

28± ACRES OF MARKETABLE TIMBER IN NEWTON COUNTY, MS



\$70,000

Check out this excellent 28± surveyed acre timber tract in Newton County, MS! This property is located approximately five minutes from I-20, at Robinson Road & Gibbon Road. The property has mostly mature pine with some scattered hardwood. The timber value was estimated last year, by Charles Donald Co., at \$30,000! This property is ready to be cut and profited from immediately! The property is located within Newton County, MS, school district with Southern Pine EPA and Town of Hickory Water utilities close by. The property is located in Hickory, MS, less than 40 minutes from Meridian, MS.

Directions from the intersection of US-80 and Smede St. in Hickory, MS: Travel north on Smede St, in 200 feet, continue onto Hickory Little Rock Rd, in 1.9 miles, turn right onto Robinson Rd, in .6 miles, turn left onto Gibbon Rd, in .3 miles the access road will be on the left.

[GOOGLE MAP LINK](#)



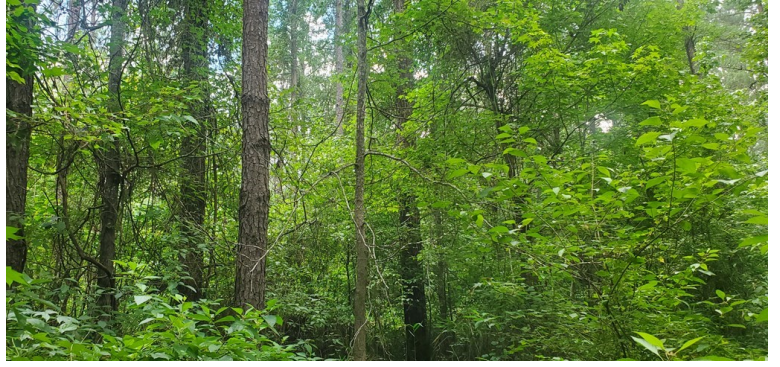
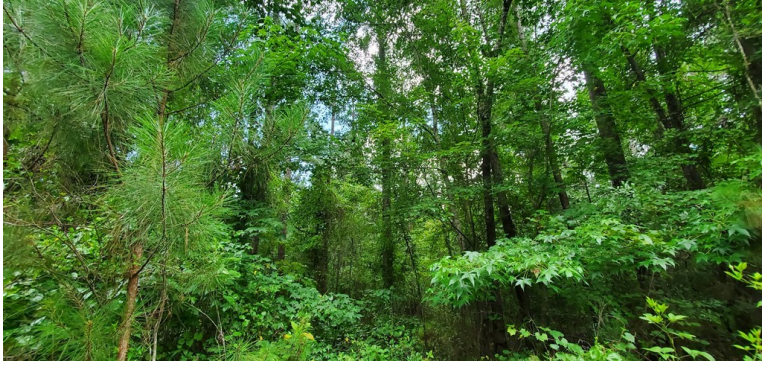
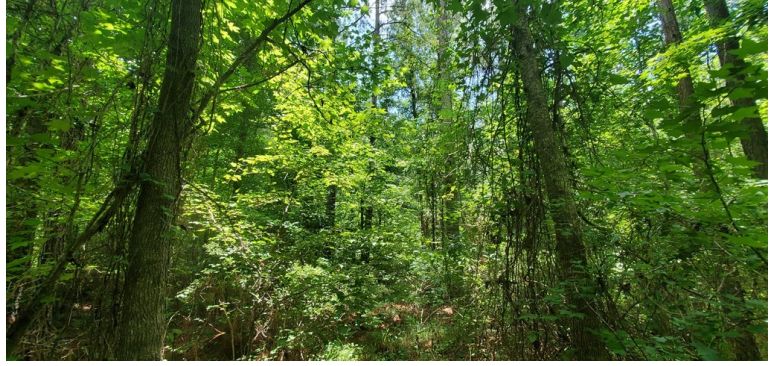
Call me today!

TRINITY WEBB, REALTOR®
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Information is believed to be accurate but not guaranteed.



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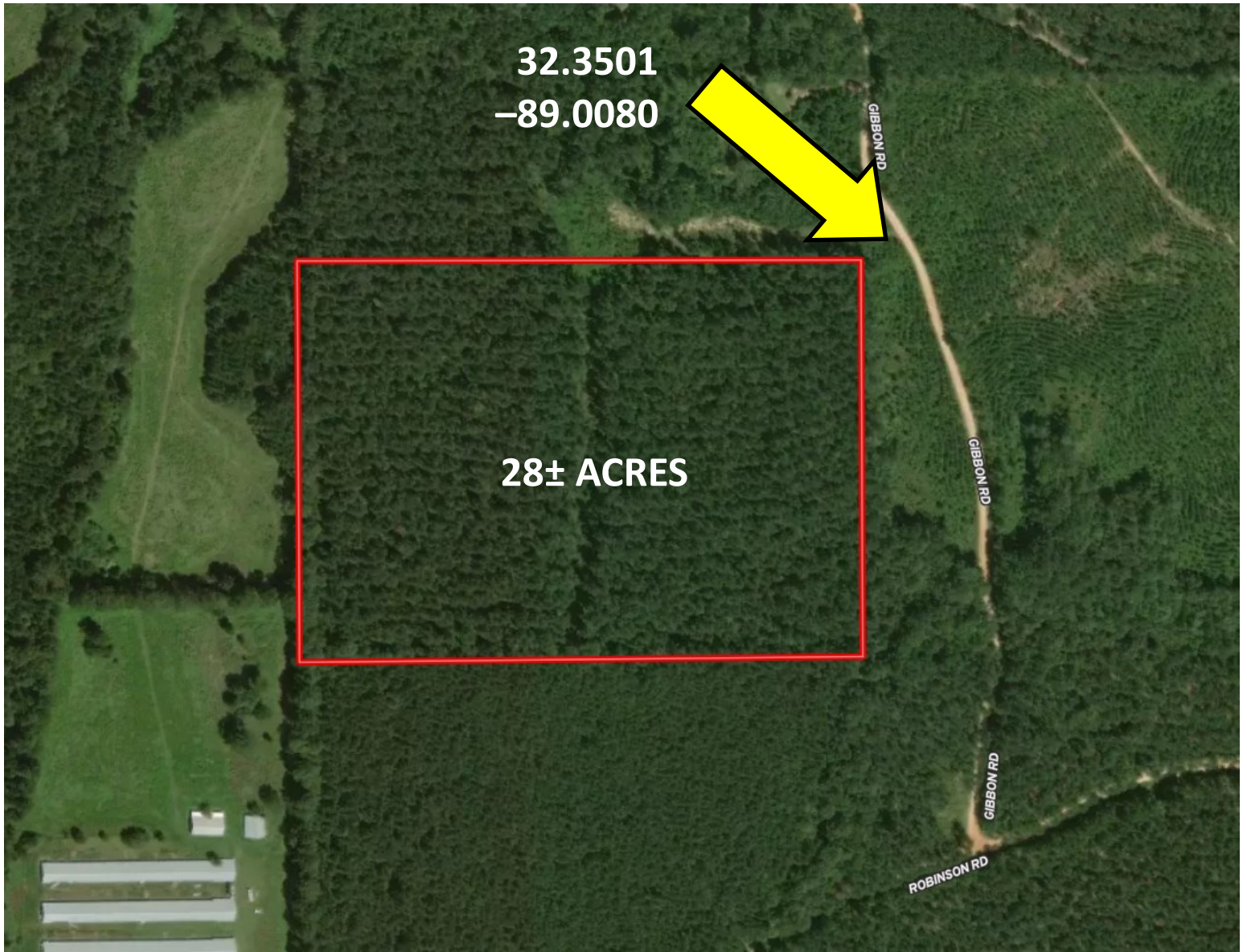


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AERIAL MAP



[INTERACTIVE MAP LINK](#)

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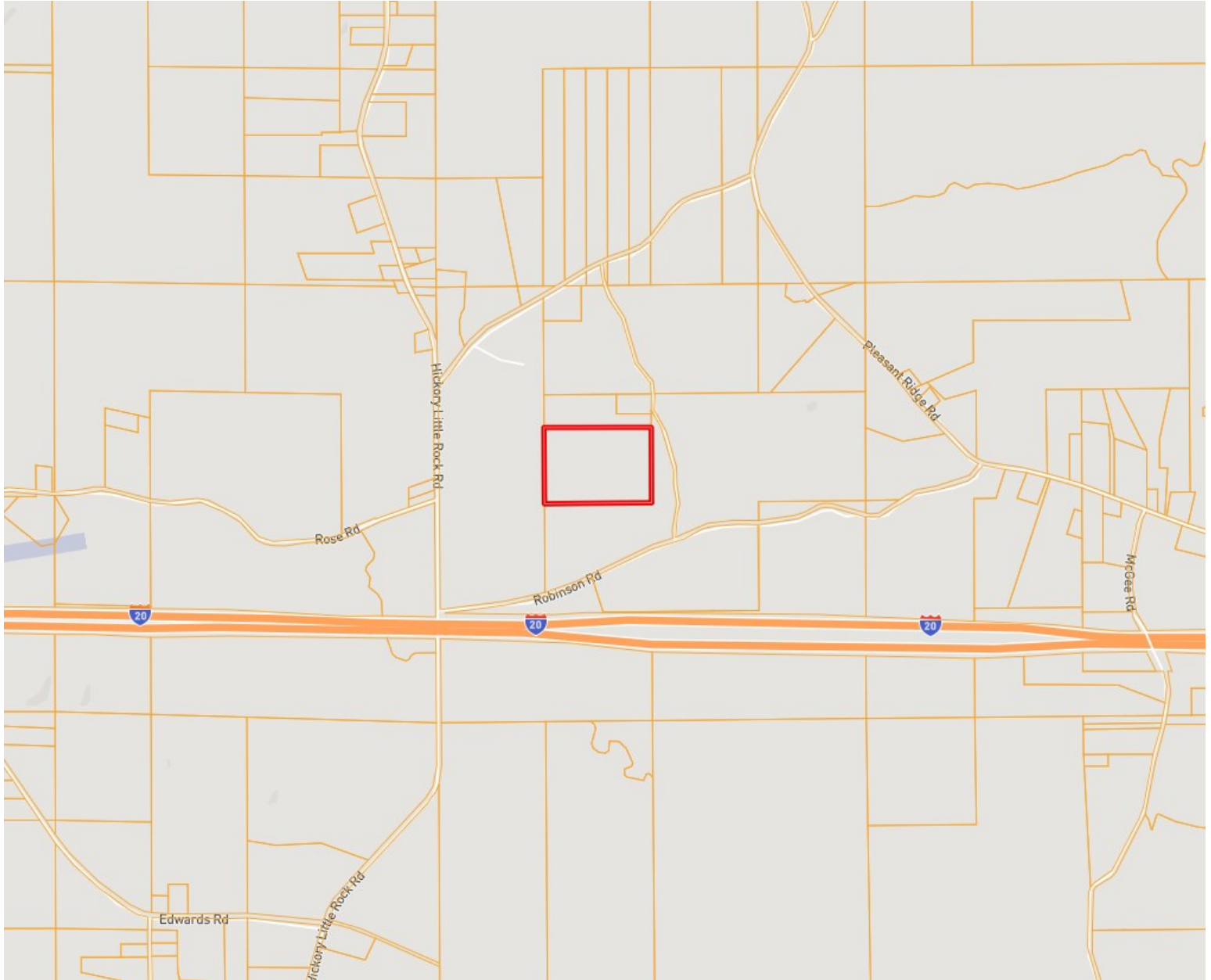
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OWNERSHIP MAP



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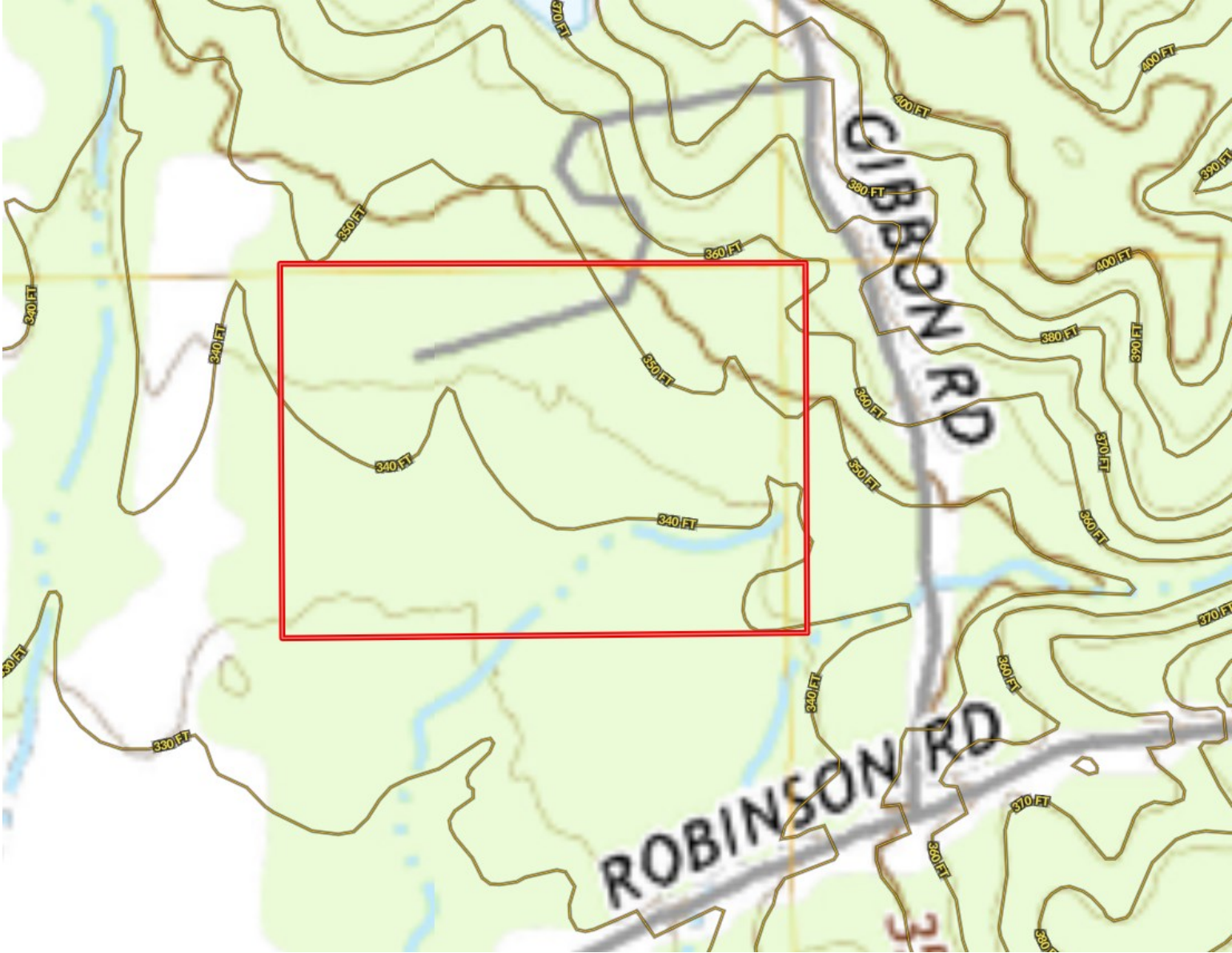


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TOPO MAP



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FLOOD MAP



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SOIL MAP



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Md	Myatt very fine sandy loam (daleville) (0 to 2 percent slopes)	15.25	54.21%	-	68	3w
PaA	Prentiss very fine sandy loam, level phase (savannah) (0 to 2 percent slopes)	6.12	21.76%	-	57	2w
SmD	Smithdale fine sandy loam, 8 to 12 percent slopes	4.84	17.21%	-	73	4e
PaB	Prentiss very fine sandy loam, very gently sloping phase (savannah) (2 to 5 percent slopes)	1.21	4.3%	-	56	2e
Mb	Mantachie very fine sandy loam, local alluvium phase (bibb) (0 to 2 percent slopes)	0.72	2.56%	-	69	3w

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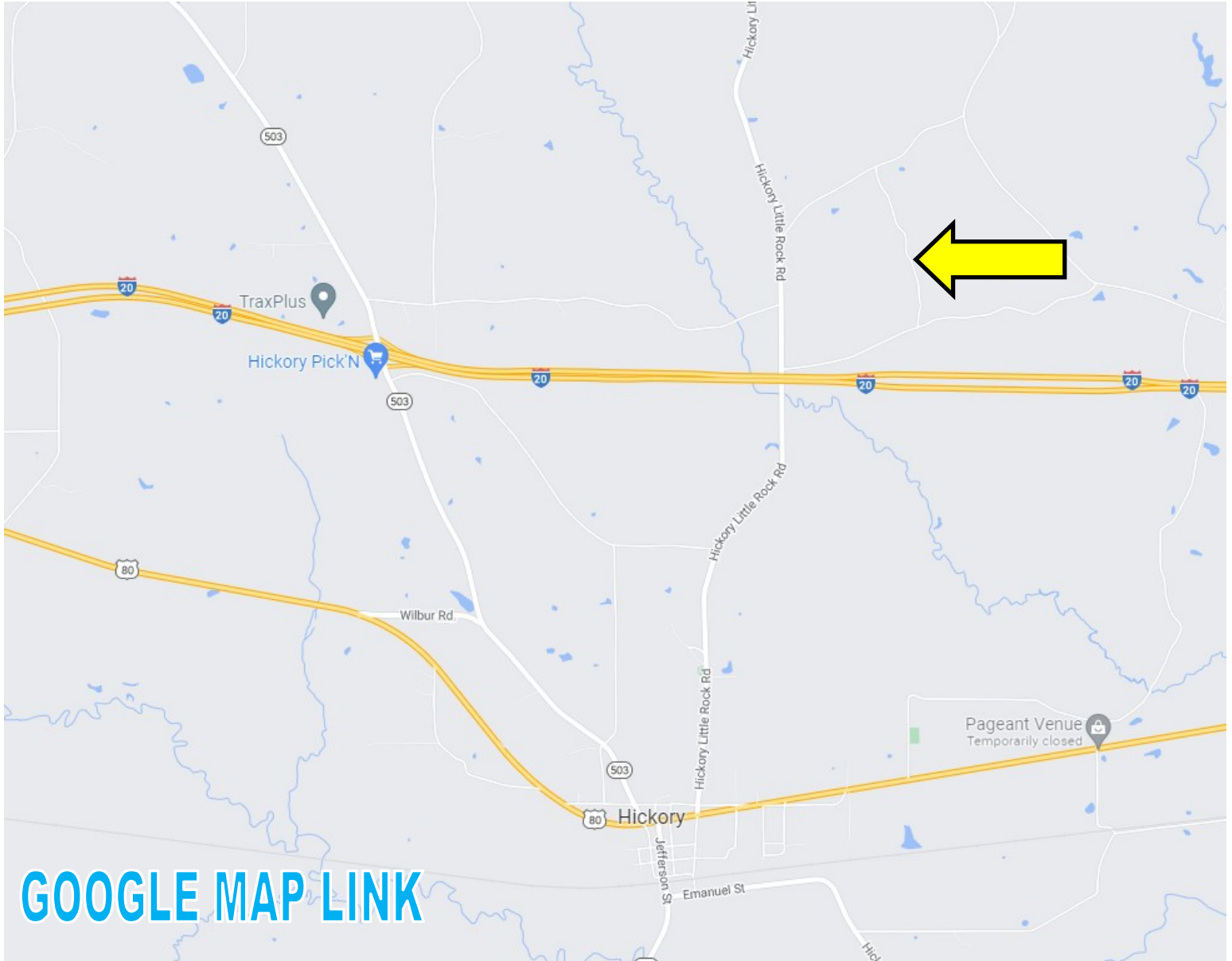
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DIRECTIONAL MAP



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