

RECREATIONAL HUNTING PROPERTY

80± Acres in Newton County, MS



\$180,000

This 80± acre tract is located in Newton County, off Chapel Hill Road. It holds great potential for investors or those seeking recreational land. Most of the property is covered with pine trees and scattered hardwoods. Approximately 25 years ago, the property underwent a clear-cut, followed by a thinning five years ago. A small creek runs through parts of the property, providing excellent bedding areas for deer within the dense thickets. Abundant signs of wildlife were observed during the evaluation, and the property benefits from a power line running approximately 1,400 feet through it, presenting an ideal opportunity for creating food plots to attract wildlife. With water and power available, the property's potential is enhanced, and there is already a cleared area designated for a campsite or building construction. Give Colby a call and schedule your showing today!



**COLBY
WATSON**
REALTOR®

Office: 601.898.2772

Cell: 601.668.8096

Colby@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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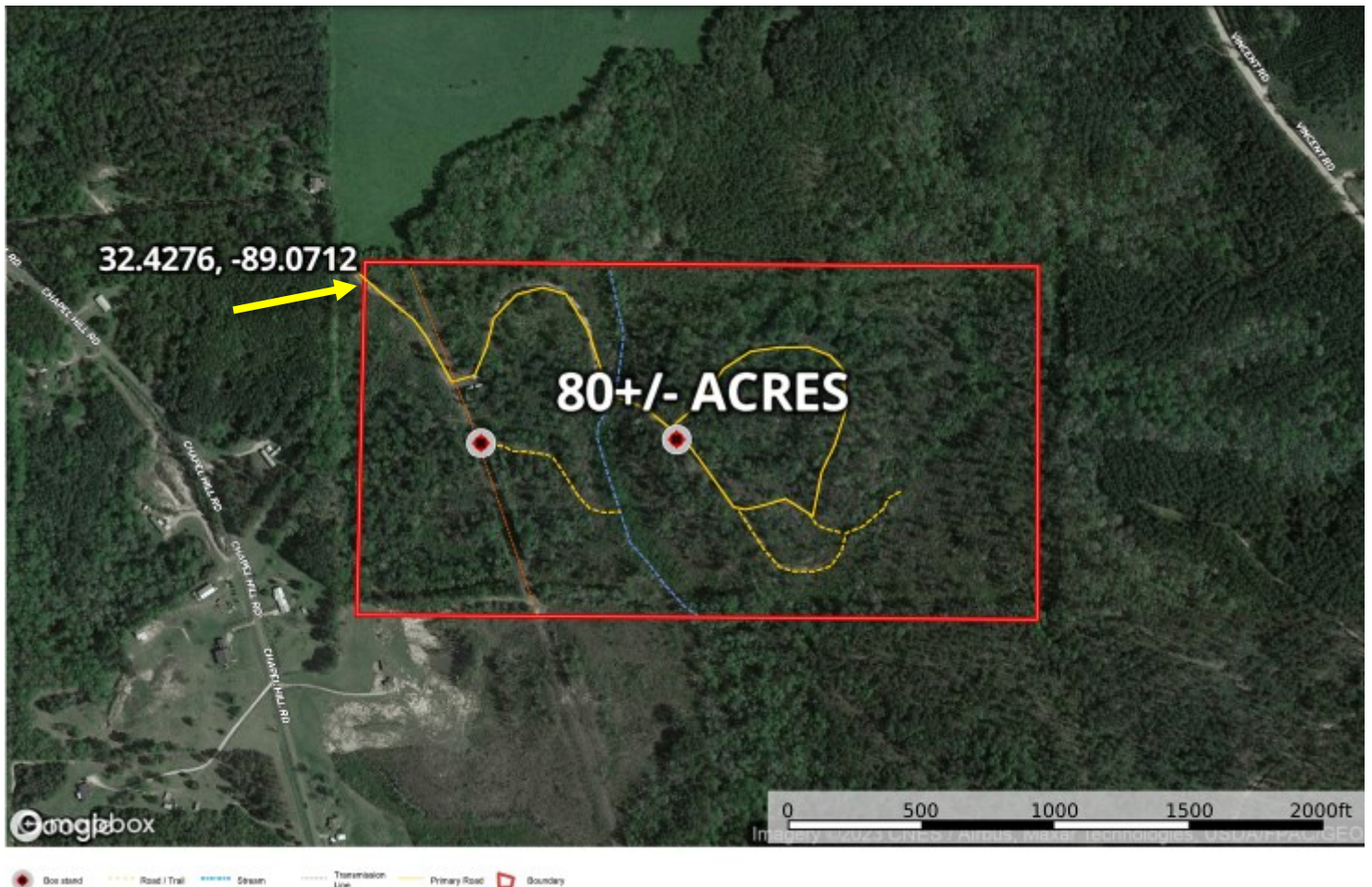
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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)



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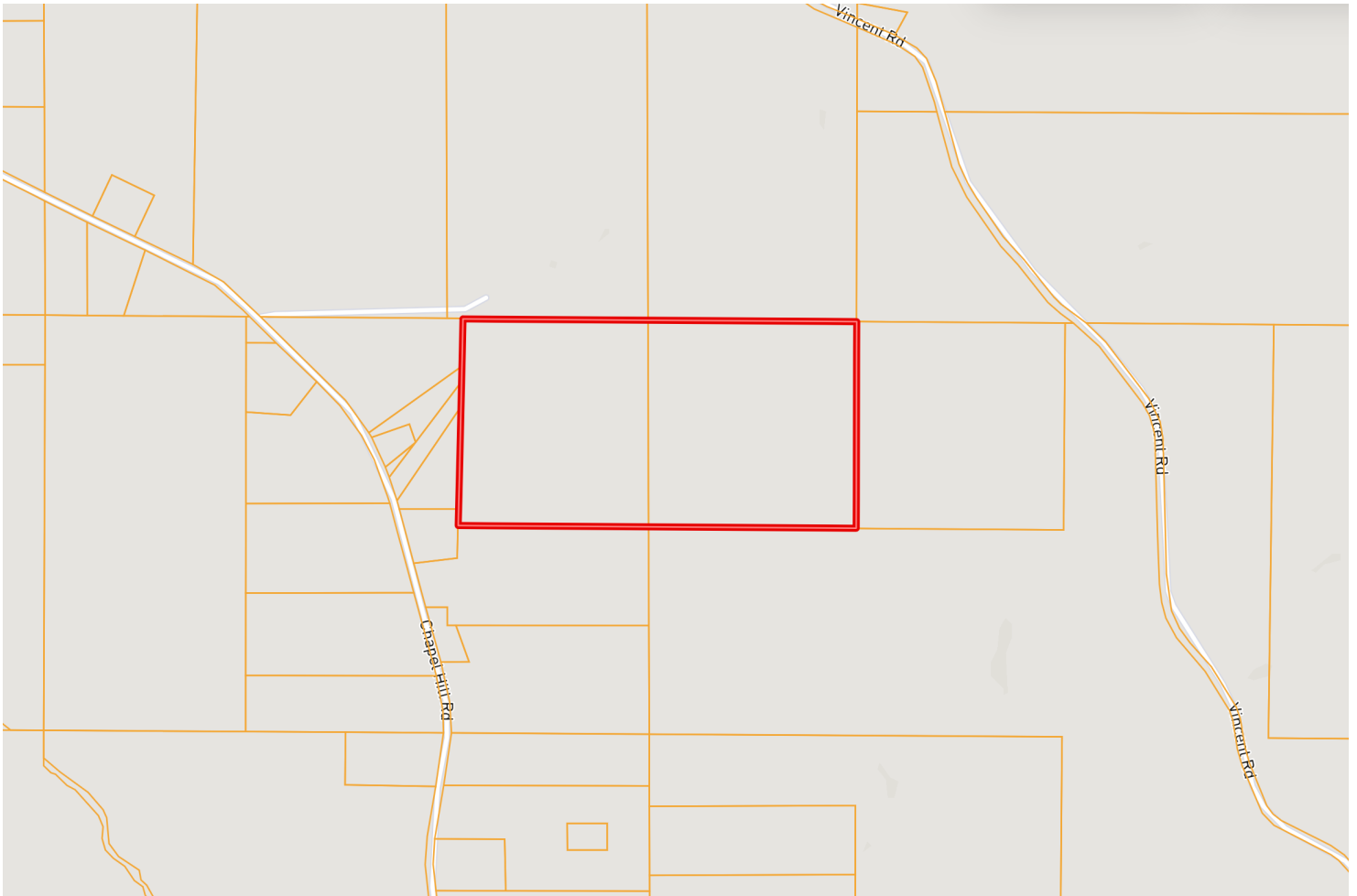
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OWNERSHIP MAP



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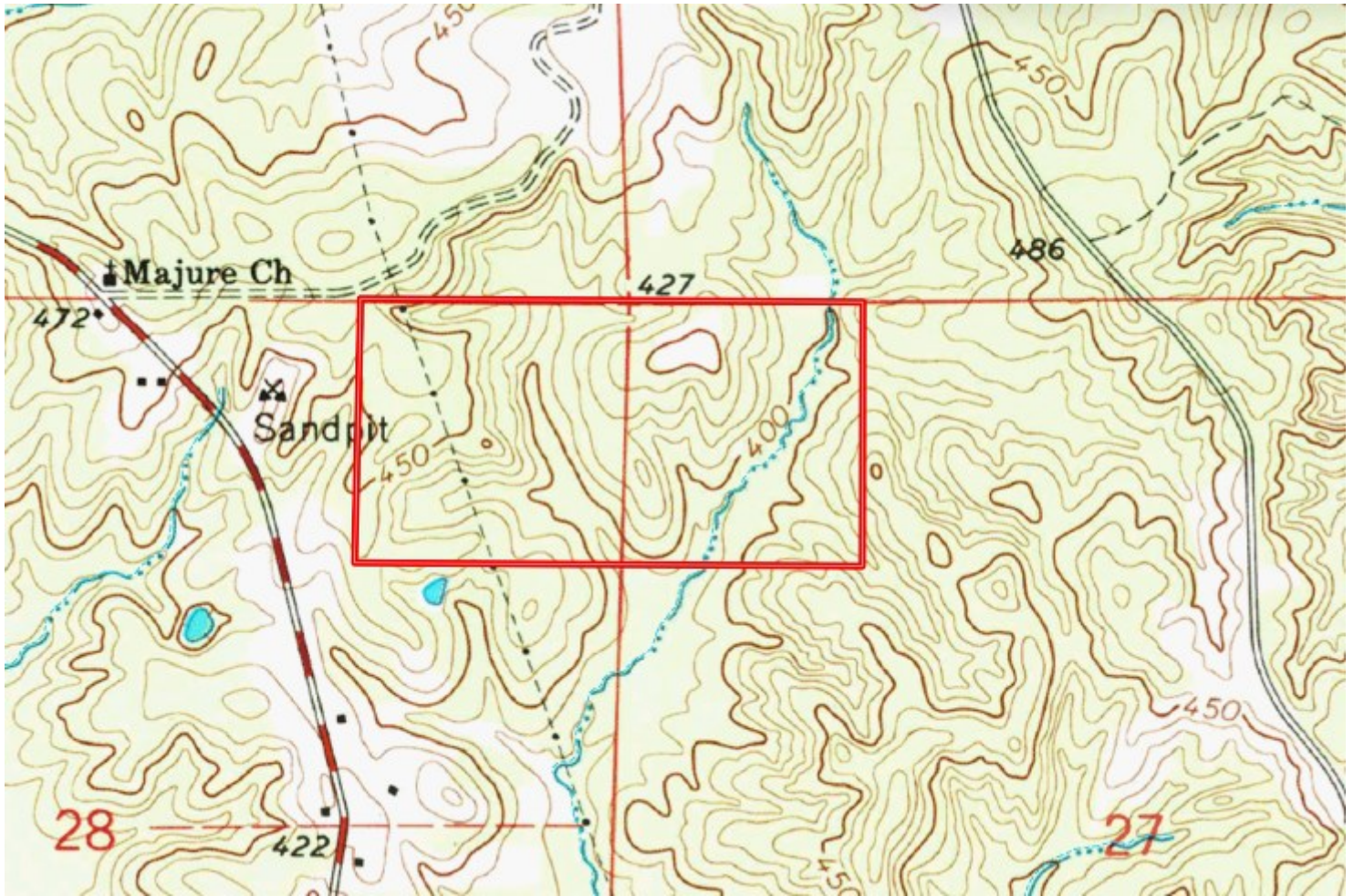
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TOPOGRAPHY MAP



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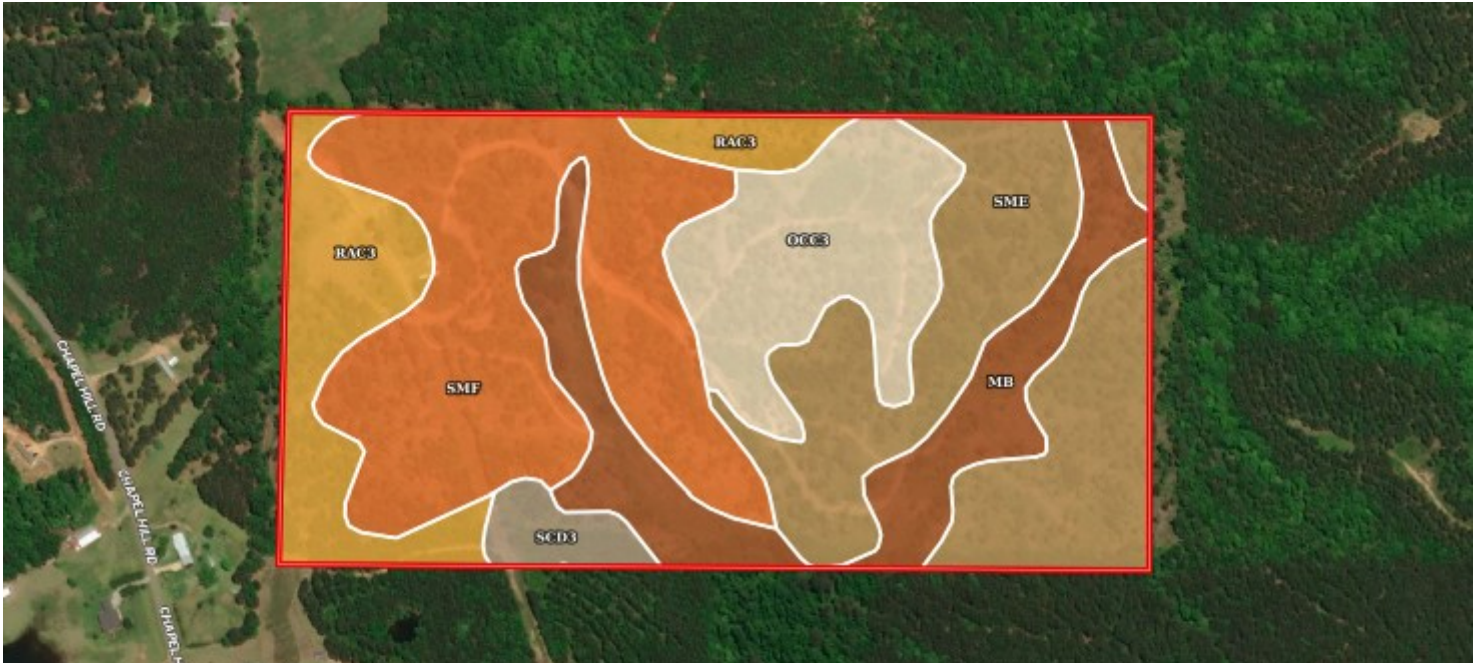
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmF	Smithdale fine sandy loam, 17 to 35 percent slopes	22.77	29.67	0	17	7e
SmE	Smithdale fine sandy loam, 12 to 17 percent slopes	20.18	26.3	0	69	6e
Mb	Mantachie very fine sandy loam, local alluvium phase (bibb) (0 to 2 percent slopes)	11.27	14.69	0	69	3w
OcC3	Ora and Dulac soils, severely eroded gently sloping phases (ora-providence) (5 to 8 percent slopes)	10.52	13.71	0	51	4e
RaC3	Ruston fine sandy loam, severely eroded gently sloping phase (5	10.02	13.06	0	67	4e
ScD3	Shubuta clay loam, severely eroded sloping phase (8 to 12 percent slopes)	1.98	2.58	0	55	6e



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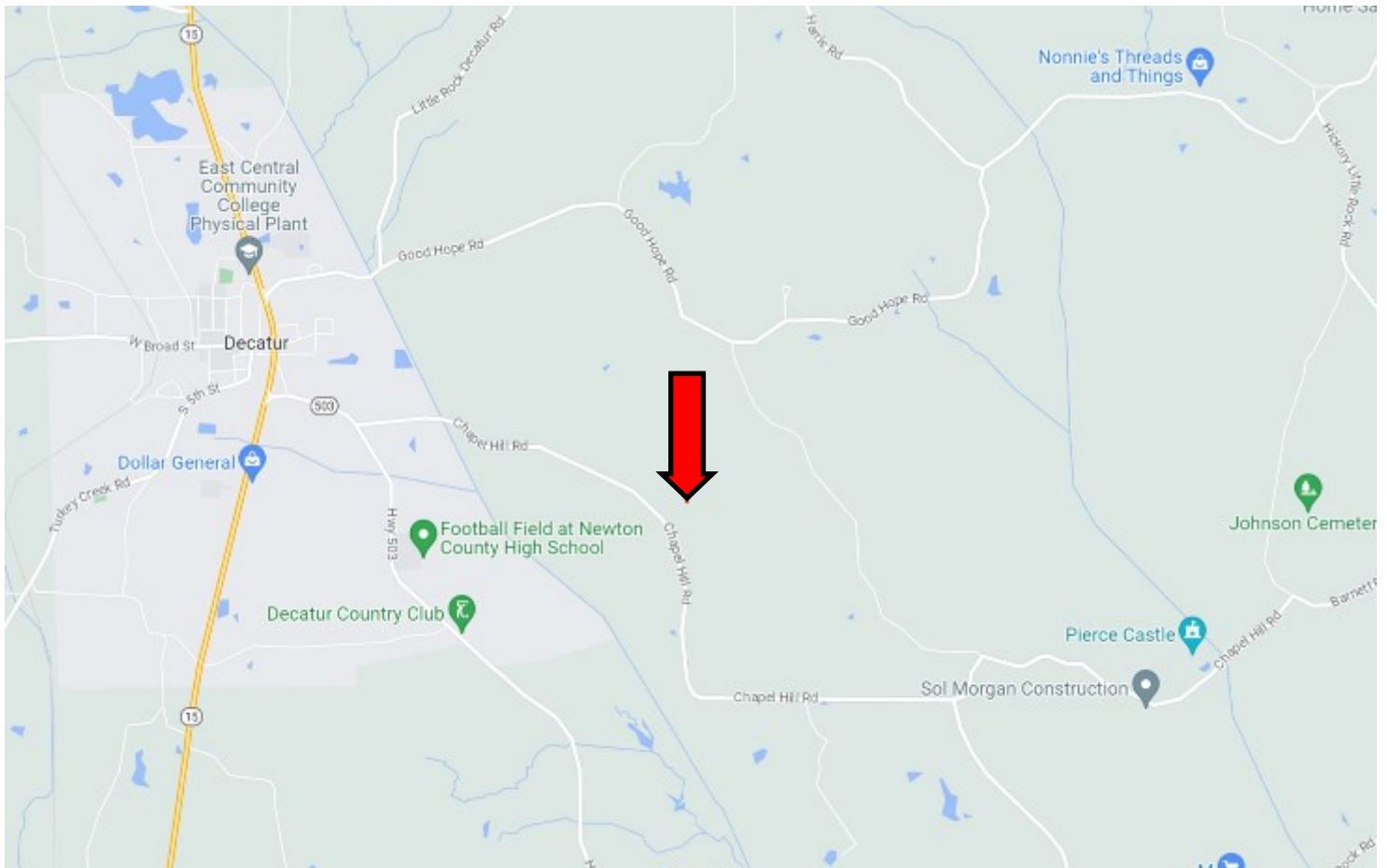
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DIRECTIONAL MAP



Directions from Hwy 15 and Hwy 503 in Decatur, MS: Turn right onto Hwy 503 and travel 0.5 miles. Turn left onto Chapel Hill Road. After 1.7 miles the property entrance will be on your left. [GOOGLE MAP LINK](#)



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