

One-of-a Kind Hunter's Paradise

646± Acres in Newton County, MS



[Drone Link](#)

\$1,037,440

If you are looking for the perfect place to chase trophy whitetails and want to be rewarded for your hard work, you must come to see this tract! This Newton County, MS, property consists of 646± acres. The front is 30± acres of beautiful, scattered pine saw timber with a fantastic campsite for several campers of mobile homes with water lines and tanks available. There is a pavilion for gathering and tons of parking for all your trucks, trailers, and friends! To top it off, an owner's cabin is the perfect deer camp tucked away in the campsite and on its own private road. It does need a little work, but it has tons of potential. Now for the good stuff...600± acres consists of hardwood timber stands of various ages, which produce excellent food sources for the game and great bedding and cover for the herd. There are several plots and stands connected by an outstanding road system. Two creeks traverse the property, Tallashua and Reese Branch—every indicator and piece of information points toward a thriving whitetail deer and turkey population. One thing I could not get off my mind as I spent the day on the property was that this property has potential for a Mud Bogging Facility and commercial use with campers, food trucks, etc., as this has substantial income potential! Once you view the property, you will see its full potential! Call Tom to schedule your private showing of this one-of-a-kind property!



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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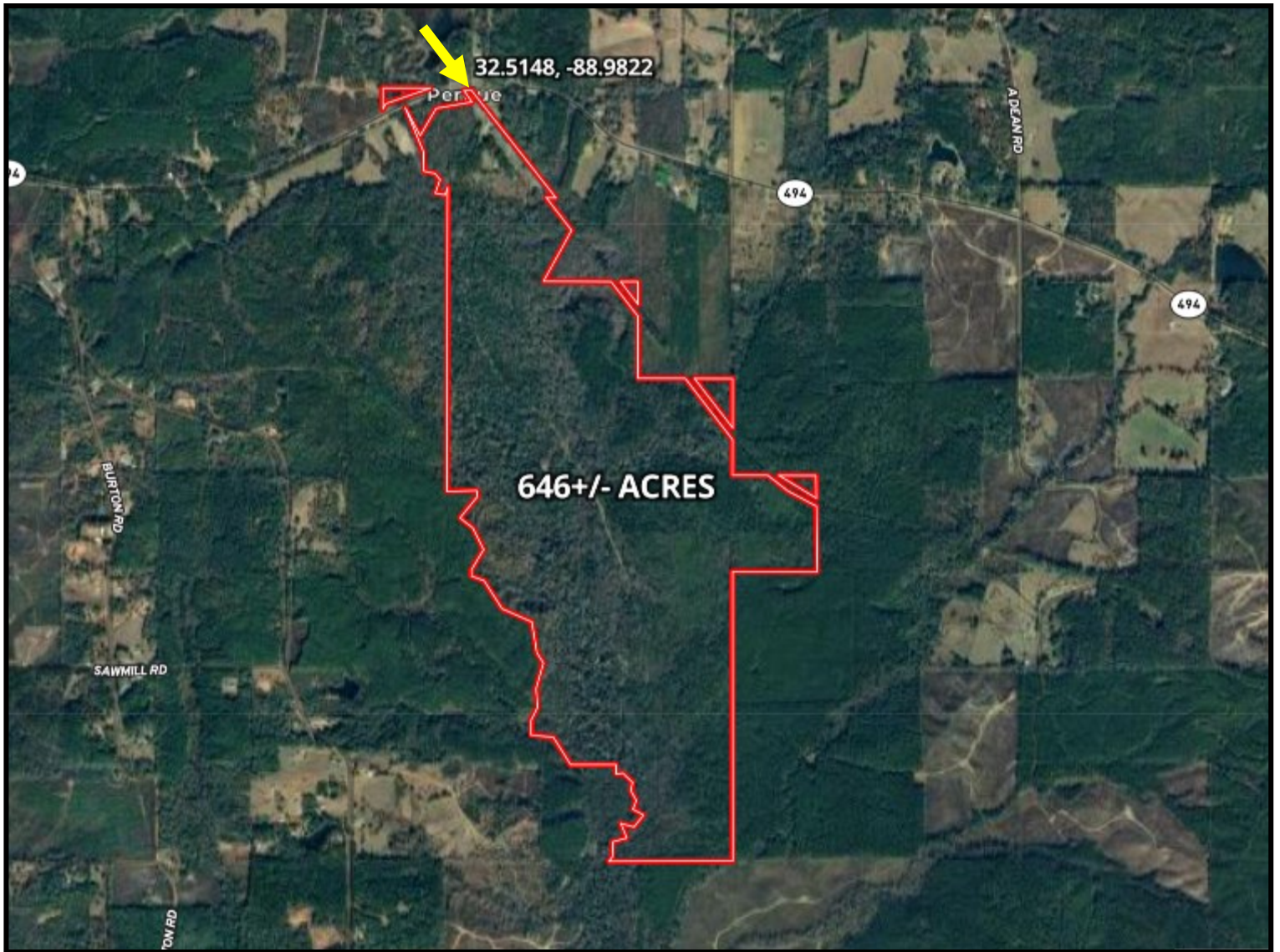


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Aerial Map



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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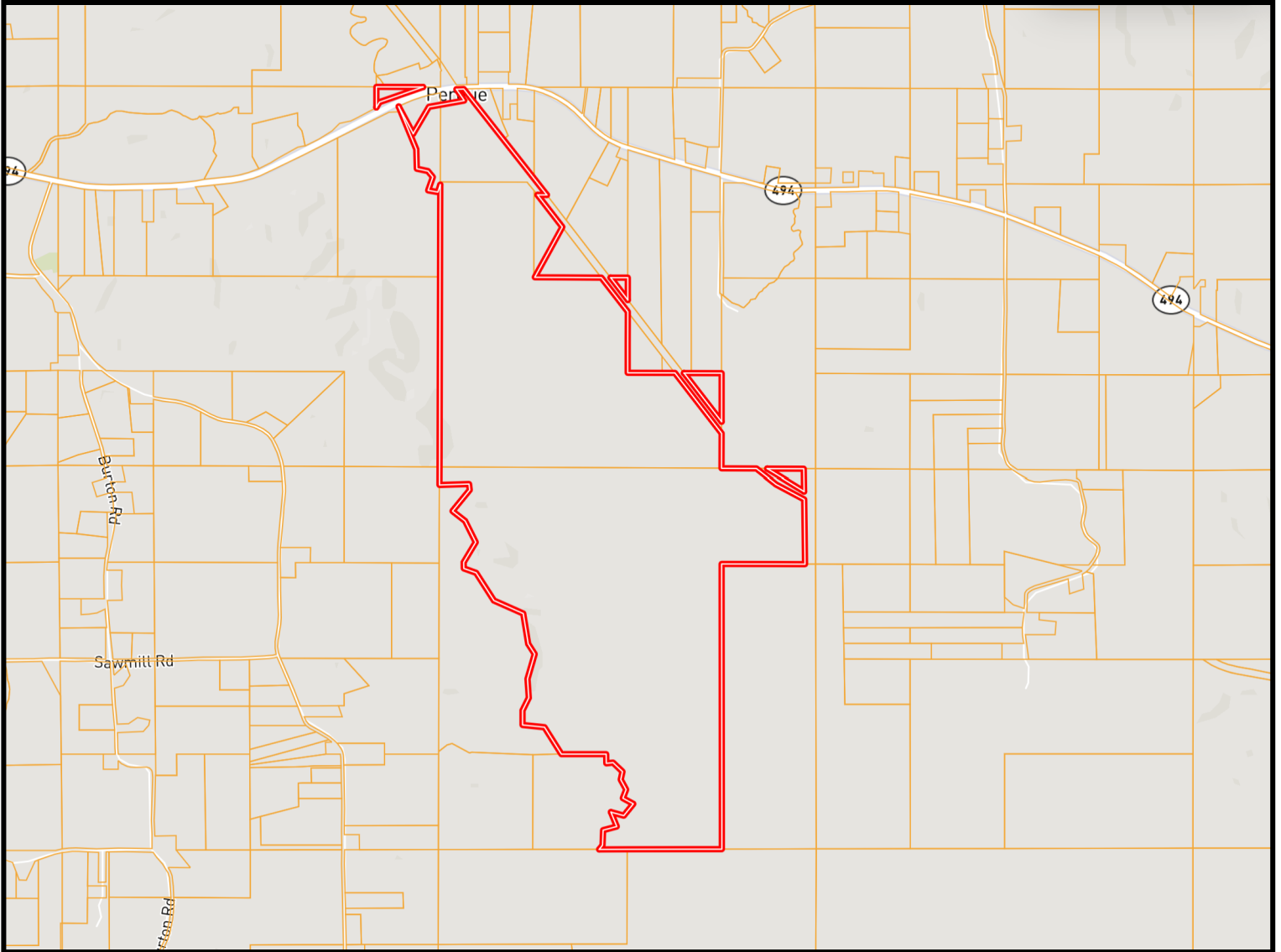


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Ownership Map



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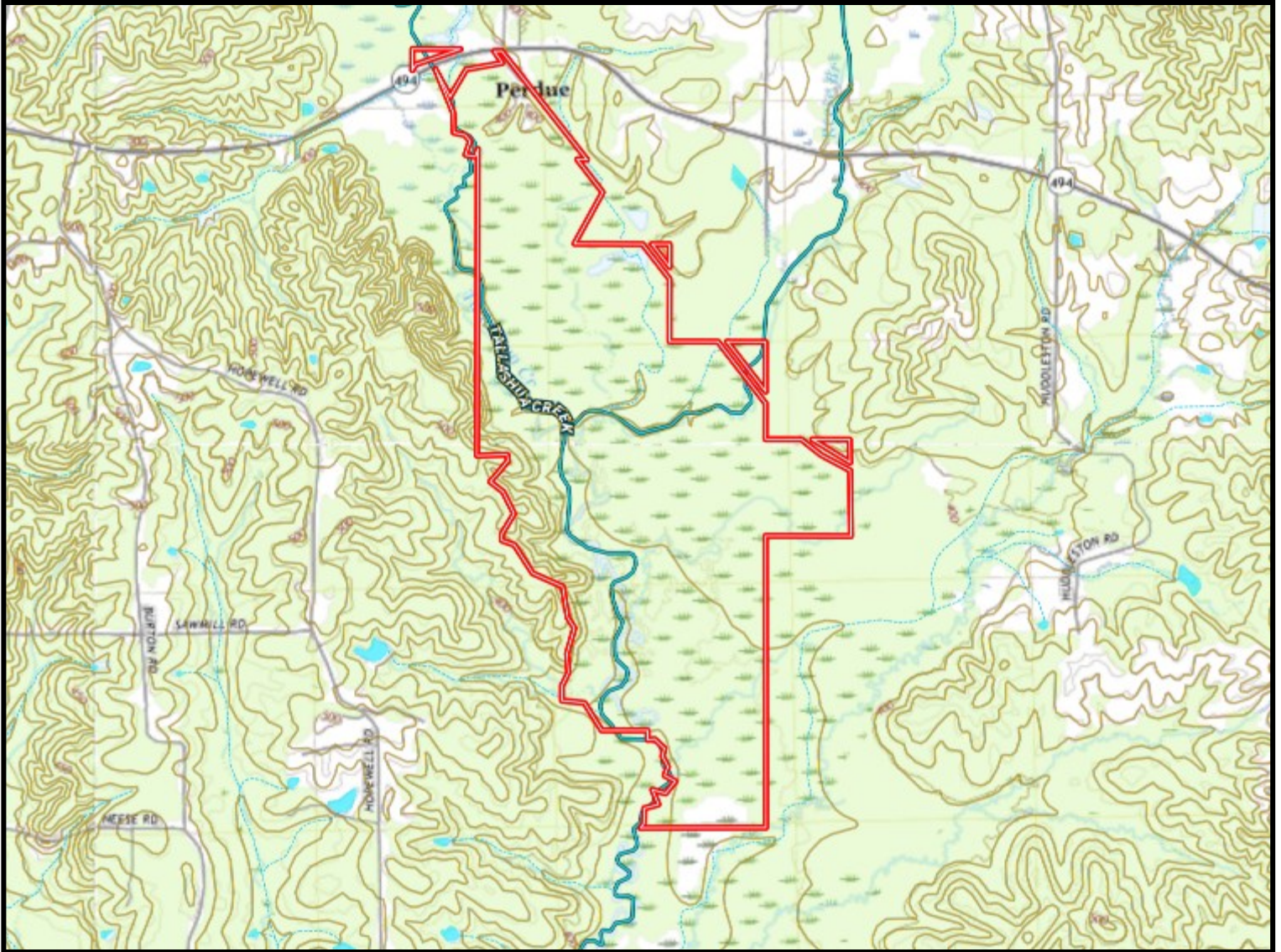


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Topography Map



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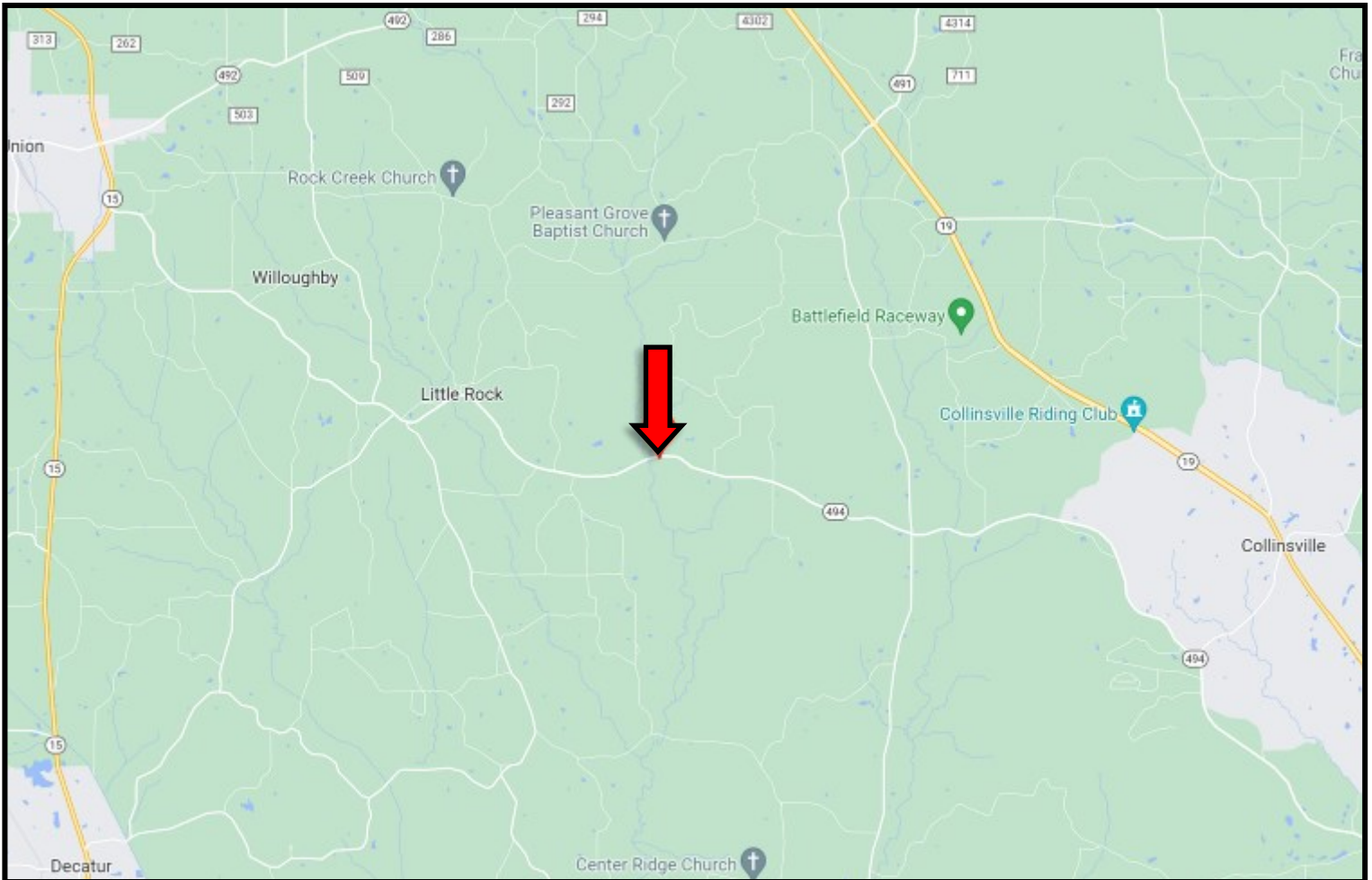


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Directional Map



Directions from the Intersection of Hwy 15 and Hwy 494 in Union, MS:
Travel Hwy 494 for 9 miles. The entrance to the property will be on the right. GOOGLE MAP LINK



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