

**48.68± ACRES**  
**LEE COUNTY, MS**  
**\$398,917**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (662) 238-4077**



# THE LEE 48.68

## PROPERTY PROFILE

### LOCATION:

- Southern Heights Road  
Tupelo, Mississippi 38801
- Lee County
- Inside the Tupelo City Limits
- 0.36± Miles from  
Mitchell Road
- 0.7± Miles from  
Lawndale Elementary School
- 2.2± Miles from  
Tupelo High School

### PROPERTY USE:

- Residential
- Investment/Development
- Recreational

### COORDINATES:

- 34.21559, -88.74124

### PROPERTY INFORMATION:

- 48.68± Acres
- 24.5± Acres of Hardwoods,  
Pines, Cedar
- Open Fields
- Paved Road Frontage
- Zoned Residential
- Electricity by Tombigbee EPA

### TAX INFORMATION:

2023 - \$478.14

- Parcel ID: 106S-14-031-02



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**LUKE GOSSETT**

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE LEE 48.68

**WELCOME TO THE LEE 48.68** LOCATED SOUTH OF COLEY ROAD IN TUPELO, MISSISSIPPI. This beautiful 48.68± acre property is situated within the city limits and is zoned residential. The Lee County tract features road frontage on Southern Heights Drive, mature timber and open fields. You will find approximately 16 acres of hardwoods, pines and big cedar trees in the northwest section of the property and another 8.5± acres in the southern section. The wooded plots are separated by nice open fields meandering through the remainder of the place. Private land borders the north, west and southern boundaries, and deer roam the land for those who enjoy watching nature. A narrow drainage runs from the northeast corner to the southwest side and a bridge is in place suitable for a side by side. With very little work, you can install a more sufficient structure for larger vehicles to pass.



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# MORE ABOUT THE LEE 48.68

If you are interested in building your forever home, this land is the perfect place! There are two access points on Southern Heights Road: 210 frontage feet on the northern end of the property and 115 frontage feet on the southern end. Water is readily accessible and electricity is provided by Tombigbee EPA. Another nice feature about this place is its proximity to the public school system - Tupelo High School is 2.2± miles door to door, and Lawndale Elementary School is just over a half-mile around the corner.

Having a home in the country with the benefits of living in the city is desirable! Another option is development, and this tract would be an incredible investment opportunity.

**To schedule a private tour of this  
unique property, call Luke Gossett today!**



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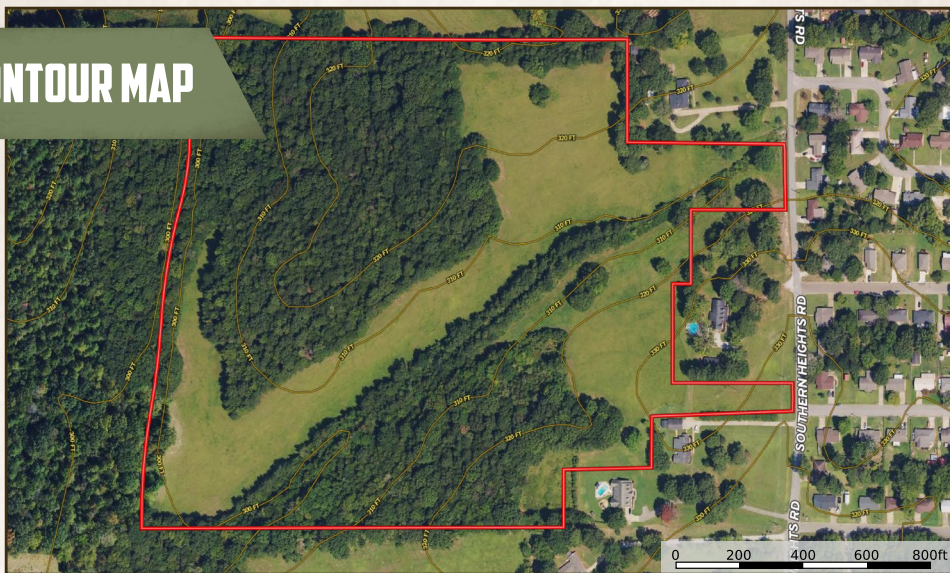
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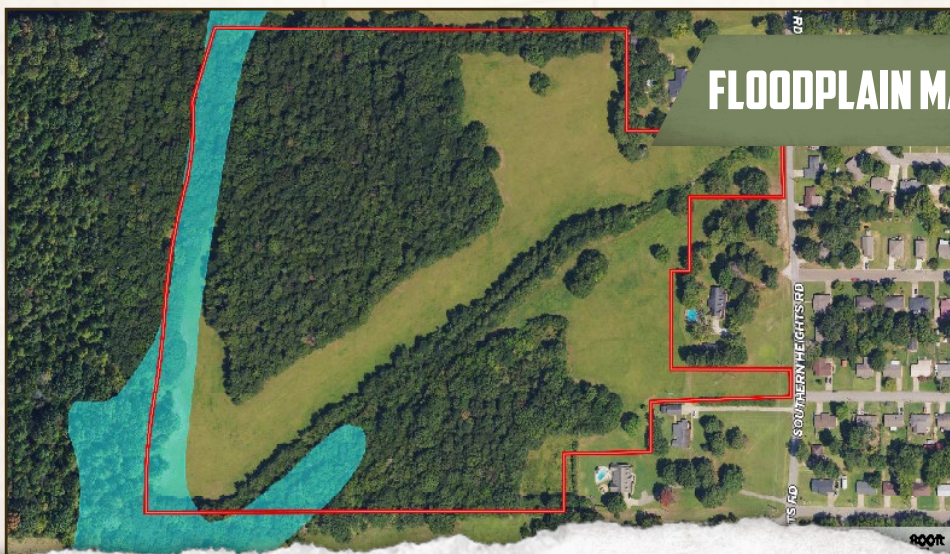
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## CONTOUR MAP



## FLOODPLAIN MAP



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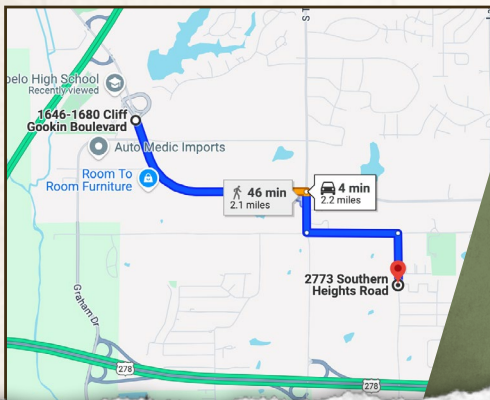
LEE COUNTY, MISSISSIPPI

land id. LINK



Directions From Tupelo High School: Travel east on Cliff Gookin Blvd for 1.22 miles. Turn right on South Thomas Street and continue for 0.23 miles. At the stop sign, turn left on Mitchell Road and travel 0.49 miles to Southern Heights Road on the right. Turn on Southern Heights Road and in approximately 0.35 miles the property will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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