

# Timber Investment/ Hunting Tract 88.8+/- Acres in Newton County, MS



**\$266,400**

- Internal Road System
- Gated Entry
- Road Frontage
- Professionally Replanted and Sprayed Pines
- Established Food Plot with Shooting House
- Signs of Deer and Small Game on Initial Inspection of Property
- Water and Electricity Available
- Conveniently Located off Pine Ridge Road
- Multiple Home/Cabin Sites



**BRADY  
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Have you been looking for a potential future timber investment or a new hunting tract? Then look no further than this conveniently located 88.8+/- acres in Newton County. This property is set up for a new investment opportunity, and the ability to make hunting memories last a lifetime. Conveniently located near I-20, a range of locations can be reached in just a few minutes. An established road system can be seen throughout the property, along with deer tracks and small game signs upon first viewing. Water and electricity are readily available, along with multiple home or cabin sites for your next weekend getaway. One established food plot along a power line easement with a shooting house allows the rest of the 88.8+/- acres to be set up to your hunting likings. Professionally replanted and sprayed pines are also found on this property, allowing for future timber income. Don't hesitate to call Brady for a showing today!

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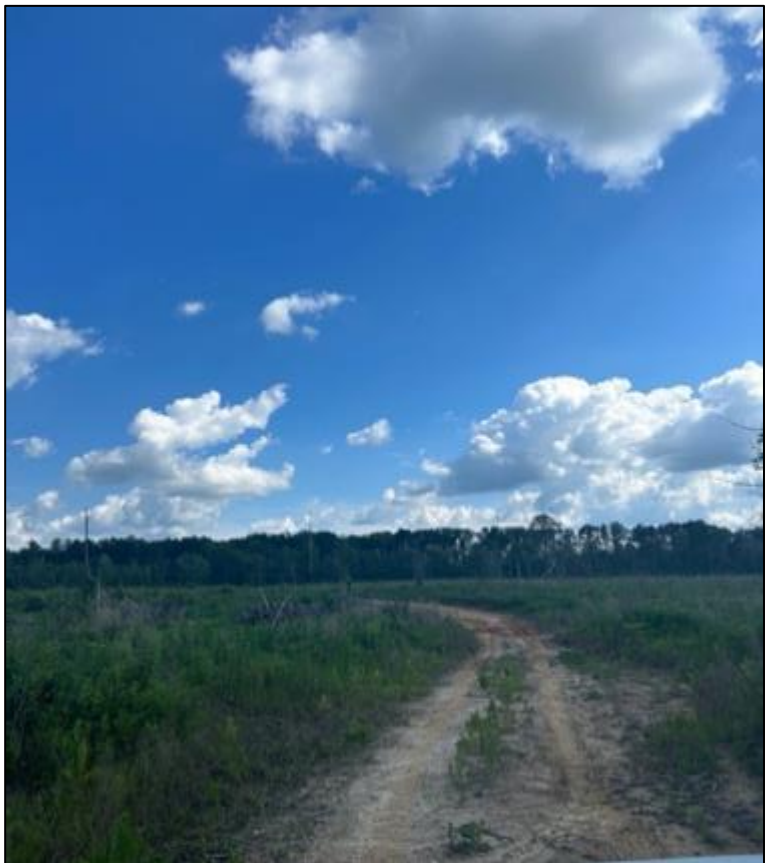
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Photos from property being professionally replanted and sprayed



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# Aerial Map



[Click Here for the LandId Interactive Map](#)

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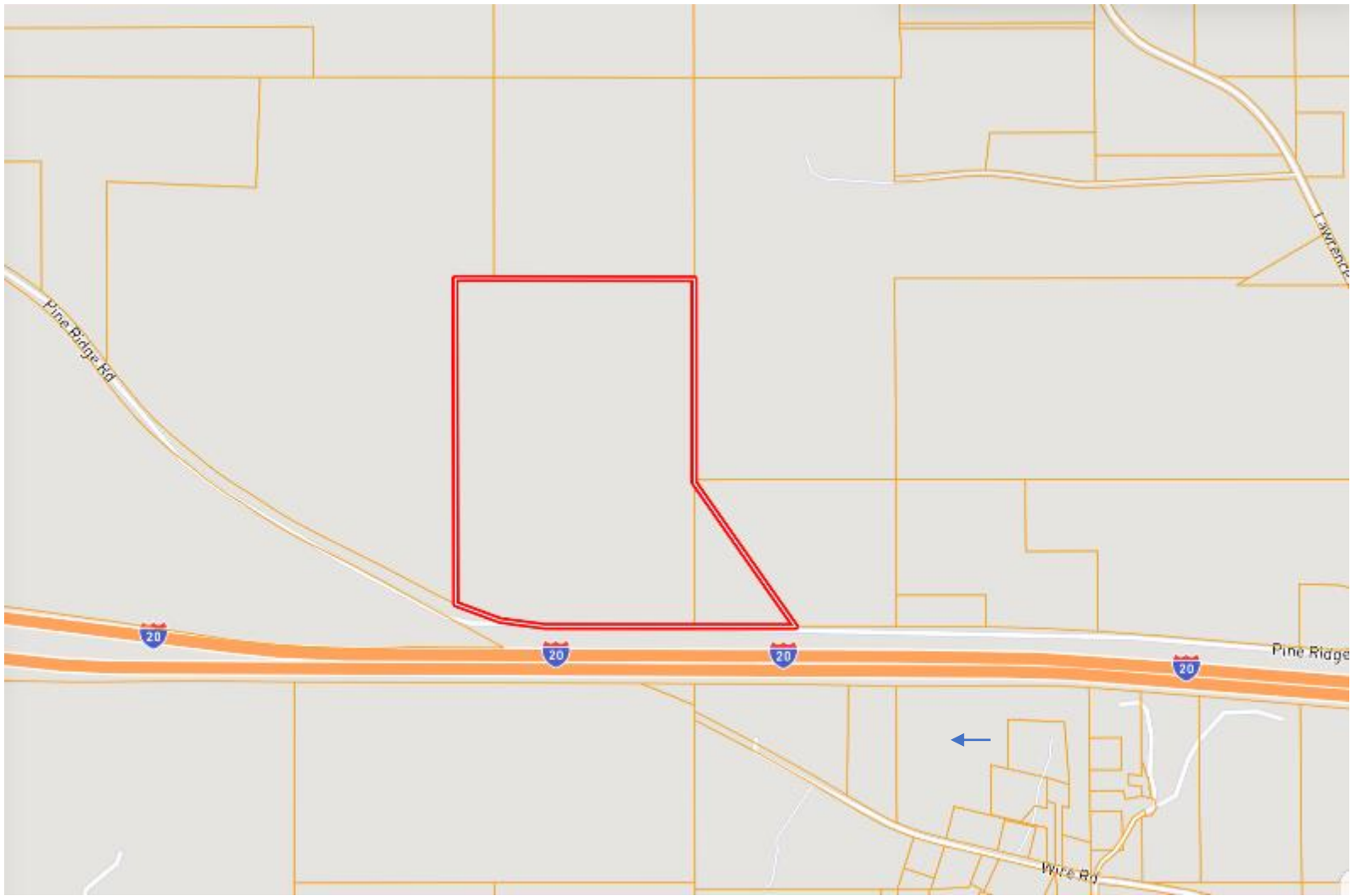
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# Ownership Map



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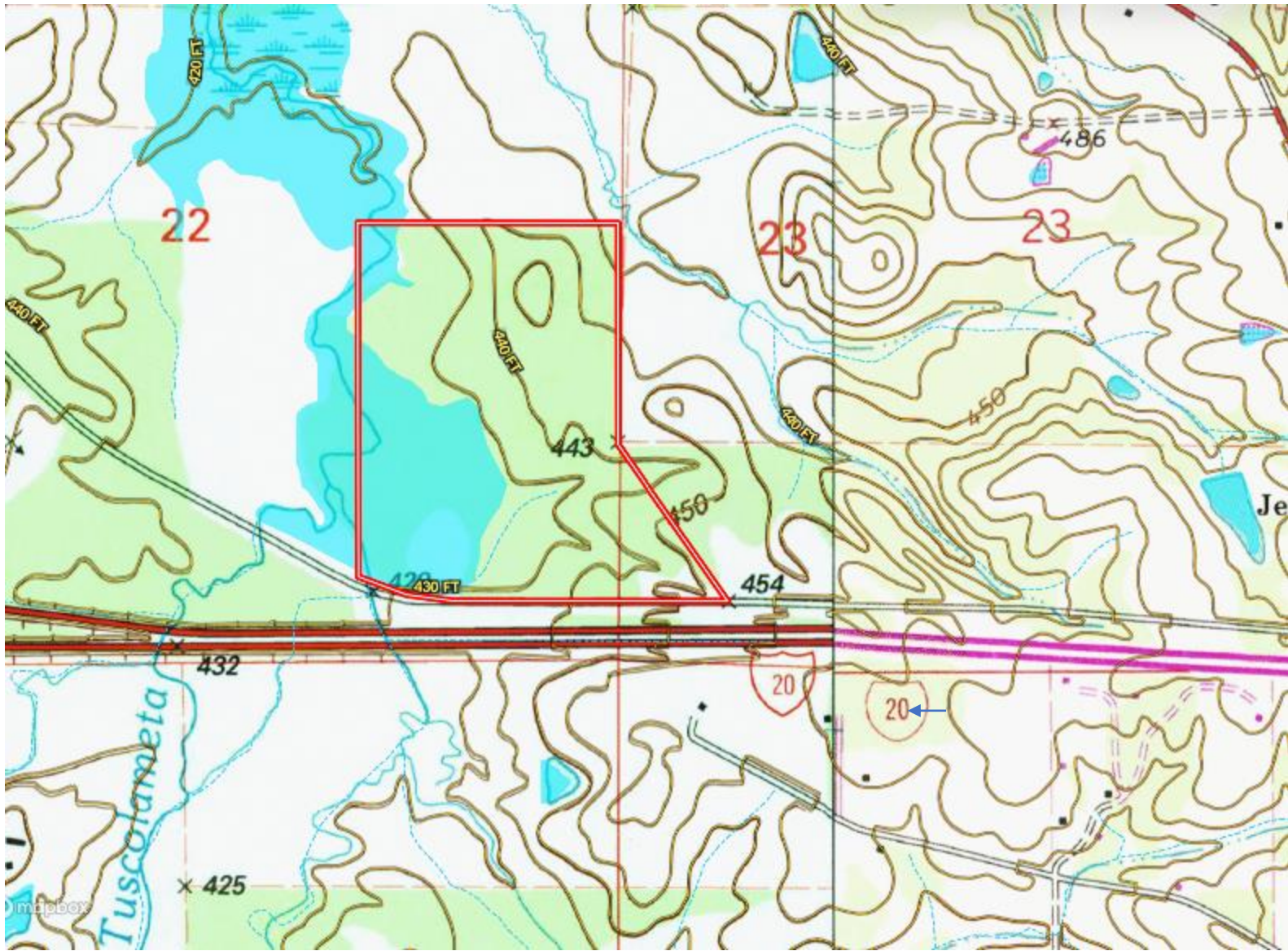
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# Topography Map



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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ua	Una clay, local alluvium phase (0 to 2 percent slopes)	30.13	34.0	0	56	4w
SaC2	Savannah and Franklinton soils, eroded gently sloping phases (savannah-providence) (5 to 8 percent slopes)	27.3	30.81	0	49	3e
SbC2	Sawyer fine sandy loam, eroded gently sloping phase (sweatman) (5 to 8 percent slopes)	16.59	18.72	0	72	4e
SbB2	Sawyer fine sandy loam, eroded very gently sloping phase (sweatman) (2 to 5 percent slopes)	7.01	7.91	0	73	3e
Mb	Mantachie very fine sandy loam, local alluvium phase (bibb) (0 to 2 percent slopes)	5.24	5.91	0	69	3w
Ba	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	2.31	2.61	0	37	5w

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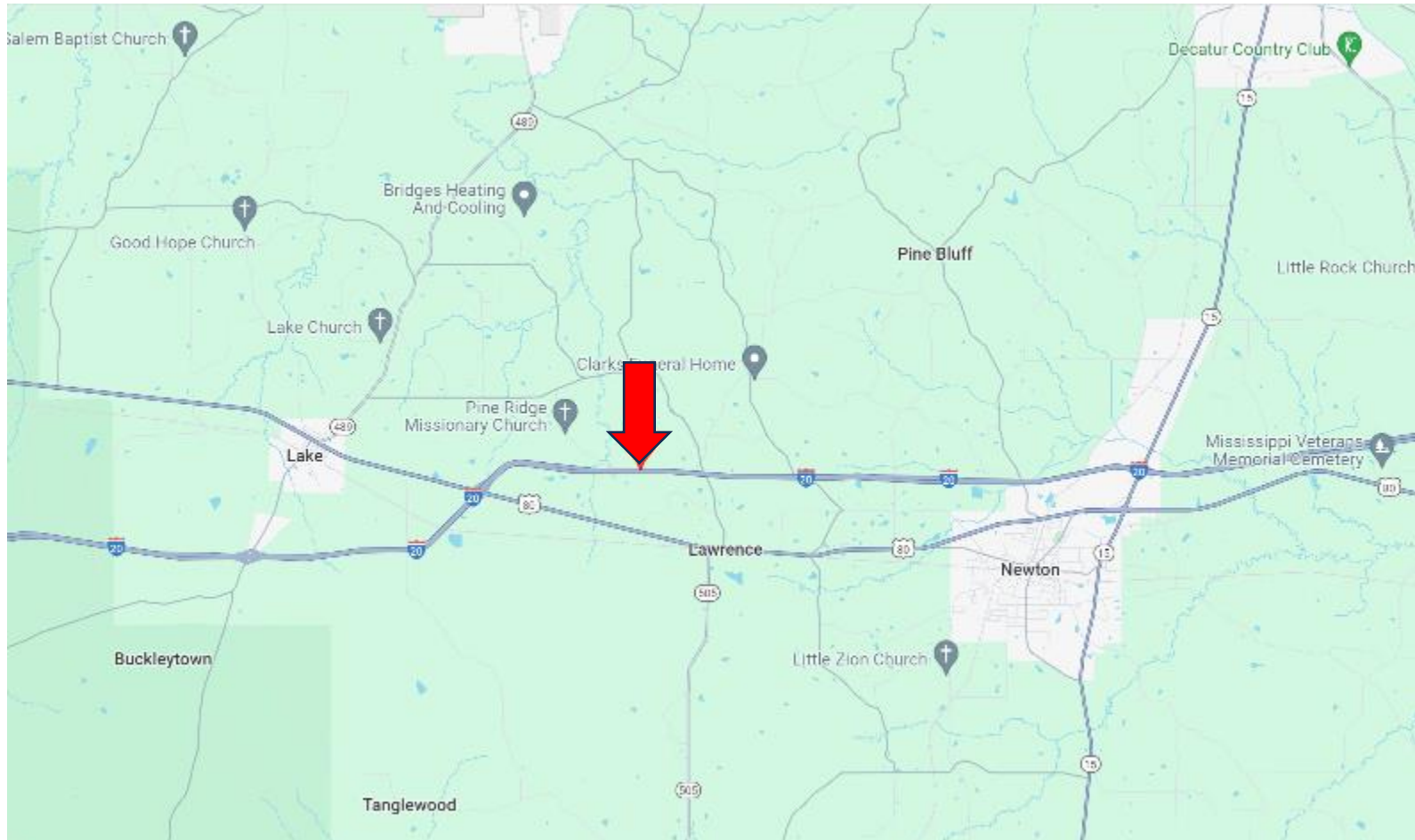
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# Directional Map



**Directions from I-20 and Hwy 80 in Lake, MS:** Take exit 100 to merge onto Hwy 80. Turn right onto Hwy 80 and travel 3.5 miles. Turn left onto Lawrence Hazel Road and travel 1.2 miles. Turn left onto Pine Ridge Road. After 0.8 mile, the property will be on your right. [Google Map Link](#)



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