

FOR SALE



3351 COUNTY ROAD 301, TIPLERSVILLE, MS 38674



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3351 COUNTY RD 301

TIPLERSVILLE, MS

PROPERTY HIGHLIGHTS

- 90 + acre nursery for sale
- Ideal for additional agricultural related uses
- 120 + greenhouses
- 60 acres covered with 6-10 inches of gravel
- Fully operational underground irrigation system
- Two pump houses
- Two lagoons
- Three wells and a dam system

INVESTMENT HIGHLIGHTS

- Easy access to major state roads
- Less than a 5-hour drive to 8 urban population centers

Metro Area	Distance	Population	Growth Rate
Tupelo, MS	55 Miles	140,000	-0.02%
Memphis, TN	76 Miles	1,400,000	0.77%
Huntsville, AL	152 Miles	414,000	1.72%
Birmingham, AL	187 Miles	879,000	0.92%
Nashville, TN	188 Miles	2,100,000	1.40%
Little Rock, AK	214 Miles	539,000	1.13%
Jackson, MS	230 Miles	586,000	1.90%
Chattanooga, TN	250 Miles	562,000	0.70%

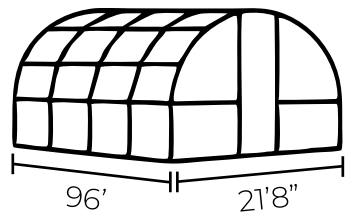
PROPERTY DETAILS

SALE PRICE	\$850,000
ECODE	201
YEAR BUILT	1984
LAND SIZE	94.36 ACRES

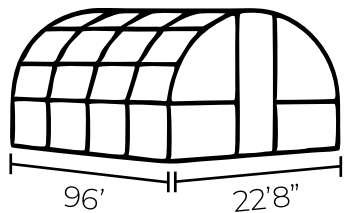


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TIPLERSVILLE, MS

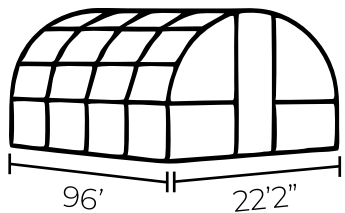
GREENHOUSES



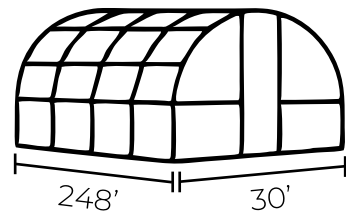
10 ACRE HOUSES
41x



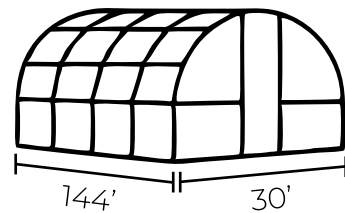
7 ACRE HOUSES
24x



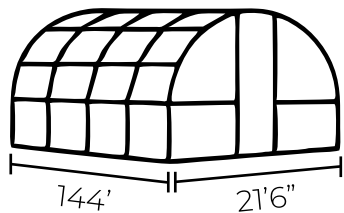
6 ACRE HOUSES
20x



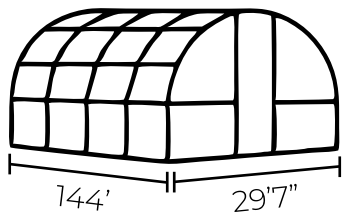
G EAST HOUSE
13x



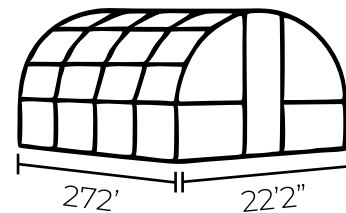
BATTLESHIP HOUSES
7x



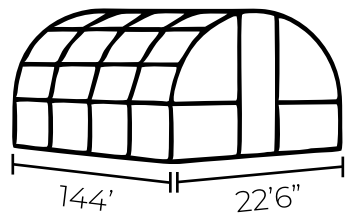
22 HOUSES
6x



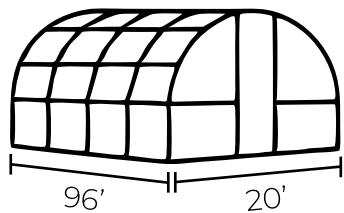
AW & BW HOUSE
3x



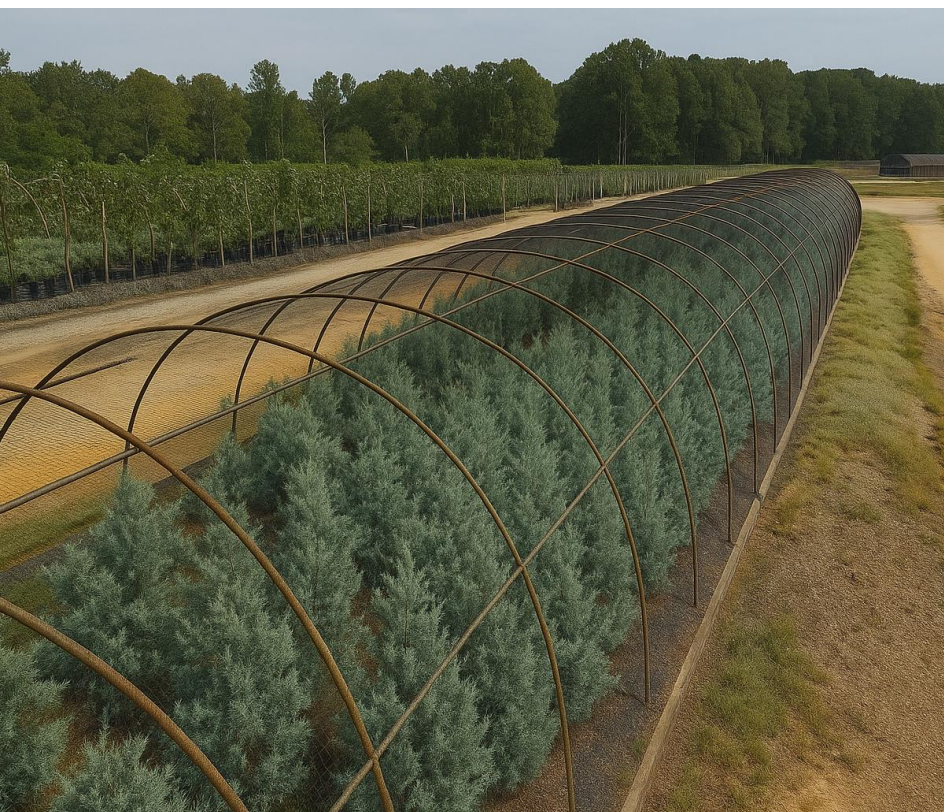
C & D HOUSES
4x

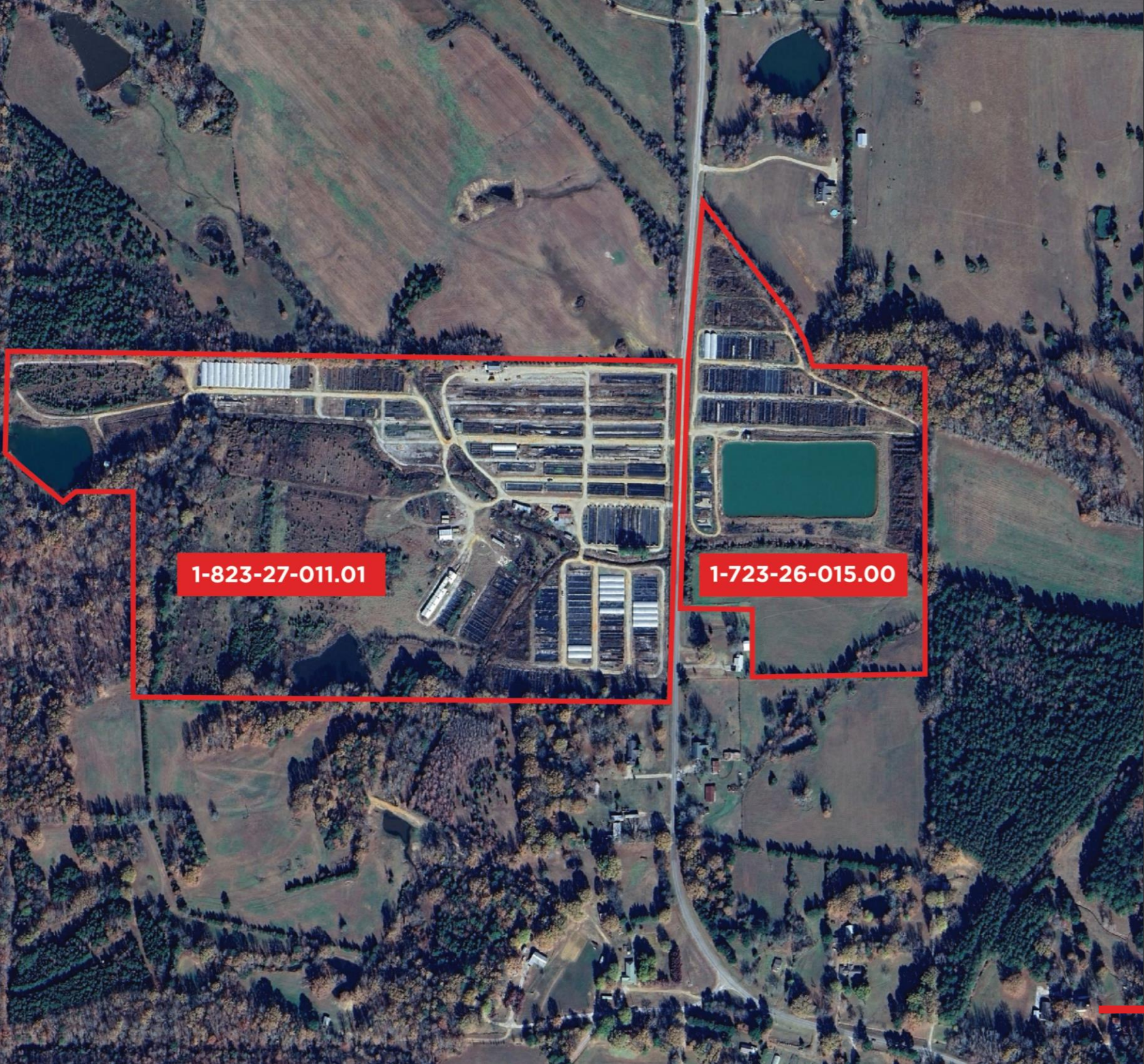


9 & 10 HOUSES
2x



MISTING HOUSE
1x

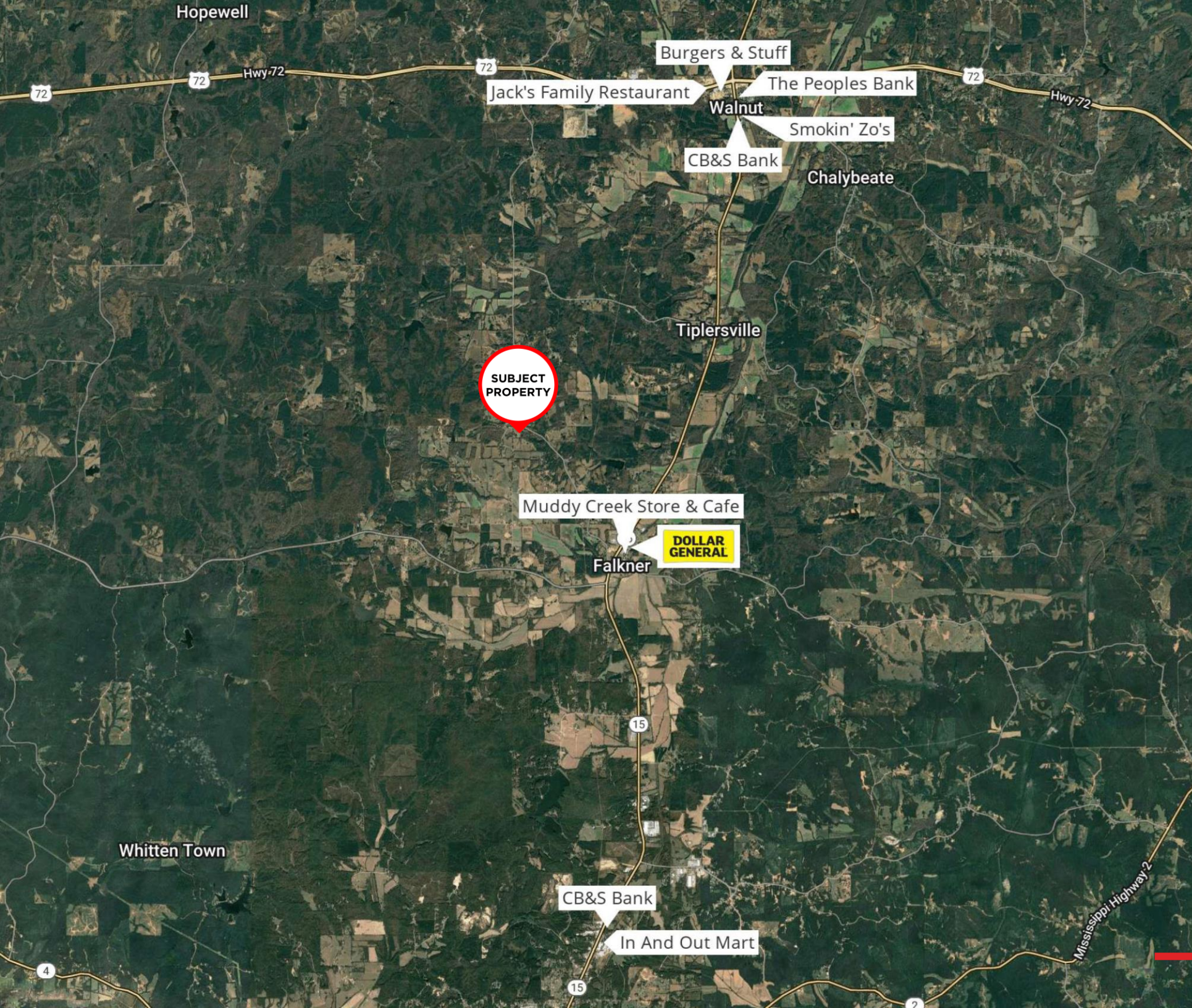




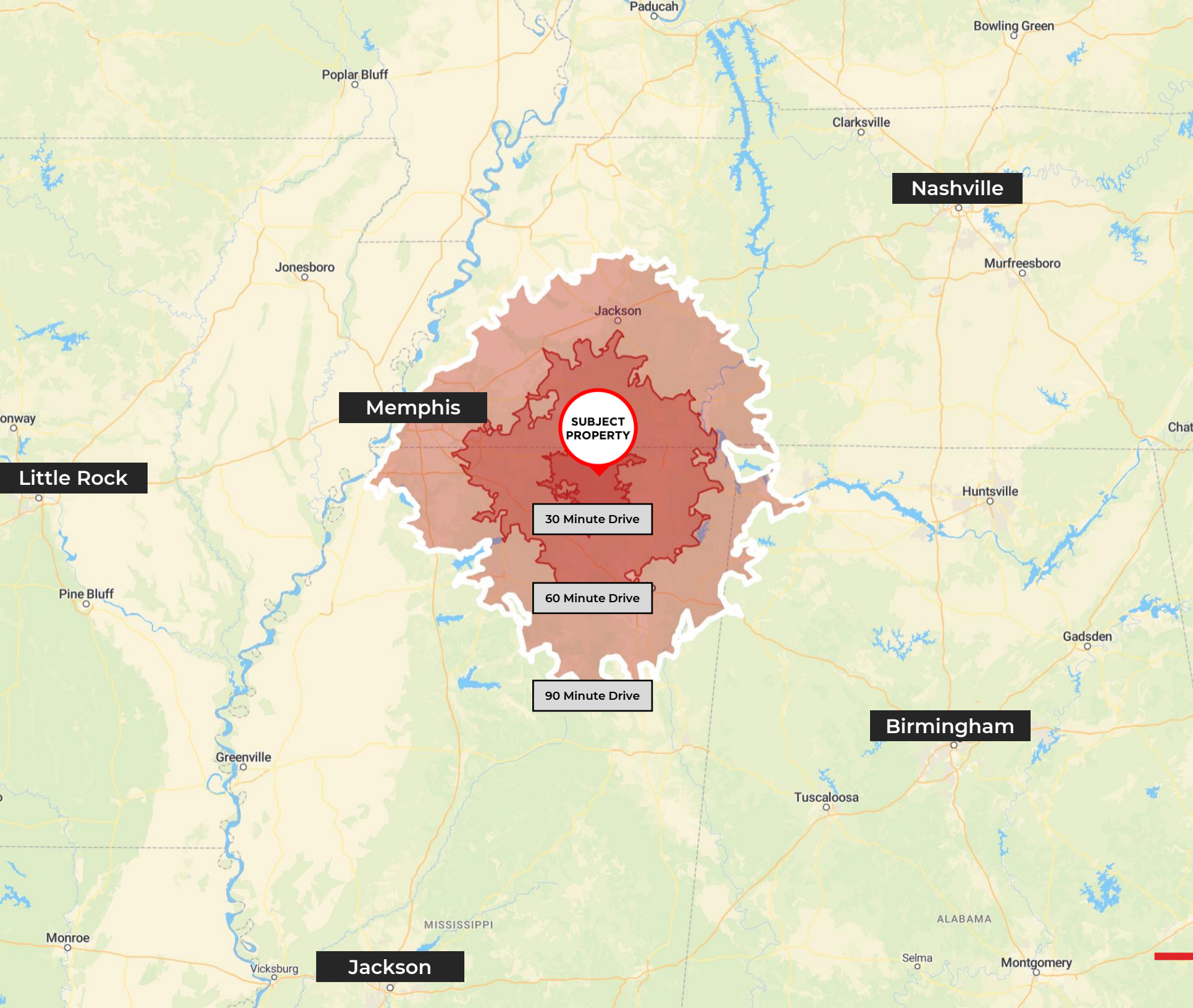
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PARCEL OUTLINE



NEARBY AMENITIES





TIPLERSVILLE, MS

Tiplersville, Mississippi is a small, unincorporated community within Tippah County, in the northern part of the state near the Tennessee border. The area's geography is characterized by gently rolling hills, dense woodlands, and agricultural lands, which have historically shaped its local economy. Farming and timber-related industries form the backbone of Tiplersville's economy, with residents often engaged in crop cultivation, livestock, or forestry operations. Due to its rural nature and limited commercial infrastructure, the community maintains a small, close-knit population, with economic activity largely focused on local needs and regional trade.

In terms of transportation, Tiplersville is accessible via Mississippi Highway 15, a key route that connects it to nearby towns such as Ripley and Walnut. Airports in the region include Tupelo Regional Airport (55 miles), Olive Branch Airport (60 miles), University-Oxford Airport (65 miles), and Memphis International Airport (72 miles). Railroads, once prominent in the region's development, still exist but are not a central part of everyday transit for residents. The Amtrak City of New Orleans line runs north-to-south through Memphis, while the Amtrak Crescent runs southwest-to-northeast through Birmingham.

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	50	1,073	5,273
TOTAL POPULATION	120	2,534	12,691
AVERAGE HOUSEHOLD INCOME	\$66,961	\$63,325	\$64,729
AVERAGE HOME VALUE	\$262,813	\$243,113	\$179,942
AVERAGE AGE	42	42	41

BROKER REPRESENTATION



600

CURRENT
BROKER LISTINGS

12,500

MULTIFAMILY
APARTMENTS MANAGED

20,000,000

COMMERCIAL
SF MANAGED

\$22,000,000,000

IN CLOSED TRANSACTIONS



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Marc has nearly a decade of commercial real estate experience in both asset management and investment advisory sales. During his time at Friedman, he has gained a wealth of experience across all asset classes. He has been involved in over a hundred transactions exceeding \$250 million of total value.

Marc assists clients with challenging real estate assignments resulting from restructurings, bankruptcies, as well as mergers and acquisitions across the country. The clients he serves include lenders, restructuring attorneys, as well as corporate financial advisors. Marc earned his bachelor's degree from Oakland University in Rochester, Michigan.

CREATING VALUE BEYOND REAL ESTATE



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