

149.71± Acres in Newton County, MS
\$275,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

Office 769-888-2522

Property Profile

The Newton 149

Location:

- Newton County, MS
- Frontage on Rose Road and I-20 W
- 20± Miles West of Meridian
- 70± Miles East of Jackson

Coordinates:

- 32.347662, -89.026401

Property Information:

- 149.71± Acres
- Okahatta Creek Frontage
- Internal Trails
- Gently Rolling and Bottomland Terrain
- 4 Established Food Plots
- 64± Acres of 17± Year Old Pine
- 80± Acres of 13± Year Old Pine-Hardwood Mix
- Old Homesite Consisting of 4± Acres

Property Use:

- Deer
- Turkey
- Potential Cabin Site

Tax Information:

- Parcel 105R240000600: \$514 for 2021



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ADAM HESTER

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

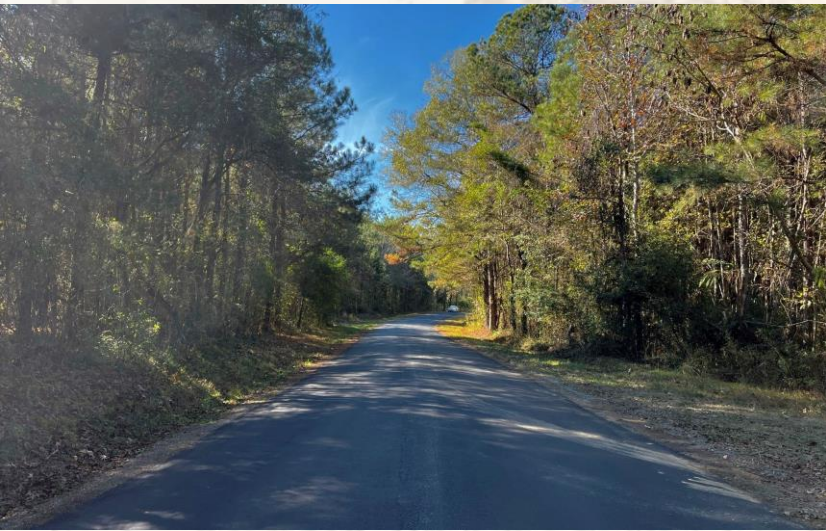
adam@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Welcome to the Newton 149. If you have been searching for a hunting spot with room to build a cabin, this place is worth a look! Situated just outside the small town of Hickory in Newton County, MS this 149.71± acres is just 1.3 miles from I-20 and traversed by a paved, county road.



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Based on past aerial imagery, the land primarily consists of 60± acres of 17± year old pine and 80± acres of 13± year old pine-hardwood mix. There are approximately 40 acres of rolling terrain, with the remaining acreage being Okahatta Creek bottomland. The internal trail system navigates through a portion of this tract and provides access to the four established food plots. The open pines, thickets and creek bottom offer a suitable environment for deer and turkey. Good bones are in place; a little mechanical work and controlled burning would further help the wildlife habitat.



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There is an old house on the property that contributes no value and utilities were once connected. For additional information and to schedule to see the Newton 149, give Adam Hester a call today.



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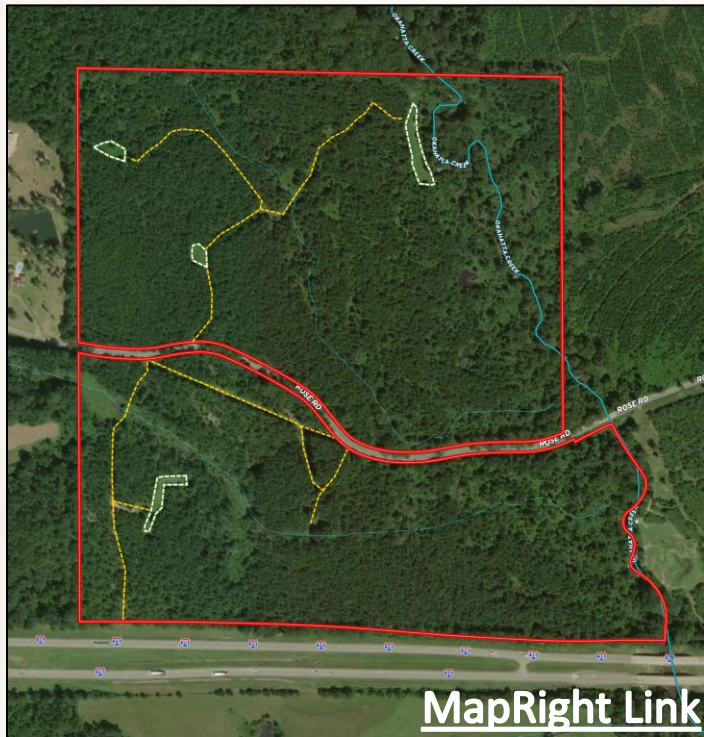
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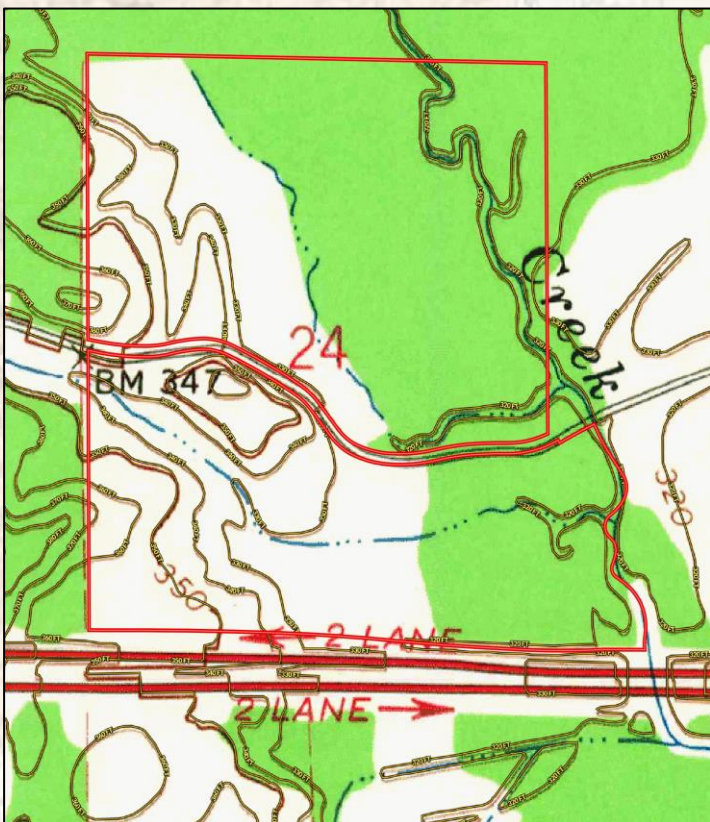
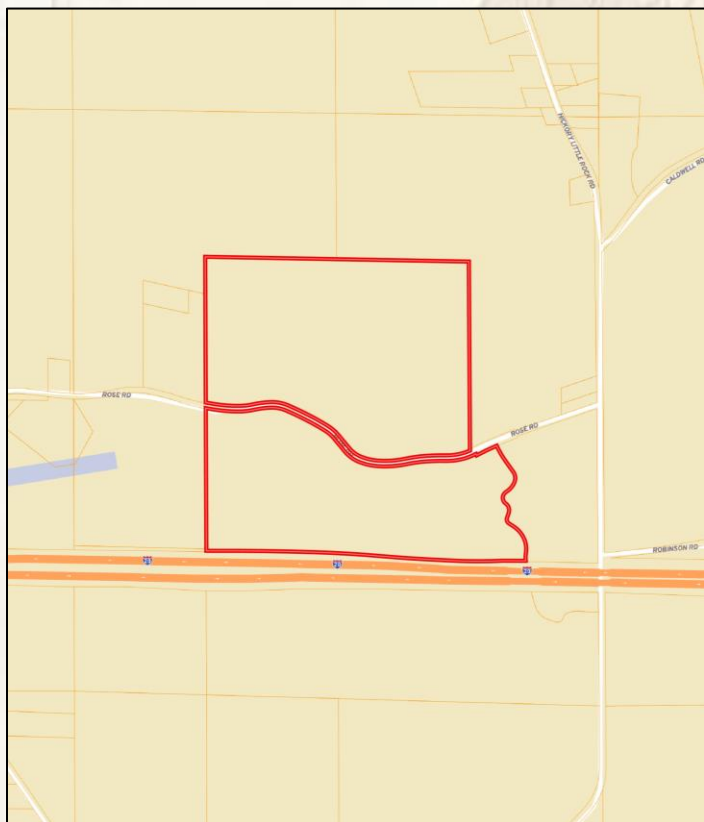
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- Boundary Consists of 149.71± Acres
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