

148± Acres in Newton County, MS
\$255,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

The Newton 148

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:

- 148± 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

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P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Welcome to the Newton 148. 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 property is just 1.3 miles from I-20 and traversed by a paved, county road.

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.

An old house is on the property where utilities were once hooked up. The house has no value. For additional information, call Adam Hester today.



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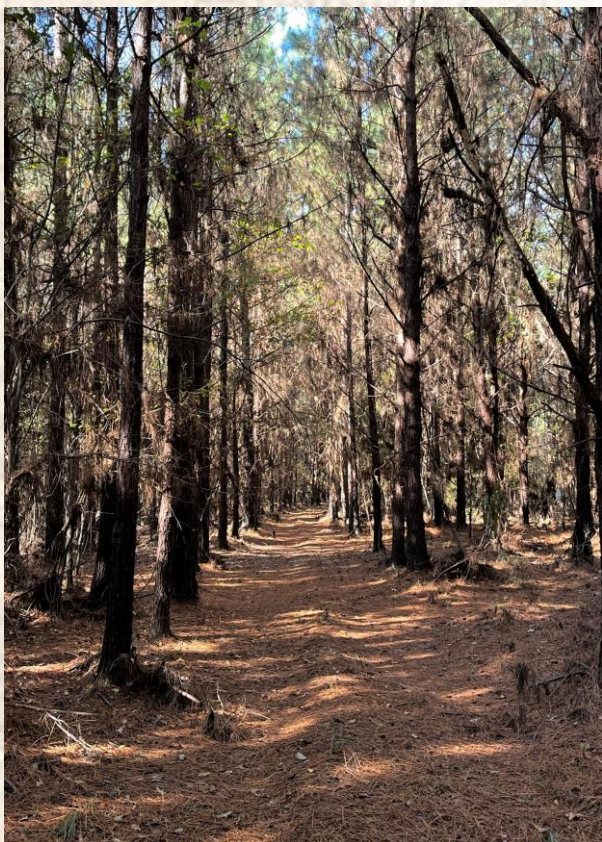
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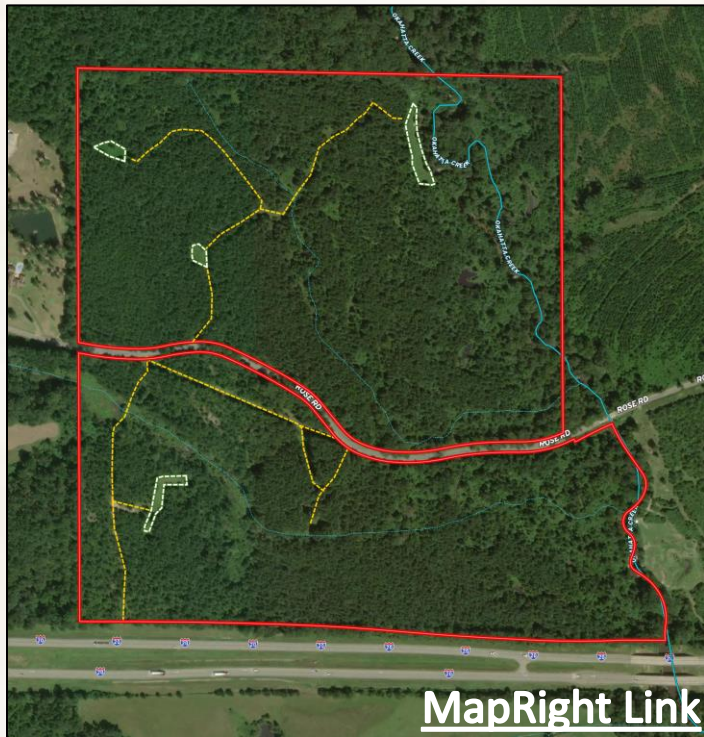
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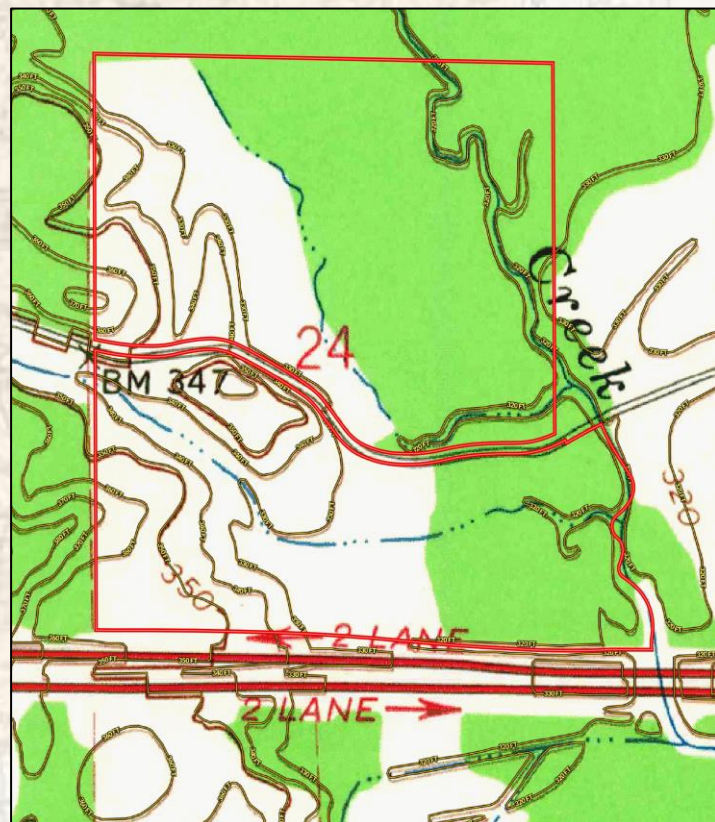
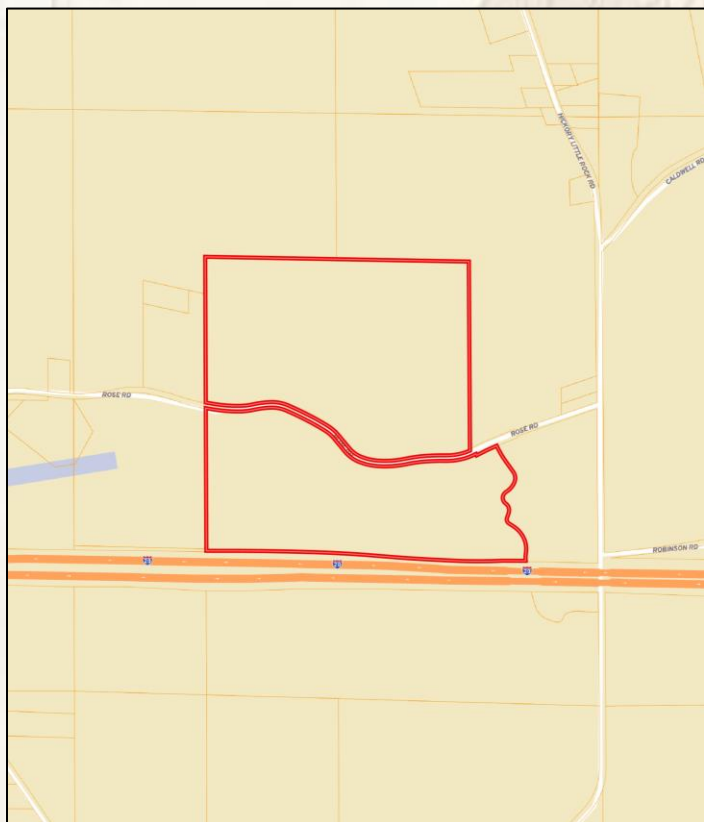
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