardwood mix great for bowhunting. Lockes creek makes up the western boundary of the property and should serve as a travel corridor for those whitetails during the rut. Approximately 13 acres along the creek is in the FEMA Floodplain. The property is easily accessed by County Road 51 (paved) and located within the West Union School District. The location is ideal for an Ole Miss fan being just 35 minutes east of Oxford or a New Albany resident being just 13 minutes west of town. If you have been looking for a beautiful tract loaded with options to call your own, call Michael Oswalt for your private tour of The Union 120 today!



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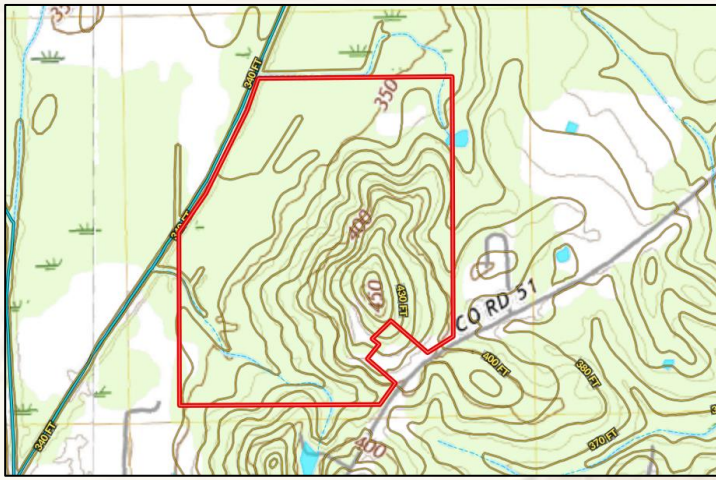
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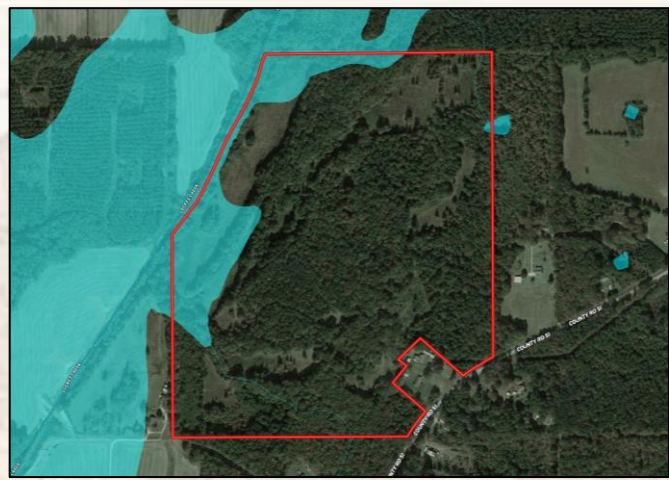
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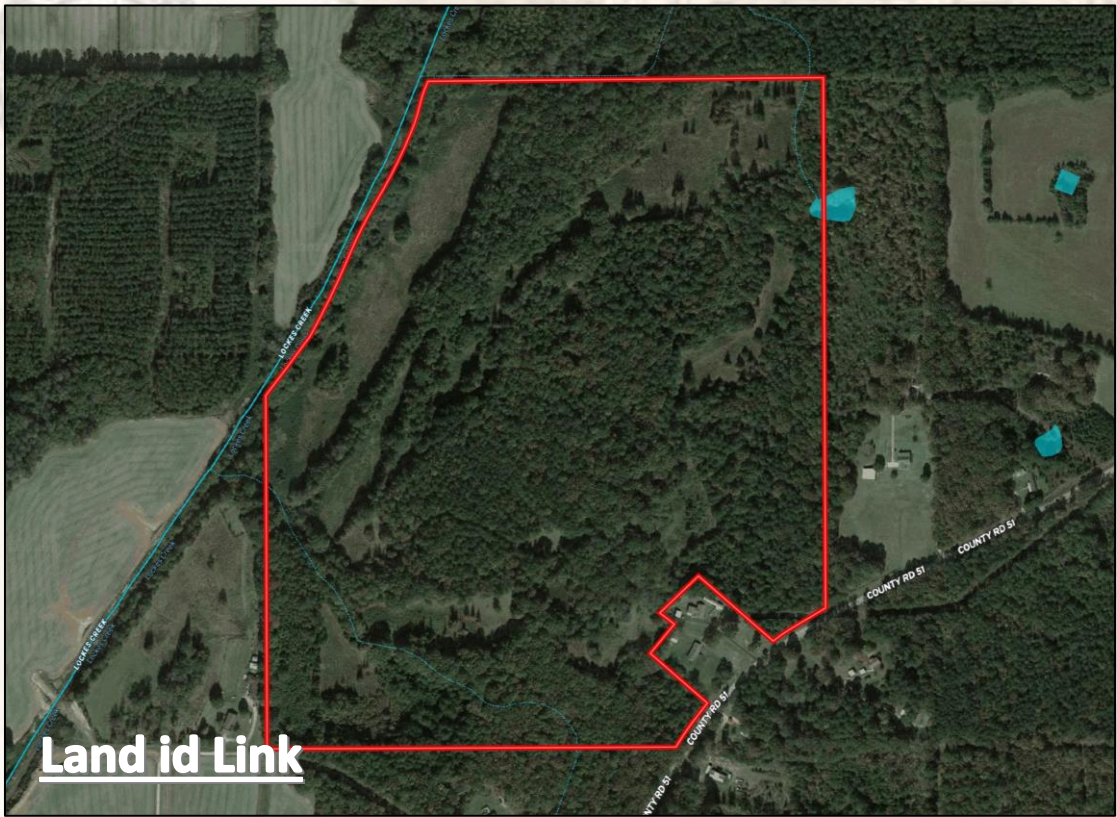
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Topo Map



Flood Map



Land id Link

Aerial Map



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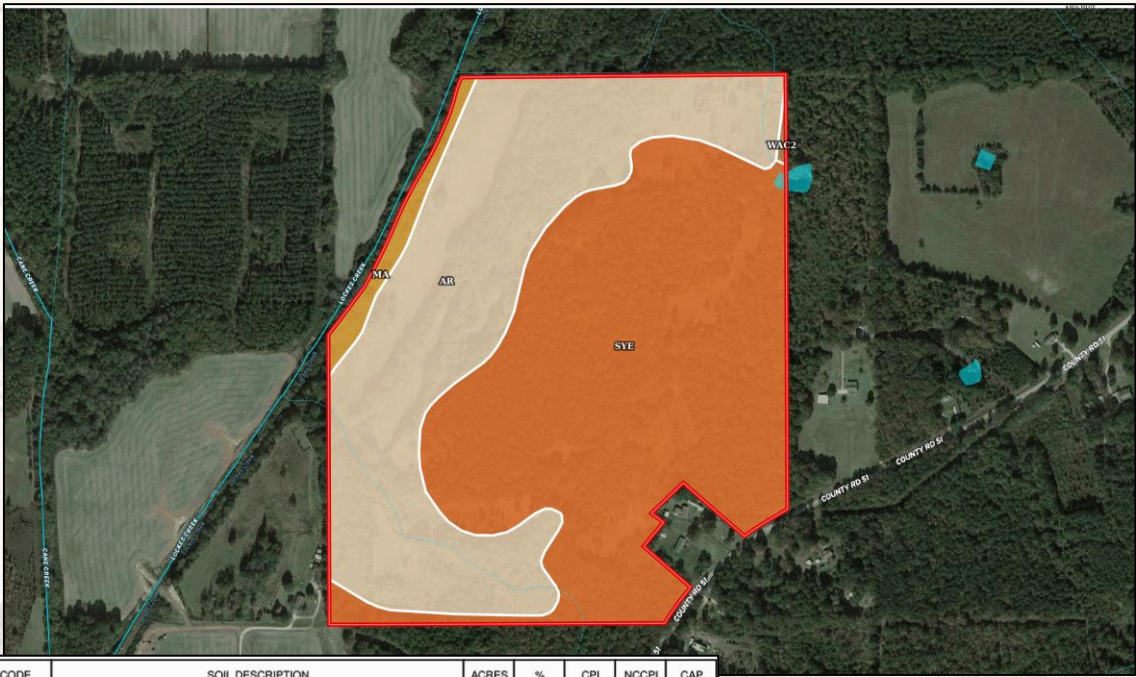
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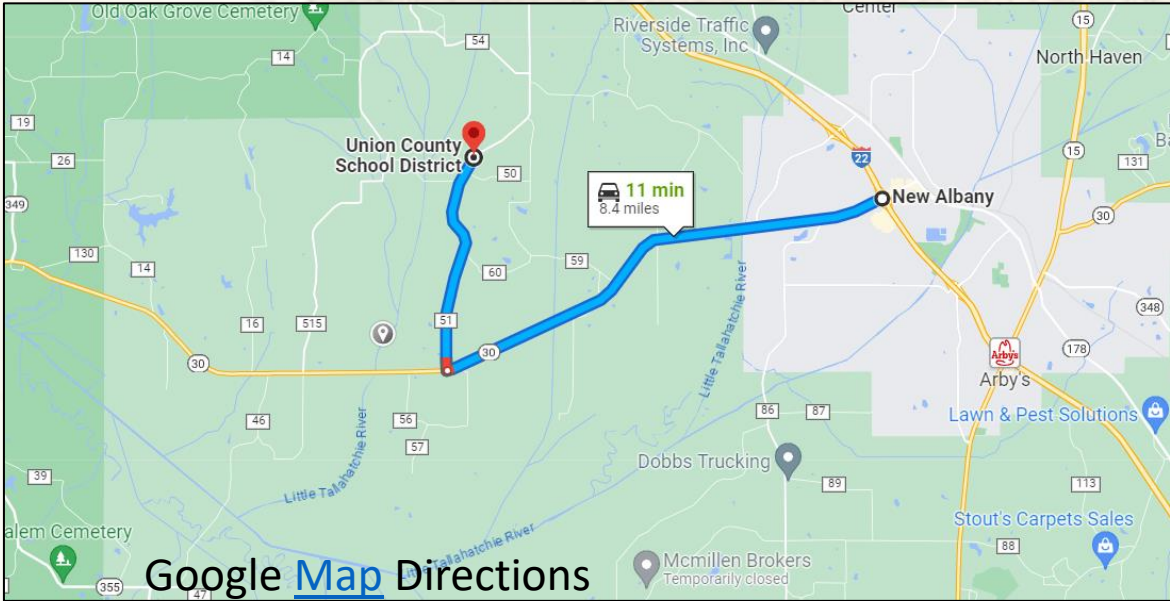
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SyE	Sweatman-Providence-Smithdale complex 12 to 17 percent slopes	65.21	55.82	0	66	7e
Ar	Arkabutla silt loam, 0 to 2 percent slopes, rarely flooded	48.57	41.58	0	75	2w
Ma	Mantachie silt loam, 0 to 2 percent slopes, occasionally flooded	2.82	2.41	0	71	2w
WaC2	Wilcox silty clay loam 5 to 8 percent slopes eroded	0.22	0.19	0	60	4e
TOTALS		116.82(*)	100%	-	69.85	4.79

Soil Map



Google [Map](#) Directions



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