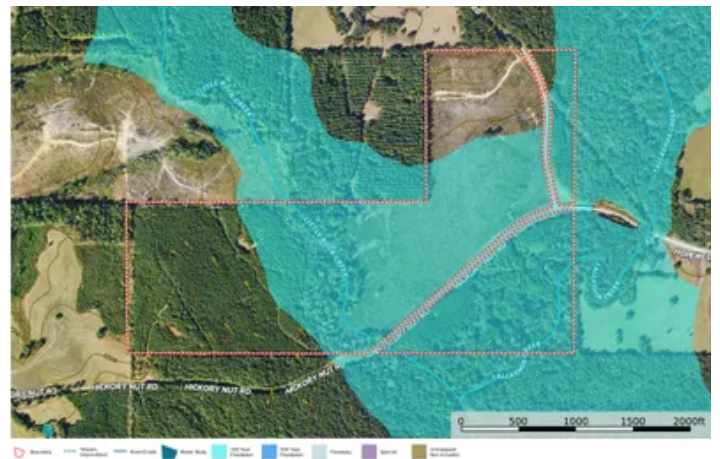


NCI 156 Hickory Nut
00 Hickory Nut Road
Little Rock, MS 39337

\$289,000
156± Acres
Newton County



NCI 156 Hickory Nut Little Rock, MS / Newton County

SUMMARY

Address

00 Hickory Nut Road

City, State Zip

Little Rock, MS 39337

County

Newton County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

32.461714 / -88.985796

Taxes (Annually)

480

Acreage

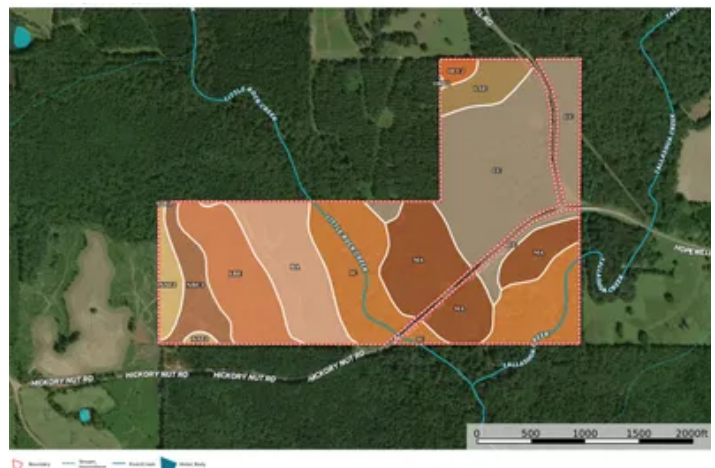
156

Price

\$289,000

Property Website

<https://www.mossyoakproperties.com/property/nci-156-hickory-nut-newton-mississippi/66316/>



All Polygons 153.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CP1	NCCP1	CAP
Cc	Chastain soils (una) (0 to 2 percent slopes)	42.09	27.41	0	56	4w
Ic	Iuka fine sandy loam (ochlockonee) (0 to 2 percent slopes)	31.03	20.2	0	79	2w
Ma	Mantachie soils (bibb) (0 to 2 percent slopes)	25.64	16.69	0	69	3w
Ba	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	17.74	11.55	0	37	5w
LbE	Lauderdale-Bowwell complex, strongly sloping and mod steep phases (lauderdale-arundel-sweatman) (12 to 17 percent slopes)	16.23	10.57	0	53	6e
NbC3	Nacogdoches sandy clay loam, severely eroded gently sloping phase (neshoba) (5 to 8 percent slopes)	8.24	5.37	0	67	4e
LaE	Lauderdale stony fine sandy loam, sloping to moderately steep phases (8 to 25 percent slopes)	5.94	3.87	0	40	6e
NaE2	Nacogdoches loam, eroded strongly sloping phase (williamsville)	4.95	3.22	0	67	6e
OcG2	Ora and Dulac soils, eroded gently sloping phases (ora-providence) (5 to 8 percent slopes)	1.57	1.02	0	53	3e
SeE2	Shubuta fine sandy loam, eroded strongly sloping phase (sweatman) (12 to 17 percent slopes)	0.09	0.06	0	67	7e
ObD2	Ora fine sandy loam, eroded sloping phase (8 to 12 percent slopes)	0.08	0.05	0	52	4e
TOTALS		153.61	100%	-	60.61	3.89

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

PROPERTY DESCRIPTION

Looking for a versatile tract of land that combines timber investment, hunting opportunities, and potential home sites? This 156-acre property in Newton County, MS, offers it all!

Situated across Hickory Nut Road and Hopewell Road in Little Rock, this property boasts over 2,160 feet of road frontage along Hickory Nut Road and 1,360 feet along Hopewell Road. This excellent access makes getting in and out a breeze, and the roads naturally divide the land into smaller and larger parcels, offering flexibility for development or land use.

The land has been a well-managed pine timber plantation for over 20 years. It includes:

- **33 acres** of 7-year-old planted Loblolly Pines
- **37 acres** with a thriving stand of 11-year-old Loblolly Pines
- **21 acres** of old-growth hardwood bottomland
- The remaining **65 acres** is fresh, clean cutover, offering new opportunities for replanting or other land uses.

Little Rock Creek runs through the property, providing a reliable water source for the abundant wildlife, including whitetail deer and turkey. The well-maintained interior road system allows you to access nearly every acre by ATV, making this tract perfect for hunting, recreation, and exploring.

Whether you're interested in timber investment, hunting, recreational use, or developing potential home sites, this property offers endless possibilities.

Don't miss out—call today to schedule your visit and discover all that this Newton County gem has to offer!

Dustin Pope

Mossy Oak Properties, Bottomland Real Estate

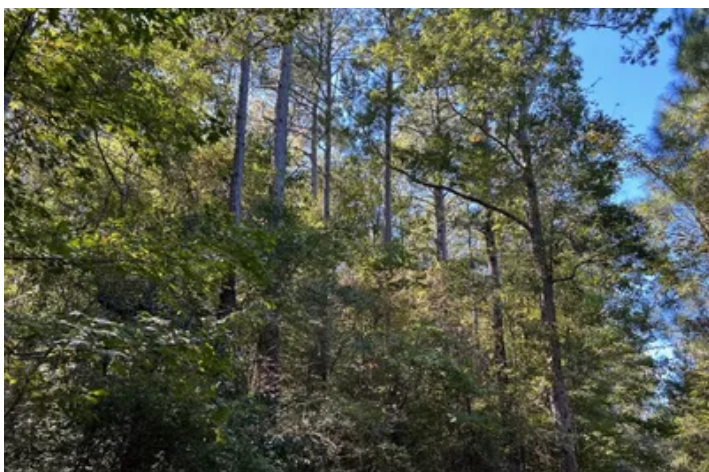
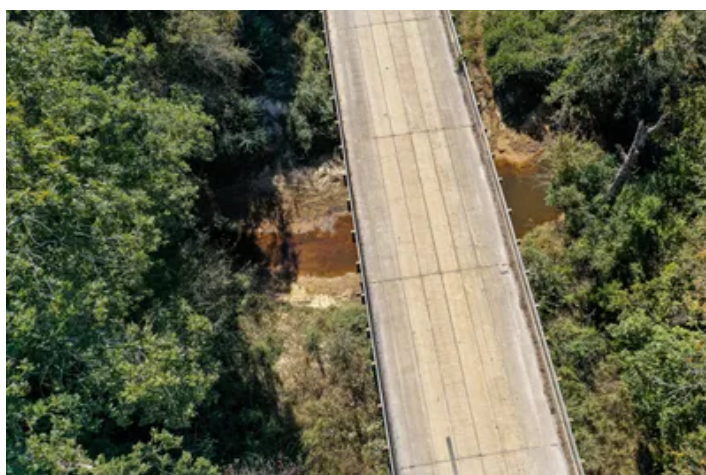
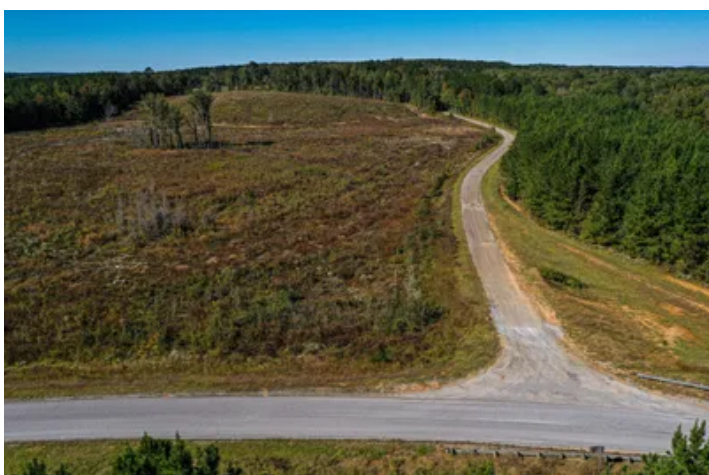
Central MS Office

Cell [601-575-5566](tel:601-575-5566)

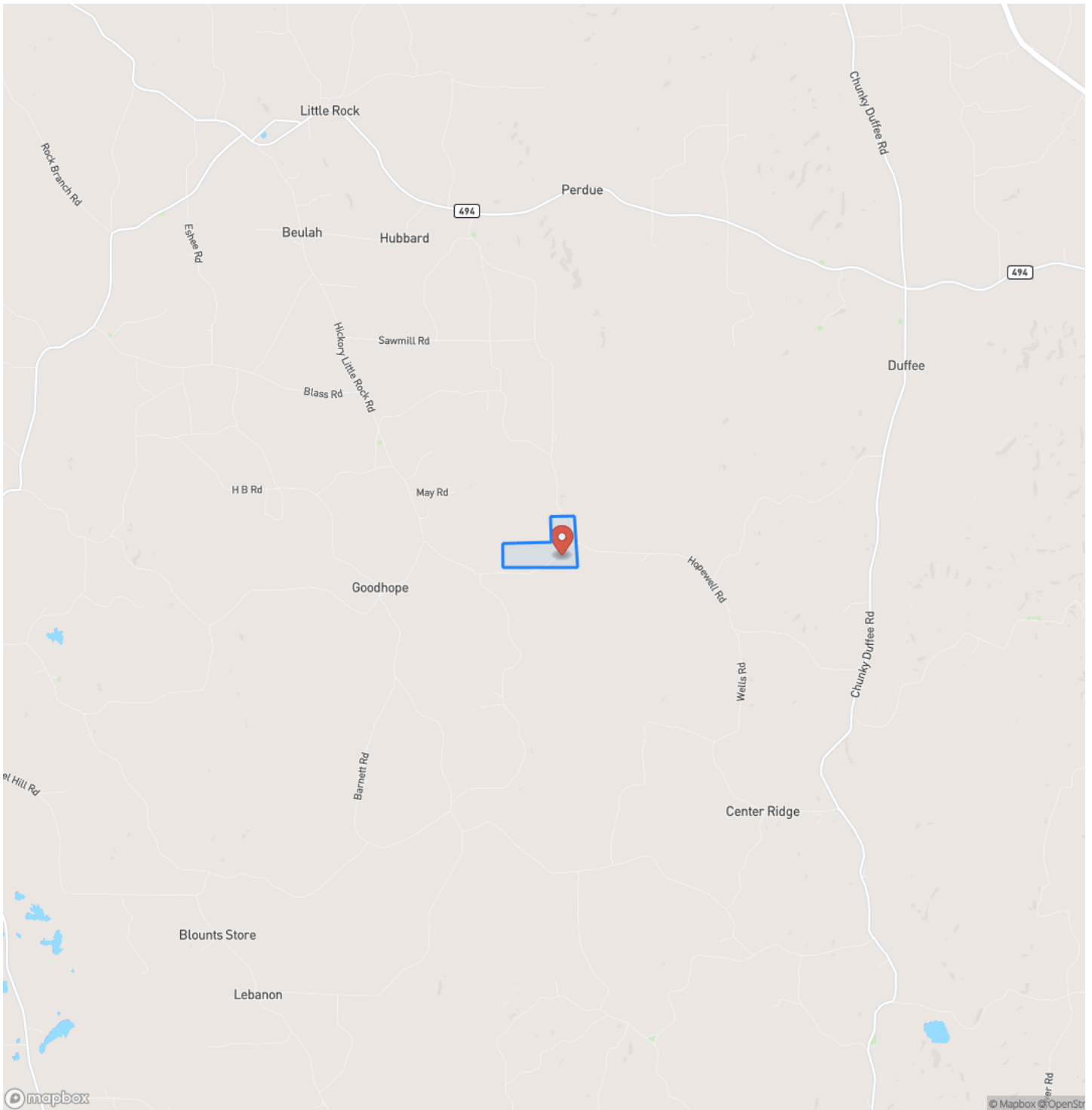
Office [662-495-1121](tel:662-495-1121)

dpope@mossyoakproperties.com

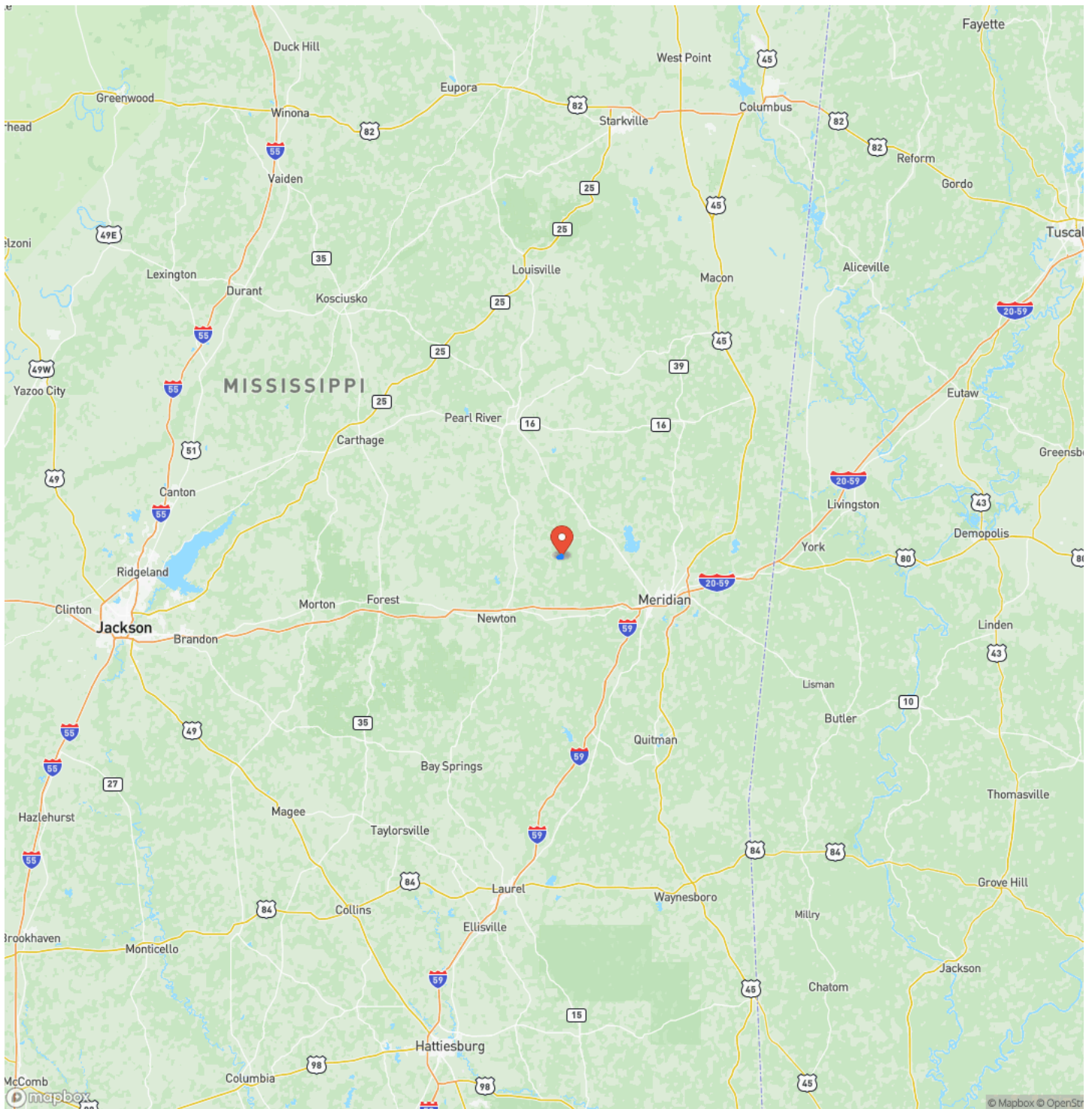
NCI 156 Hickory Nut
Little Rock, MS / Newton County



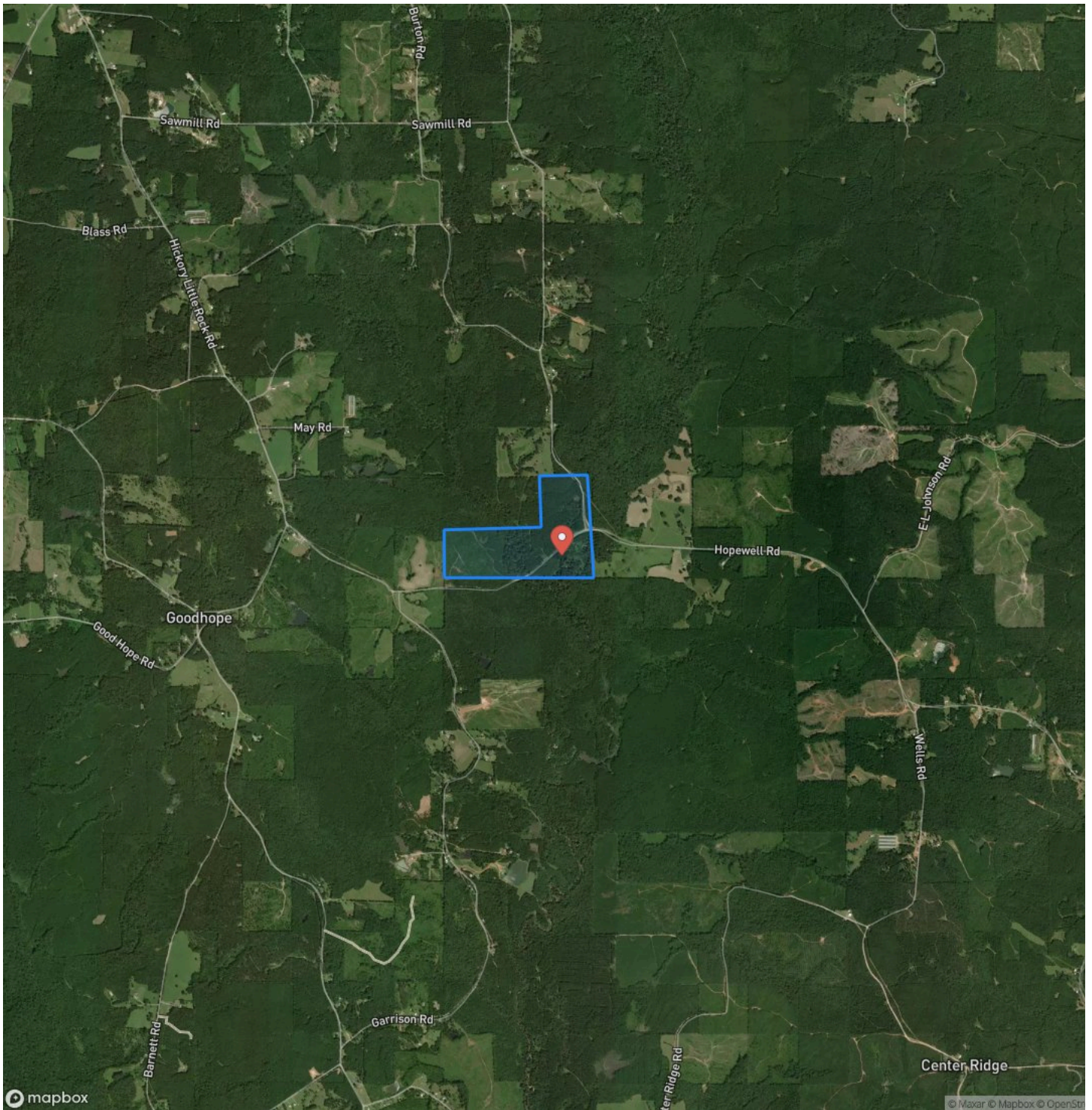
Locator Map



Locator Map



Satellite Map



NCI 156 Hickory Nut
Little Rock, MS / Newton County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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MossyOakProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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