

# 50,000 Acres/20,234 Hectares of Lakes Connected to America's Waterways



*Located on Pickwick Lake, Grand Harbor Marina and Condominiums is one of America's finest resort and retirement communities.*



*Tishomingo County, Mississippi, is located in the northeast corner of Mississippi adjacent to Alabama and Tennessee.*

With 50,000 acres/20,234 hectares of lakes, seven marinas, eight resort and retirement communities, two state parks, several Corps of Engineers parks, the Natchez Trace Parkway, and too many boat ramps to count, Tishomingo County, Mississippi, USA, is widely known as the **“Outdoor Recreation Capital of the Mid-South”**.

Nestled in the beautiful foothills of the Appalachians, Tishomingo County is located at the intersection of the Tennessee River and the Tennessee-Tombigbee Waterway with water connections to the Ohio-Mississippi-Missouri-Great Lakes navigation system and the Gulf of Mexico.

Tishomingo County's natural beauty is complimented by excellent highways, medical facilities, schools, and other public facilities and services, plus one of the lowest crime rates in the USA. Retirees find the area to be a low cost, low stress location.

Proximity to metro areas rounds out the advantages of Tishomingo County. Tishomingo County has earned the respect of vacationers and retired persons who have moved here from all over the USA and Canada.



*Aqua Yacht Harbor is one of the largest freshwater marinas in the USA. One of seven marinas, Aqua Yacht Harbor offers wet and dry boat storage for 600 boats of all sizes. Aqua Yacht Harbor is the third largest inland marina in the United States.*





*Located on Pickwick Lake, Union Harbor Resort and Marina offers a secluded residential and retirement community on the wooded hills overlooking Pickwick Lake.*



*There are hundreds of fine homes built on the shores of Pickwick Lake. Some are weekend and vacation homes while many others are occupied year around.*



*Pickwick Lake is also known for its secluded beaches and hillsides with flowering shrubs and trees in spring and riotous color in autumn.*



*Tishomingo County is famous for its lakes, parks, waterfalls, hilly terrain, and quaint Appalachian villages.*

**In addition to being widely known as the “Outdoor Recreation Capital of the Mid-South”, Tishomingo County has received the following ratings:**

- **TOP TEN COMMUNITIES IN THE SOUTHERN USA FOR MANUFACTURING;**
- **TOP TEN RURAL LOCATIONS IN THE SOUTHERN USA FOR “RESHORED” INDUSTRY;**
- **TOP THREE COUNTIES IN THE USA IN COST EFFICIENT GOVERNMENT;**
- **TOP THREE COUNTIES IN THE STATE IN THE NUMBER OF NEW MANUFACTURERS;**
- **TOP FOUR COUNTIES WITH THE HIGHEST INCREASE IN RETAIL SALES IN THE STATE;**
- **TOP TEN FASTEST TOURISM GROWTH IN THE STATE.**

## VISITOR ATTRACTIONS IN TISHOMINGO COUNTY, MISSISSIPPI, USA

Pickwick Lake  
Tennessee River  
J. P. Coleman State Park  
Grand Harbor Marina & Condominiums  
Mill Creek Marina & Resort  
Goat Island RV Park & Resort  
Union Harbor Marina & Resort  
Pickwick Pines Resort  
Old Courthouse Museum  
Iuka Covered Bridge  
Natchez Trace Parkway  
Oak Grove Cemetery  
Bargain Capital Tour  
Union Harbor Marina & Resort  
Hills of the Bear Residential Resort  
Apron Museum  
Old Bridge Beach & Playground

Bay Springs Lake  
Tennessee-Tombigbee Waterway  
Tishomingo State Park  
Aqua Yacht Harbor & Resort  
Bay Springs Marina  
Eastport Marina & Resort  
Piney Grove RV Park & Campground  
Bay Springs Lake Visitor Center & Museum  
Woodall Mountain  
Mineral Springs Park & Pioneer Cabin  
Church of Our Savior Wedding Chapel  
Battle of Iuka Driving Tour  
Burnsville Colored School Museum  
Timberview Residential Resort  
High Point & The Oasis Residential Resorts  
Fellowship Christian Retreat at Crow's Neck  
Lots of Special Events

## Waterfront and Resort Property for Sale or Lease



**For Lease:** 1,000 acre (404 hectare) site with 15 miles (24 km) of shorefront. Owned by the U. S. Army Corps of Engineers. Available for long-term lease with options to renew. Approved uses may include, but are not limited to, a marina, rental cabins, motel or hotel, RV park, water park, golf course, restaurant, and other recreational and tourism-related development, including infrastructure. Prohibited uses include residential or time-share development excluding staff housing. Residential development, however, may occur on adjoining private property that may be available for sale or lease. The site is located on Bay Springs Lake on the Tennessee-Tombigbee Waterway and is connected by water to the Mississippi-Ohio-Missouri-Great Lakes-St. Lawrence Navigation System and the Gulf of Mexico. For more information contact the Tishomingo County Development Foundation at telephone number 662-423-9933; fax 662-423-1017; email: [gary@tishomingo.org](mailto:gary@tishomingo.org); web sites: [www.tishomingo.org](http://www.tishomingo.org) and [www.tishomingofunhere.org](http://www.tishomingofunhere.org).





**For Sale: 97 acres (39 hectares)** of water front property on Pickwick Lake, a 43,000 acre (17,400 hectares) lake connected to the Tennessee River and Tennessee-Tombigbee Waterway with water connections to the Mississippi-Ohio-Missouri-Great Lakes Navigation System and the Gulf of Mexico. Located near two marinas and within 45 minutes driving time to a metro area. Ten minutes to local airport. Paved access road and commercial water to site. Privately owned with no restrictions on development. Contact: Beth Davis or Travis Childers, Pickwick Premier Properties, 870 CR 956, Iuka, Mississippi 38852 USA, Office: 662-423-1965, Cell: 662-424-5253, e-mail: [bethdavis1968@gmail.com](mailto:bethdavis1968@gmail.com), [www.pickwickpremierproperties.com](http://www.pickwickpremierproperties.com).



**For Lease: 30 acres (12 hectares)** of partly developed water front property on Pickwick Lake, a 43,000 acre (17,400 hectares) lake connected to the Tennessee River and Tennessee-Tombigbee Waterway with water connections to the Mississippi-Ohio-Missouri-Great Lakes Navigation System and the Gulf of Mexico. Located near two marinas and within 45 minutes driving time to a metro area. Local airport within 10 minutes. Property is owned by Tennessee Valley Authority and is set aside for tourism and recreational development. For more information contact Samantha Strickland with the Tennessee Valley Authority at 256-386-2643 or [sjstrickland@tva.gov](mailto:sjstrickland@tva.gov). A map of parcel no. XPR-141PT2 can be found at [http://www.tva.gov/environment/land/assessment/Pickwick/Pickwick\\_Panel1\\_zone5\\_6\\_11X17.pdf](http://www.tva.gov/environment/land/assessment/Pickwick/Pickwick_Panel1_zone5_6_11X17.pdf).

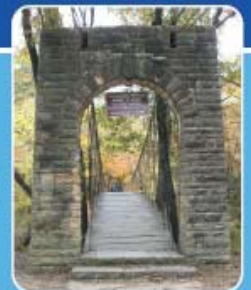
BEST OF THE NEW



**Tishomingo County**



BEST OF THE OLD



*"Award Winning Public Private Partnership"*

**Tishomingo County Development Authority  
Tishomingo County Development Foundation  
Tishomingo County Tourism Council**

[www.tishomingo.org](http://www.tishomingo.org) | [www.tishomingofunhere.org](http://www.tishomingofunhere.org)

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