

160+/- Acre Hunting and Timber Tract

Reduced!



\$380,000

This is a perfect hunting and timber tract in Newton County, MS! The 160+/- acre property features 41+/- acres of 24 year old planted pine timber, 37+/- acres of 9 year old planted pine timber, 33+/- acres of 5 year old planted pine timber, 38+/- acres of natural re-growth timber and 11+/- acres of non-forested land. This deer and turkey hunting tract offers an established internal road system, multiple home/camp sites, road frontage on Hickory Nut Road, food plots with shooting houses in place and utilities are available. The live creek, and hardwood creek bottom make an excellent water source for wildlife. The property is convenient to the Jackson area, as well as Meridian. Call Preston today to schedule a viewing! Owner will divide.



Directions from exit 109 on I-20 W in Newton, MS: Take exit 109 to merge onto MS-15 N/Eastside Drive toward Philadelphia. Travel 7.5 miles. Turn right toward Little Rock Decatur Road and travel 0.6 miles. Turn right onto Good Hope Road and travel 6.1 miles. Continue onto Hickory Little Rock Road and travel 0.8 miles. Turn right onto Hickory Nut Road and travel 1.5 miles and the property will be on the left.



Call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 office | 601.209.7150 cell



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Information is believed to be accurate but not guaranteed.



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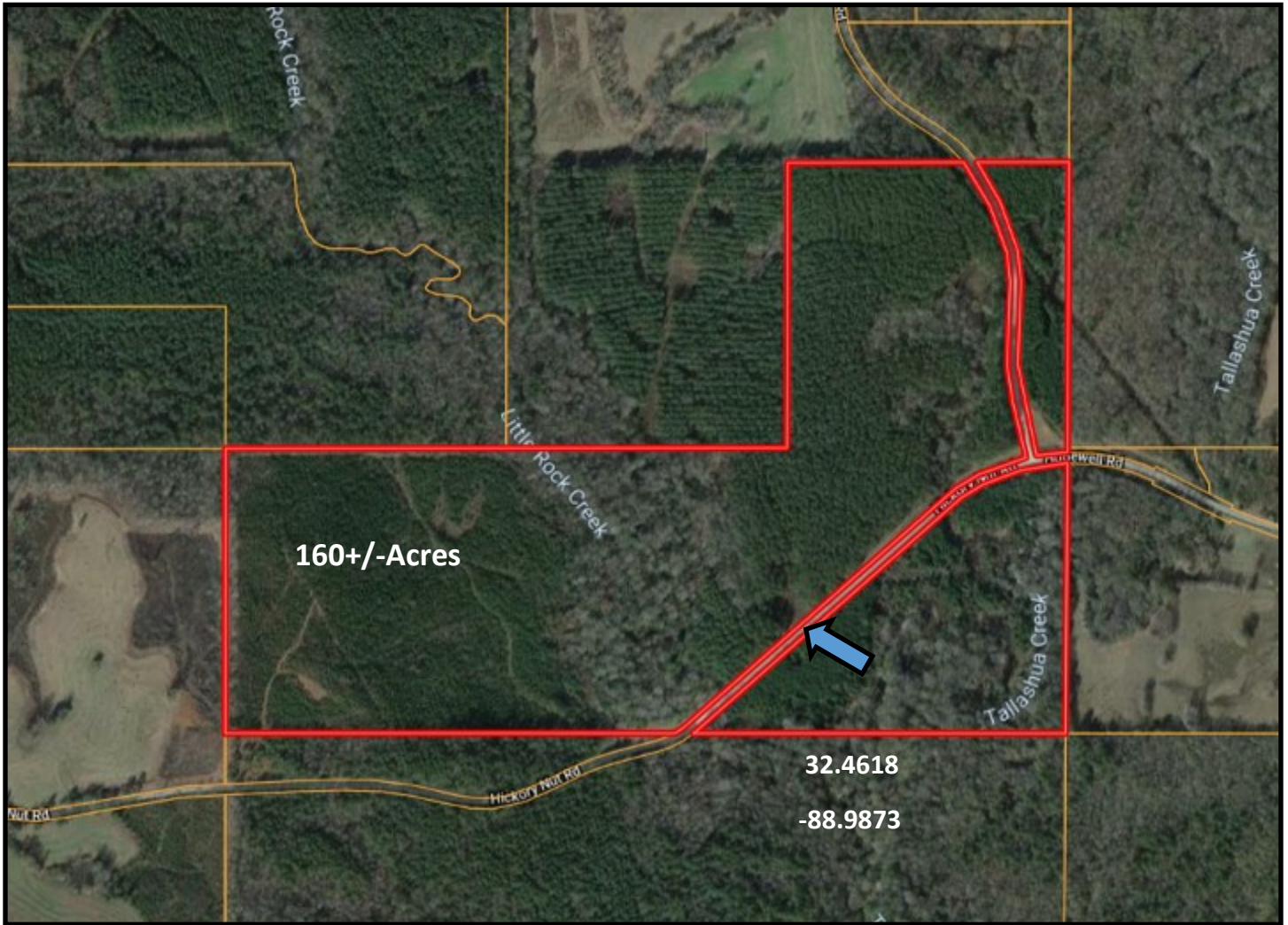
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Aerial Map



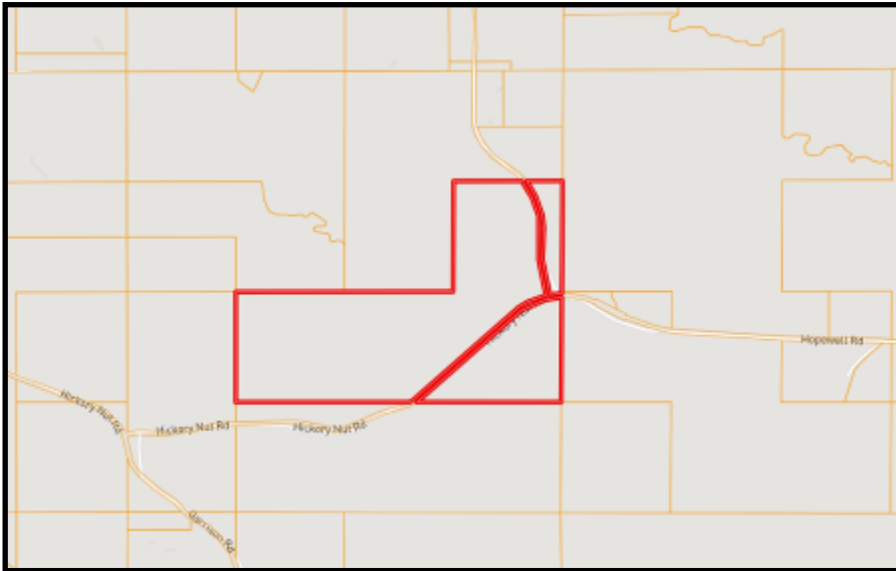
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Ownership Map

Soil Map

CODE	DESCRIPTION	ACRES	%	CAP
LAC	Lauderdale silt loam, fine sandy loam, sloping to moderately steep (phase 1) to 25 percent slope	5.02	3.8%	6a
LC	Lula fine sandy loam (silt loam) 10 to 2 percent slope	21.43	30.4%	2a
LE	One and Oulec soils, eroded, gently sloping (phase 1) to 8 percent slope	1.50	1%	3a
LEO	Lula and Oulec complex, eroded sloping phase (fine to medium) 10 to 12 percent slope	0	0%	4a
ME	Manly silt loam (silt) 10 to 2 percent slope	25.07	10.6%	3a
ML	Madison fine sandy loam, 0 to 2 percent slope, frequently flooded	17.63	11.4%	6a
MLC	Lauderdale-Conwell complex, severely sloping and road along phase (silt loam) 10 to 17 percent slope	16.32	10.0%	7a
MLC2	Madison silt loam, eroded, severely sloping phase (silt loam) 10 to 17 percent slope	4.27	3.1%	4a
MLC3	Madison silt loam, eroded, severely sloping phase (silt loam) 10 to 17 percent slope	0.05	0.03%	7a
MLC4	Madison silt loam, eroded, severely sloping phase (silt loam) 10 to 17 percent slope	0.06	0.04%	4a
OC	Chestnut soils (silt) 10 to 2 percent slope	12.45	27.5%	6a
MLC5	Madison silt loam, eroded, severely sloping phase (silt loam) 10 to 17 percent slope	8.20	6.2%	4a



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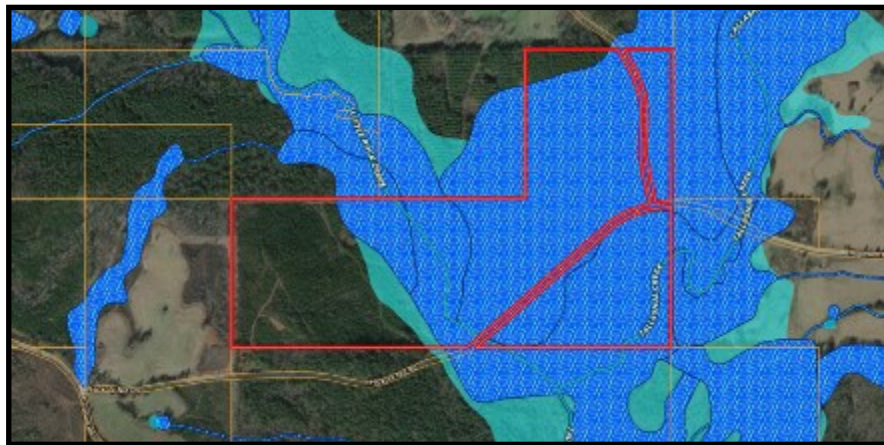
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Topography Map



Flood Map



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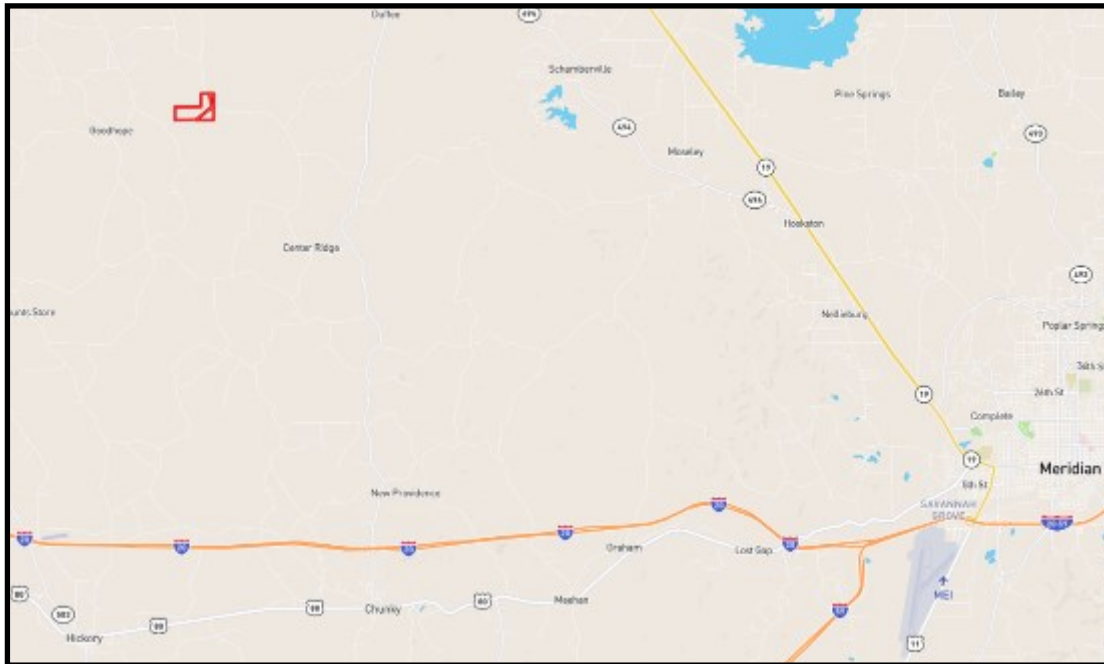
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Directional Map

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