

34.14± ACRES WITH A HOME

UNION COUNTY, MS

\$409,000



ST

SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE UNION 34.14

PROPERTY PROFILE

LOCATION:

- Union County, MS
- 1519 County Road 14
Myrtle, MS 38650
- 17± Minutes NW
of New Albany

COORDINATES:

- 34.52349, -89.15626

PROPERTY USE:

- Residential
- Recreational
- Investment

PROPERTY INFORMATION:

- 1,321± Square Foot Move-In Ready Home
- 3 Bedrooms and 2 Baths
- Fenced Backyard with Shop
and Chicken Coop
- Small Creek
- Mixed Timber
- Wildlife Plots in Place
- Good Deer and Turkey Hunting
- Adjoins Holly Springs National Forest
- Utilities Include: Power, Private Well,
Septic Sewer, and Propane

TAX INFORMATION:

2023 - \$131.19

- Parcel #: 007R-36-005.02



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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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 34.14

WELCOME TO COUNTRY LIVING IN THE WEST UNION SCHOOL DISTRICT NEAR MYRTLE, MISSISSIPPI. This Union County property features a 1,323± square foot home, a shop, multiple gardens, 34.14± acres, and adjoins the Holly Springs National Forest. From the north side of County Road 14, you will notice a gravel driveway that meanders through the open area up to the home nestled upon a hill. The nicely decorated home, constructed in 2020, is move-in ready and features three bedrooms, two bathrooms, kitchen/dining combo, living room, metal roof, and a heated oversized 21x22ft garage. The utilities include power, private well, septic sewer, and propane (tank is owned). Outside you will find a patio area, fenced in backyard, a shop, and multiple established gardens. The shop has plenty of room for your tools, two lean to's for your equipment, and a chicken coop.



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MORE ABOUT THE UNION 34.14

The land is made up of mixed timber with a couple of wildlife plots in place. This area of the county has good deer and turkey numbers with the owner spotting both in the yard regularly. If 34± acres isn't enough hunting, the property adjoins over 6,000± acres of Holly Springs National Forest lands. A creek runs along the eastern boundary of the property and has a small area in the FEMA flood zone as seen in the attached map.

The possibilities are endless here so if you have been searching for a place in the country, give Michael Oswalt a call to schedule a private tour of The Union 34.14!



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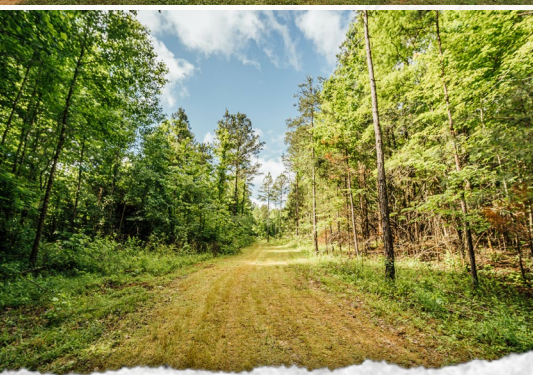
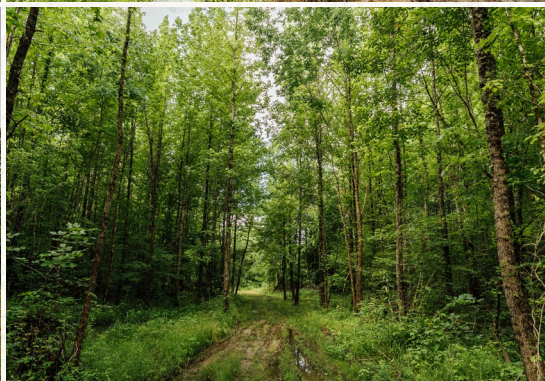
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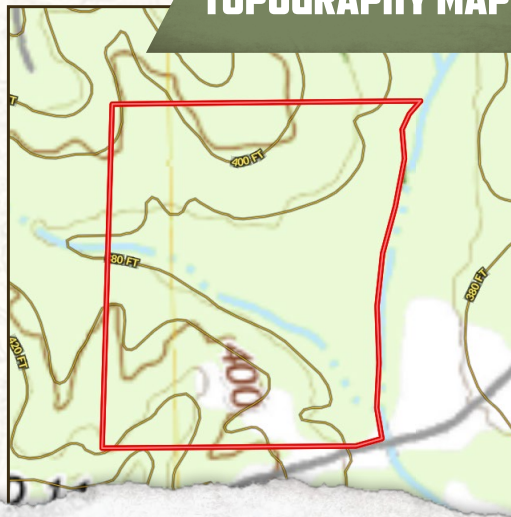
land **id.** LINK



FLOOD MAP



TOPOGRAPHY MAP



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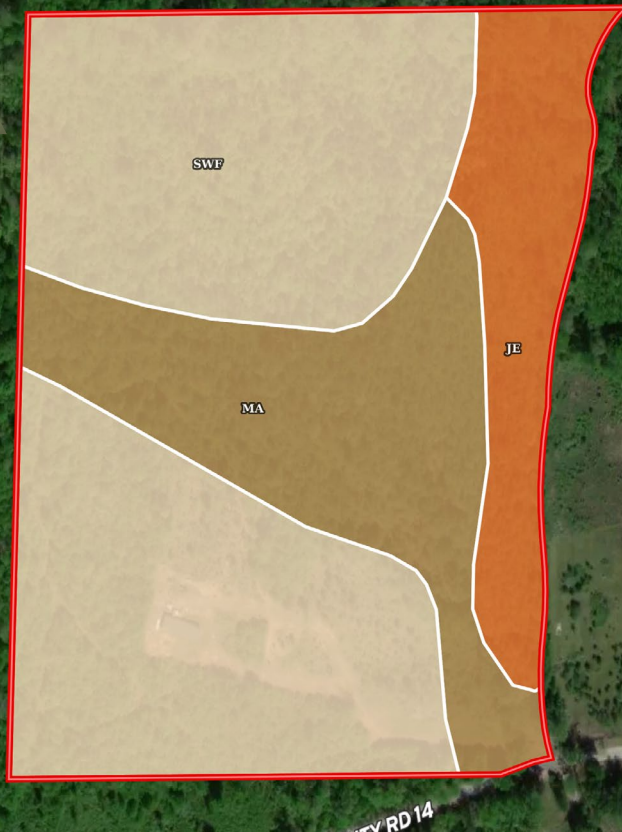
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SWF	Smithdale-Sweatman-Providence association, 12 to 35 percent slopes	20.33	61.2	0	45	7e
Ma	Mantachie silt loam, 0 to 2 percent slopes, occasionally flooded	8.21	24.71	0	71	2w
Je	Jena silt loam	4.68	14.09	0	74	2w
TOTALS		33.22(100%	-	55.51	5.06



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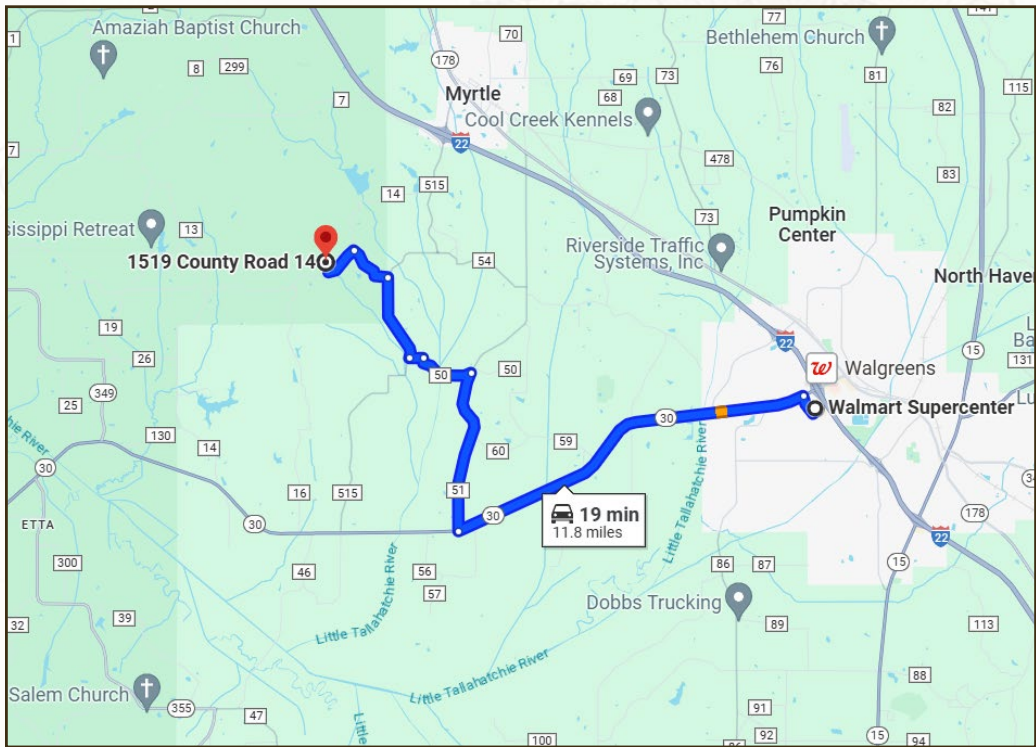
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DIRECTIONS FROM WALMART SUPERCENTER IN NEW ALBANY, MS:
Travel to Crossover Road to MS-30 for 0.4 miles. Continue on MS-30 W to Co Rd 50 and travel for 7.9 miles. Follow Co Rd 50 to Co Rd 515 for 1.0 miles. Turn right onto Co Rd 515 and travel for 1.3 miles. Turn left onto Co Rd 17 and travel for .7 miles. Turn left on Co Rd 14 and travel for .5 miles. The property is on the right. Physical address: 1519 County Road 14 Myrtle, MS 38650

[LINK TO GOOGLE MAP DIRECTIONS](#)



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