

If you're looking for a hunting or timber tract in Newton County, MS, this is it! This 80+/- acre property features 52+/- acres of 30 year old planted pine timber, 13+/- acres of natural re-growth timber and 15+/- acres of non-forested land. A beaver lake on the property offers duck hunting, fishing and an ideal water source for wildlife. The property has an internal road system and multiple home or camp sites with utilities available. The property has road frontage on Pete Freeman Road and is convenient to Jackson, Philadelphia and Meridian. Call Preston today to schedule a viewing!



LAND

<u>Directions from Decatur-Conehatta Road in Newton, MS</u>: Turn right onto Morrow Road and travel 1.2 miles. Turn right onto MS-489 N and travel 3.7 miles. Turn left onto Erin Lucern Road and travel 0.6 miles. Turn right onto Pete Freeman Road, travel 0.4 miles and the destination will be on the left.



TomSmithLandandHomes.com















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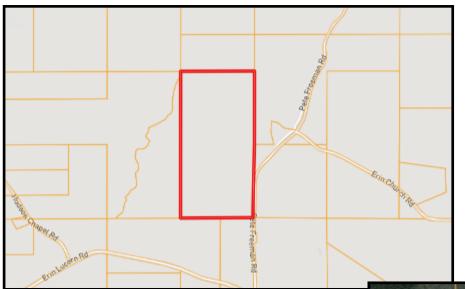


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Aerial Map





## Ownership Map

## Soil Map

				500	B
CODE	DESCRIPTION	ACRES		CAP 😌	
SdE	Shubuta fine sandy loam, strongly sloping phase (sweatman) (12 to 17 percent slopes)	0.03	0.04%	7e 😜	
ScD3	Shubuta clay loam, severely eroded sloping phase (8 to 12 percent slopes)	0.37	0.5%	6e 😜	
OcC2	Ora and Dulac soils, eroded gently sloping phases (ora- providence) (5 to 8 percent slopes)	1.99	2.4%	3e <b>9</b>	
ScC3	Shubuta clay loam, severely eroded gently sloping phase (5 to 8	1.46	1.8%	4e \varTheta	
RaC2	Ruston fine sandy loam, eroded gently sloping phase (5 to 8 percent slopes)	7.77	9.5%	3e 🔞	
W	Water	3.06	3.7%		
SmD	Smithdale fine sandy loam, 8 to 12 percent slopes	23.57	28.8%	4e \varTheta	
SdC2	Shubuta fine sandy loam, eroded gently sloping phase (5 to 8 percent slopes)	3.3	4%	3e <b>Q</b>	
ScE3	Shubuta clay loam, severely eroded strongly sloping phase (sweatman) (12 to 17 percent slopes)	17.28	21.1%	7e 😌	
МЬ	Mantachie very fine sandy loam, local alluvium phase (bibb) (0 to 2 percent slopes)	3.07	3.7%	3w \varTheta	
Ma	Mantachie soils (bibb) (0 to 2 percent slopes)	19.96	24.4%	3w 9	





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## Topography Map



Flood Map





2011-2020

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## Directional Map

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