



**61.32± ACRES**  
**UNION COUNTY, MS**  
**\$169,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE

OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



### LOCATION:

- County Road 731  
New Albany, MS 38652
- Union County
- 11.5± Miles SE of Ripley
- 11.7± Miles NE of New Albany
- 38± Miles NW of Tupelo
- 47± Miles NE of Oxford
- 103± Miles SE of Memphis, TN

### COORDINATES:

- 34.594417, -88.904123

### PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site
- Investment

### PROPERTY INFORMATION:

- 61.32± Turnkey Acres
- Established Food Plots
- Maintained Internal Trail System
- Deer, Turkey, & Ducks
- Duck Hole
- Seasonal Creek
- Electricity Available
- Community Water On-Site

### TAX INFORMATION:

- Parcel: 075R-05-003.00
- 2024: \$200



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**ANNAH BARNES**

LAND & RESIDENTIAL SPECIALIST

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[annah@smalltownproperties.com](mailto:annah@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE UNION 61.32

**WELCOME TO THE UNION 61.32, LOCATED IN NEW ALBANY, MISSISSIPPI.** Imagine owning 61.32± acres in the heart of a proven wildlife neighborhood. This Union County property doesn't just look good on paper—it hunts big, benefiting from the expansive, well-managed surroundings that funnel deer, turkey, and waterfowl through the area.

This turnkey hunting tract is loaded with features and ready to enjoy immediately. The property includes two shooting houses, multiple established food plots, and a well-planned internal trail system that allows quiet, efficient access throughout the land. One of the standout features is a duck hole, offering a rare bonus for waterfowl hunters and adding true diversity to the recreational value of the property.



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# MORE ABOUT THE UNION 61.32

Well-known for its strong deer and turkey populations, this area is ideal for chasing mature whitetails, listening to spring gobblers, or simply enjoying a peaceful retreat to the outdoors. In addition to its hunting appeal, the tract offers excellent building sites with electricity and community water available, making it well-suited for a hunting cabin or future home. If you're searching for manageable acreage that delivers big hunting potential, the Union 61.32 is worth a visit.

**Contact Annah Barnes today to schedule a private showing  
and experience #TheSmallTownWay!**



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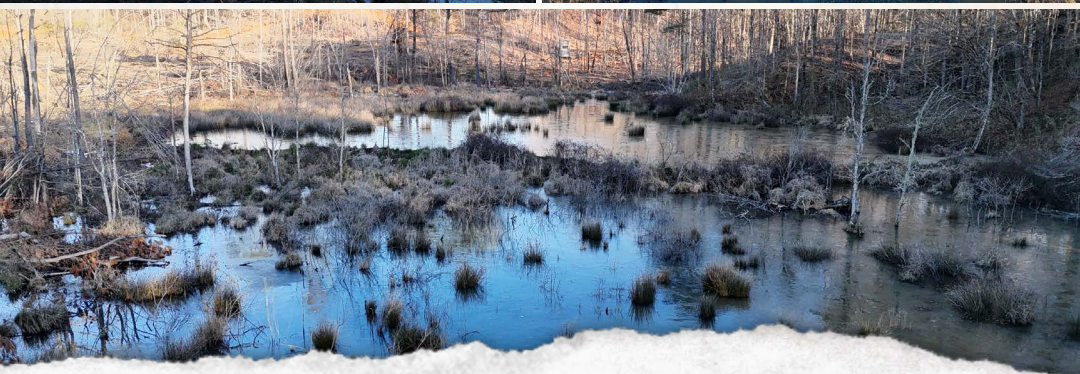
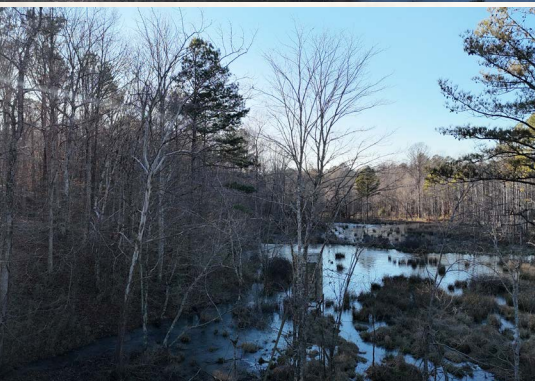
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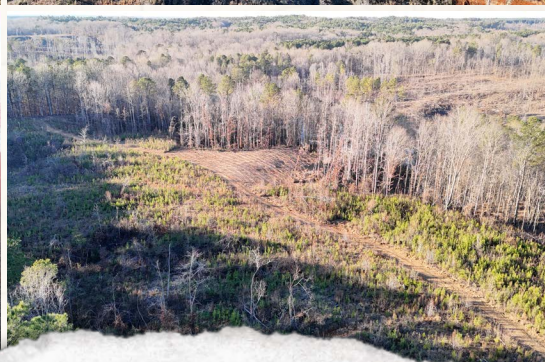
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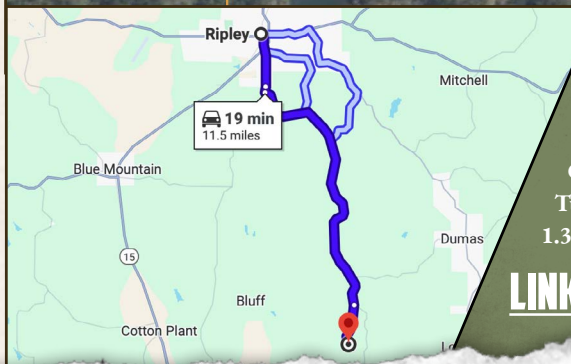
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**land id. LINK**



Directions from Ripley, MS: Travel on S Main Street for 1.6 miles. Turn left onto County Road 701 and continue for 8.4 miles. Turn right onto County Road 731. Proceed for 1.3 miles to the destination on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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