

# RECREATIONAL TIMBER INVESTMENT

47± ACRES IN NEWTON COUNTY, MS



## \$2,500/ACRE

This 47± acre Newton County, MS property is located just outside the small town of Hickory, MS. It is an excellent tract for timber, with most of the property consisting of 22-year-old pines and approximately 200 feet of road frontage. A creek borders the property, providing water for the wildlife, with several tracks noticed on inspection. Enjoy the great outdoors while watching your investment grow. This tract might be small but has a lot to offer! Give Brett a call for your private showing today!

**DIRECTIONS FROM THE INTERSECTION OF HWY 503 AND HWY 80 IN HICKORY, MS:** Travel Hwy 503 for 1.1 miles. Turn left on Emmanuel Street, after approximately .8 miles the entrance to the property will be on your right. [GOOGLE MAP LINK](#)



*Call me today!*

**BRETT CARNEY, REALTOR** ©  
Brett@TomSmithLand.com  
662.268.6333 office | 601.710.9633 cell



[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.



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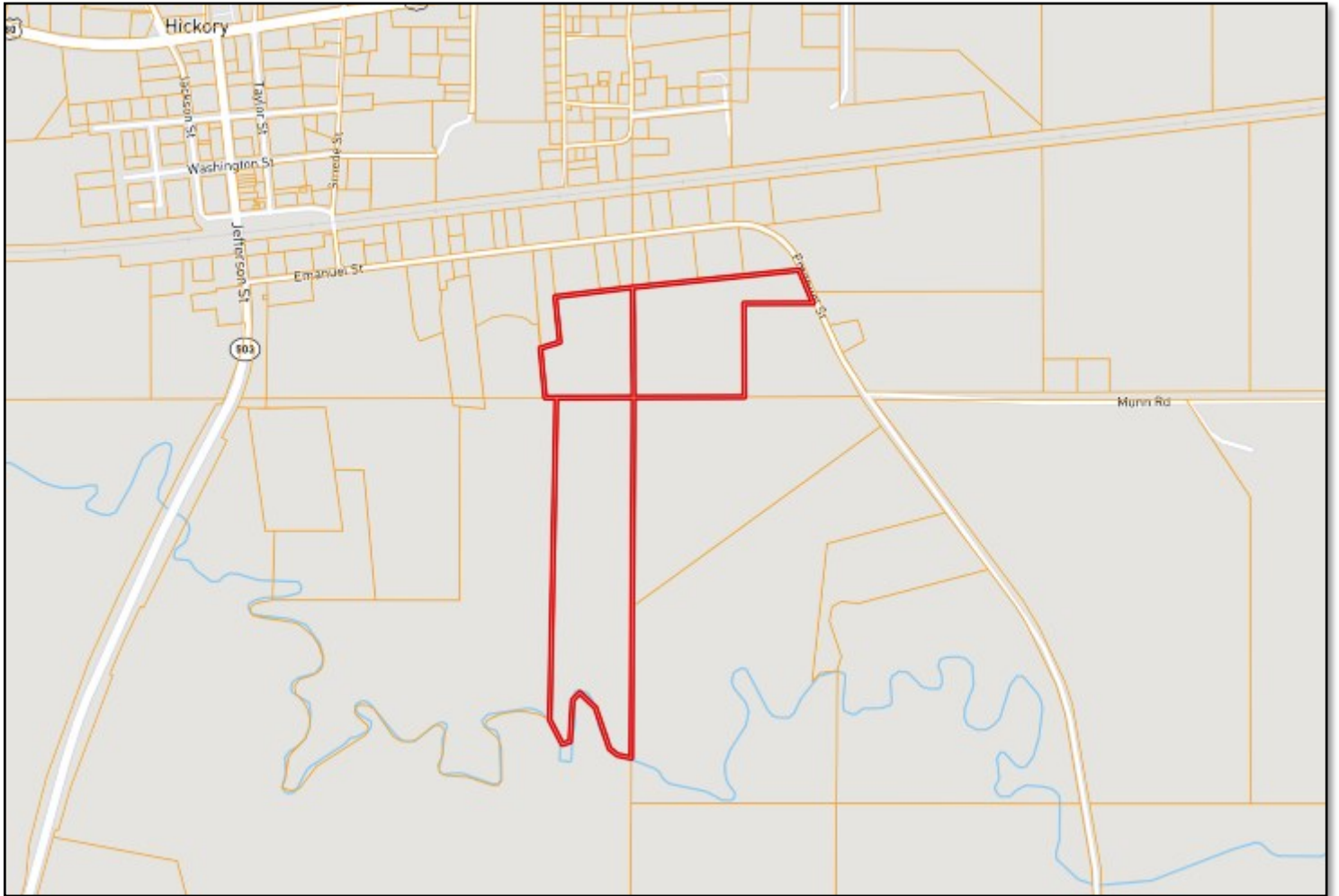
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# OWNERSHIP MAP



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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)



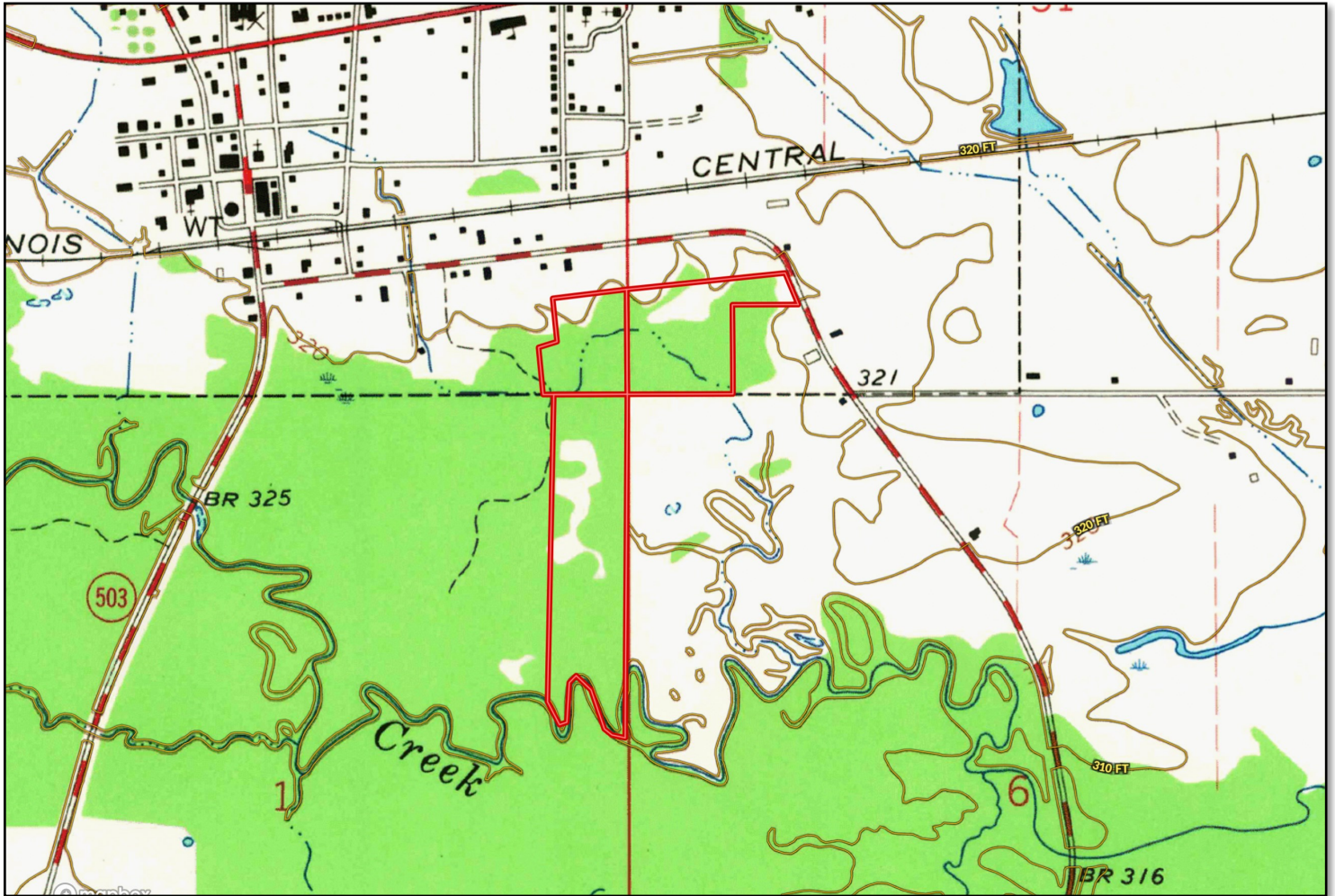
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# TOPO MAP



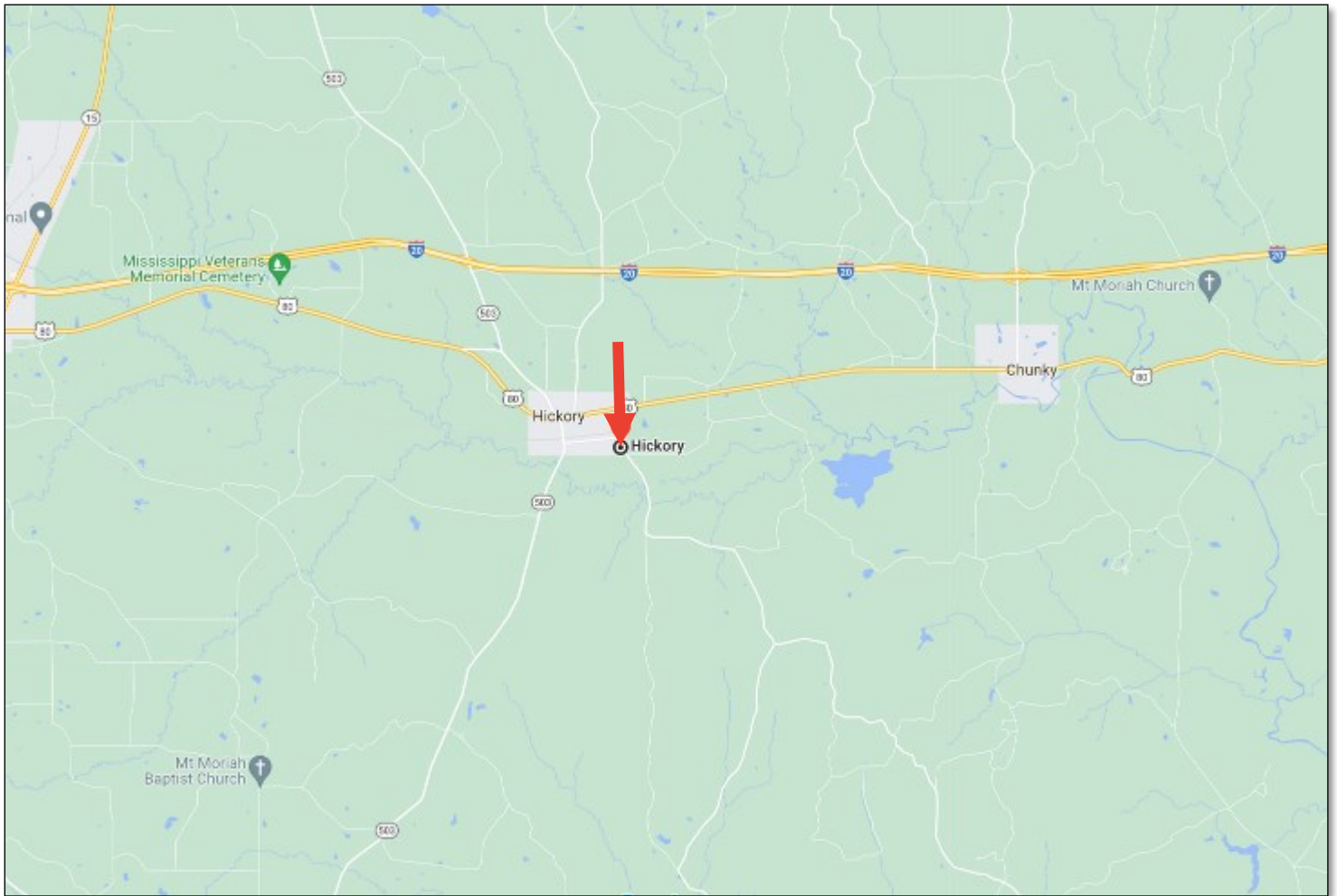
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# DIRECTIONAL MAP



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