



Country Home with Hunting Potential

13± Acres in Newton County, MS | \$190,000



Discover the beauty of country living with this country home in Conehatta. This property is located on 13± acres of mixed hardwood and pine timber in Newton County, MS, and offers a perfect balance of tranquility and outdoor potential. The home features three bedrooms and 1.5 bathrooms, plus three large living areas—one previously used as a primary bedroom by the former owners. Enjoy the serenity of a 330 sq ft covered back patio, where you can enjoy the peace and quiet. The property also includes a 630 sq ft two-car covered carport for convenience. Whether you are seeking a serene retreat or a home with hunting potential, this property has it all. The land has seen multiple quality bucks harvested over the years, with a ridge running through the property that serves as a natural travel route for deer. This prime hunting spot is just steps from the back door. Additionally, once used as a food plot, an open area at the rear of the property offers the potential to be easily replanted. If you're looking to escape the hustle and bustle of city life and find a peaceful, scenic place to call home, this property is the perfect fit!



**COLBY
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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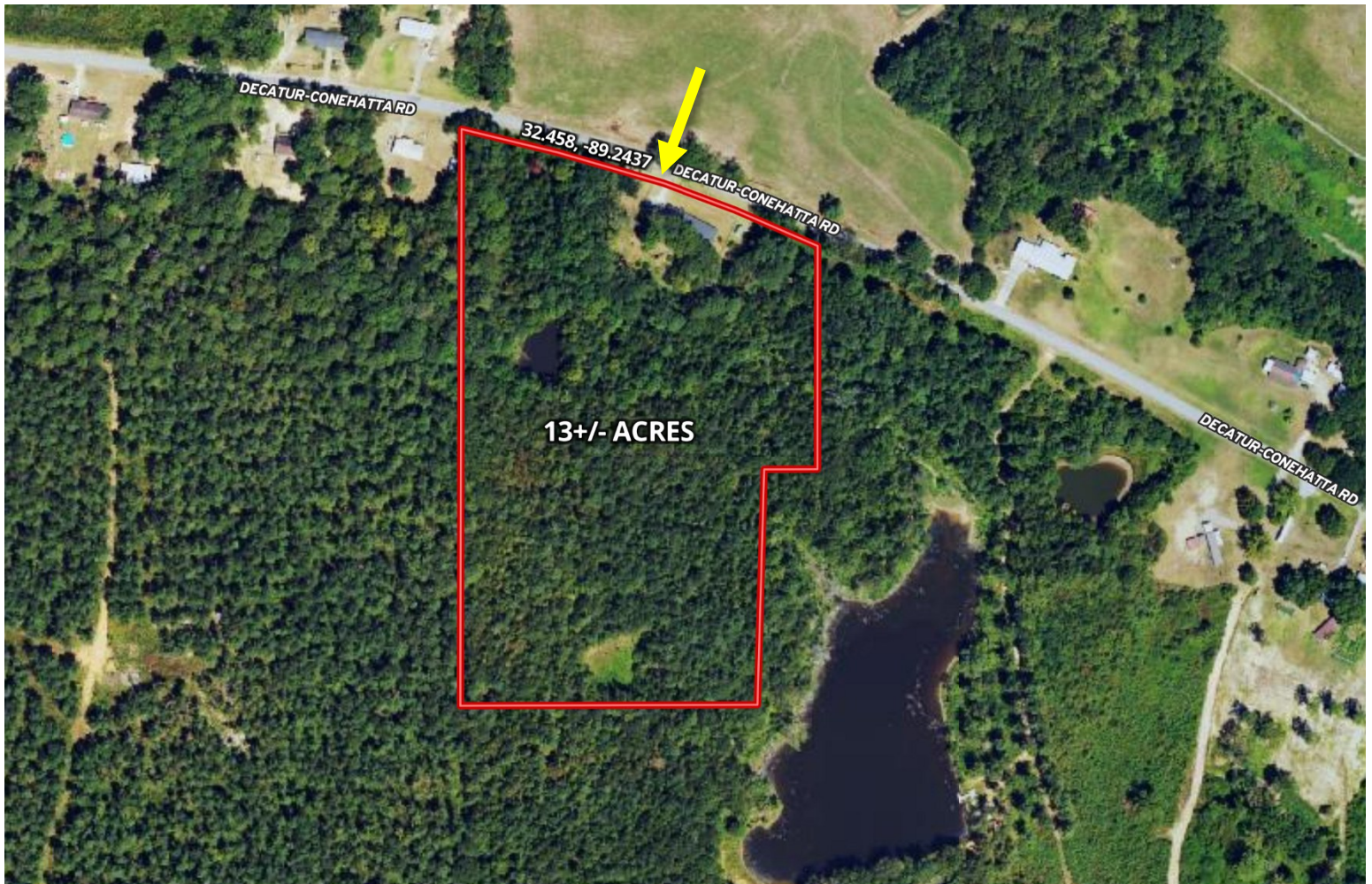


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AERIAL MAP



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

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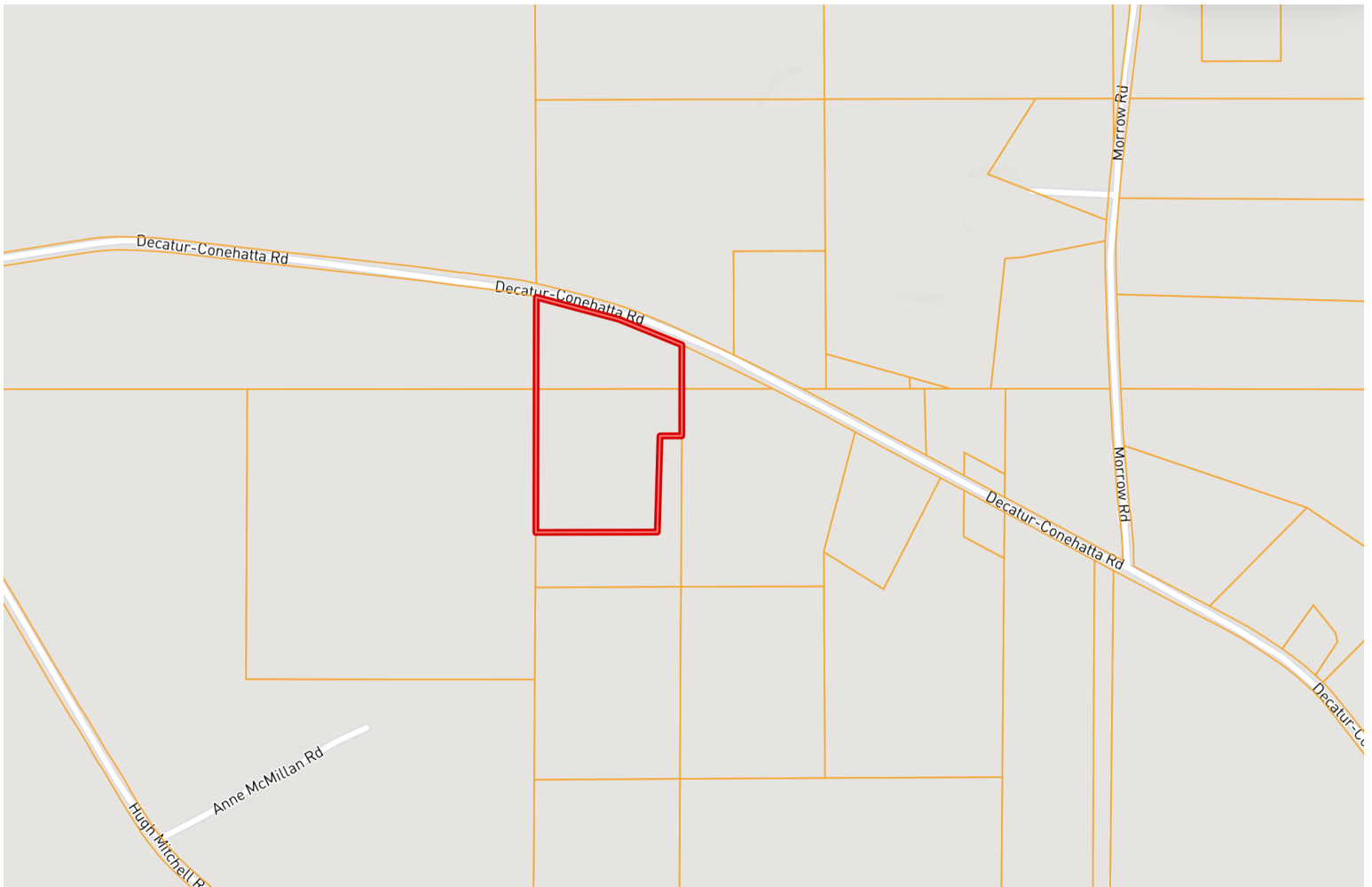


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OWNERSHIP MAP



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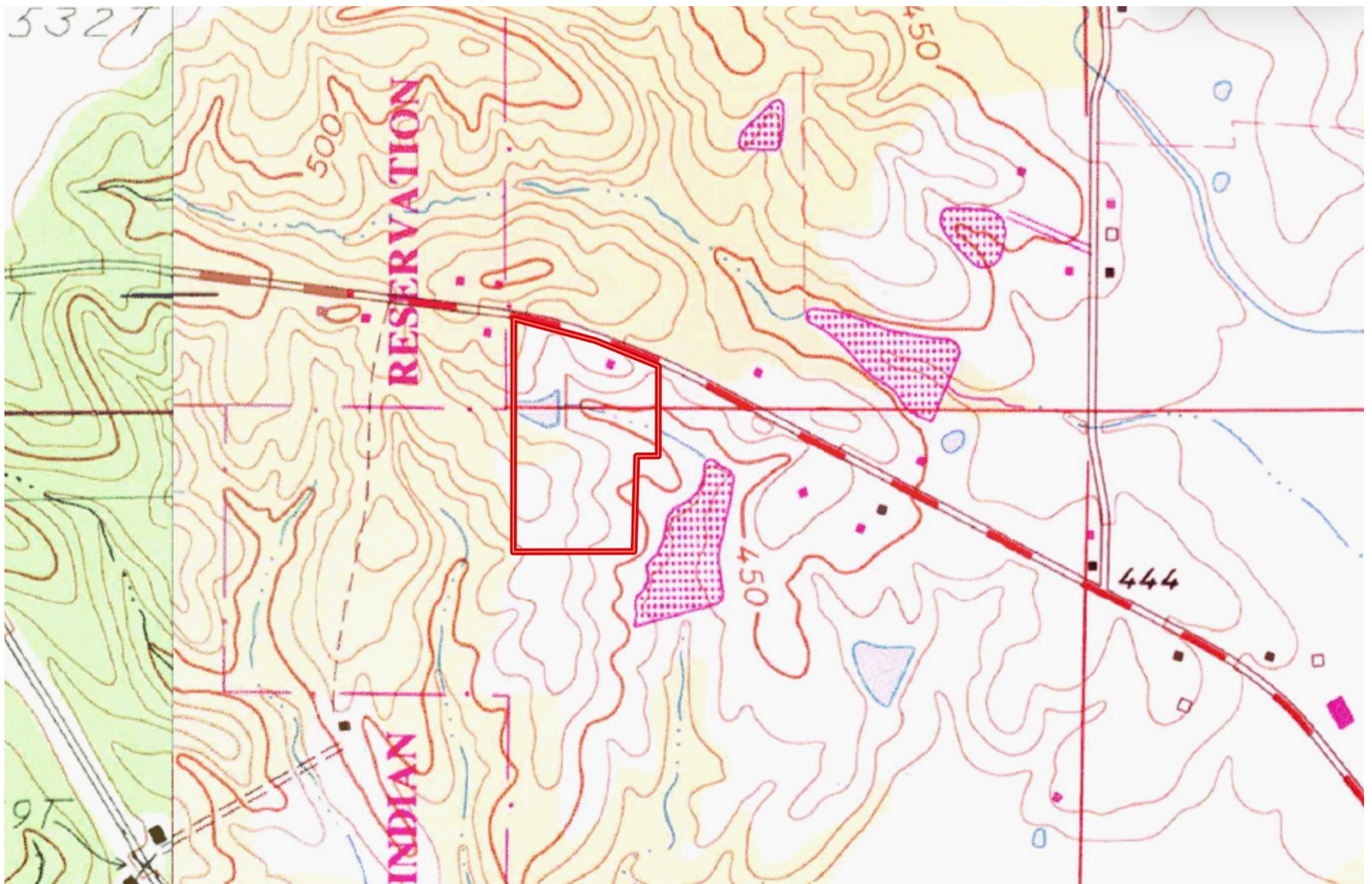


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TOPOGRAPHY MAP



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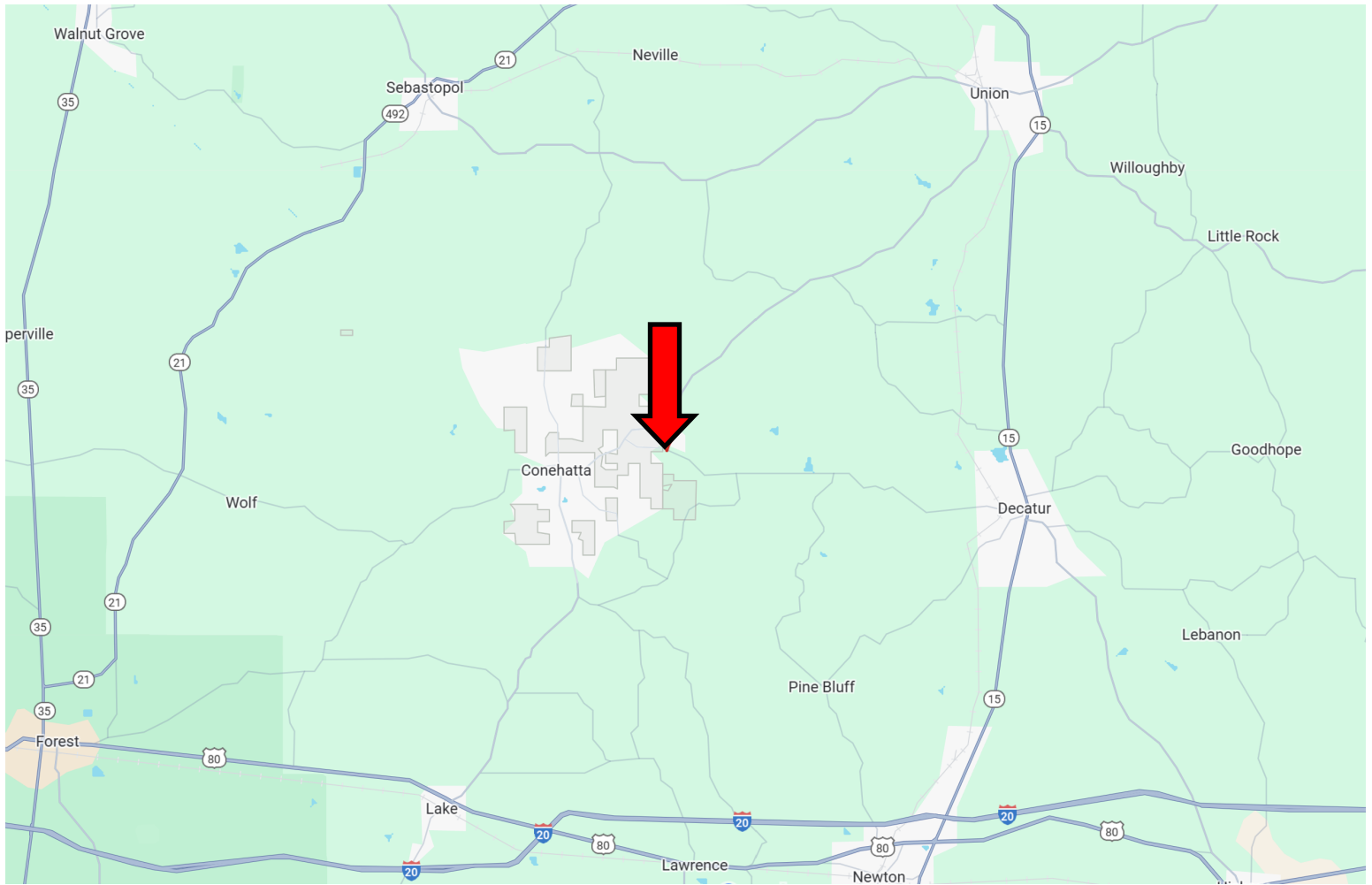


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DIRECTIONAL MAP



Directions from Hwy 15 and W Broad St. in Decatur, MS: Travel W Broad St. for 0.9 miles. Continue onto Decatur-Conehatta Rd. After 7.7 miles, the property will be on your left. 995 Decatur-Conehatta Rd., Conehatta, MS 39057—Click for Google Map Link



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