

Newton County Ross 350
Skinner Place Road
Union, MS 39365

\$595,000
350± Acres
Newton County



Newton County Ross 350 Union, MS / Newton County

SUMMARY

Address

Skinner Place Road

City, State Zip

Union, MS 39365

County

Newton County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.561172 / -89.017118

Taxes (Annually)

1115

Acreage

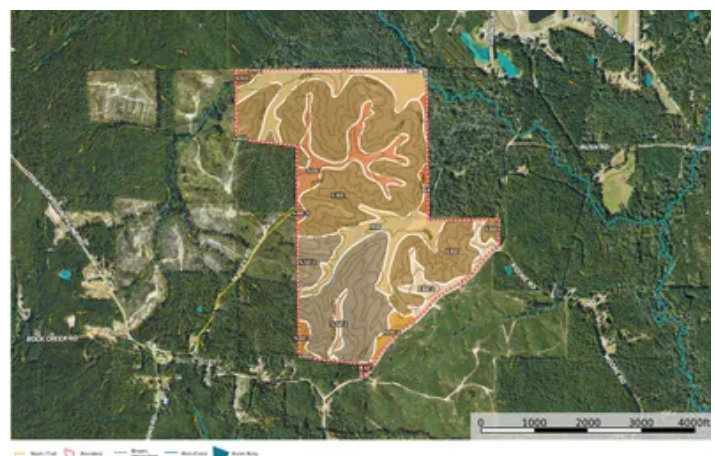
350

Price

\$595,000

Property Website

<https://www.mossyoakproperties.com/property/newton-county-ross-350-newton-mississippi/66967/>



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NOCPI | CAP |
|-----------|---|--------|-------|-----|-------|------|
| LbE | Lauderdale-Boswell complex, strongly sloping and mod steep phases (lauderdale-arundel-sweetman) (12 to 17 percent slopes) | 174.65 | 48.3 | 0 | 53 | 6e |
| NaE2 | Nacogdoches loam, eroded strongly sloping phase (williamsville) | 72.51 | 20.05 | 0 | 67 | 6e |
| Mb | Mantachie very fine sandy loam, local alluvium phase (bibb) (0 to 2 percent slopes) | 55.36 | 15.31 | 0 | 69 | 3w |
| SdC | Shubuta fine sandy loam, gently sloping phase (5 to 8 percent slopes) | 22.49 | 6.22 | 0 | 70 | 3e |
| LbC2 | Lauderdale-Boswell complex, eroded gently sloping phases (lauderdale-arundel) (5 to 8 percent slopes) | 12.87 | 3.56 | 0 | 49 | 4s |
| SdC2 | Shubuta fine sandy loam, eroded gently sloping phase (5 to 8 percent slopes) | 5.7 | 1.58 | 0 | 64 | 3e |
| NbC3 | Nacogdoches sandy clay loam, severely eroded gently sloping phase (neshoba) (5 to 8 percent slopes) | 4.42 | 1.22 | 0 | 67 | 4e |
| Ba | Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded | 4.05 | 1.12 | 0 | 37 | 5w |
| NaC2 | Nacogdoches loam, eroded gently sloping phase (neshoba) (5 to 8 percent slopes) | 3.39 | 0.94 | 0 | 72 | 3e |
| SmE | Smithdale fine sandy loam, 12 to 17 percent slopes, eroded | 2.52 | 0.7 | 0 | 66 | 6e |
| BM | Bibb-Mantachie association, frequently flooded | 2.27 | 0.63 | 0 | 57 | 5w |
| RuC2 | Ruston fine sandy loam, eroded gently sloping phase (5 to 8 percent slopes) | 1.11 | 0.31 | 0 | 51 | 3e |
| SmD | Smithdale fine sandy loam, 8 to 12 percent slopes | 0.27 | 0.07 | 0 | 73 | 4e |
| TOTALS | | 361.61 | 100% | - | 59.64 | 5.15 |

PROPERTY DESCRIPTION

Are you looking for a well established hunting property that also includes an enhanced timber investment? This 350-acre property in Newton County, MS offers both of these opportunities!

This property runs along Skinner Place Road on the east side with a staggering 3500 feet of road frontage. Also, Hurley Road provides a well-maintained community access from the west side making getting in and out of this property a breeze, and offers flexibility for development or a variety of different land usages.

This property has been a well-managed pine timber plantation for over 20 years, as well as an active hunting lease for 12+ years. It includes:

- **78 acres** of 8 year old Loblolly Pines
- **86 acres** of 2 year old Loblolly Pines
- **59 acres** of 3 year old Loblolly Pines
- **57 acres** of 4 year old Loblolly Pines
- **41 acres** of 20 year old Loblolly Pines

Also Included:

- **6-8** established food plots that are active and have been maintained for years; with summer and winter feeding programs
- **Elaborate Interior Road System** You can travel for several miles on a ATV or small truck and never leave the interior of the property
- **Home sites/camp sites** with over 3500 feet of road frontage, you pick where you want to set up camp, or build your forever home

This property offers an abundance of opportunities. Whether you're strictly an investor, or you and your buddies have been looking for that perfect established hunting camp, this is worth a look!!

Don't miss out.. call today to schedule your visit and see why we're raving about this spectacular Newton County property!

Dustin Pope CLS

Mossy Oak Properties, Bottomland Real Estate

Central MS Office

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

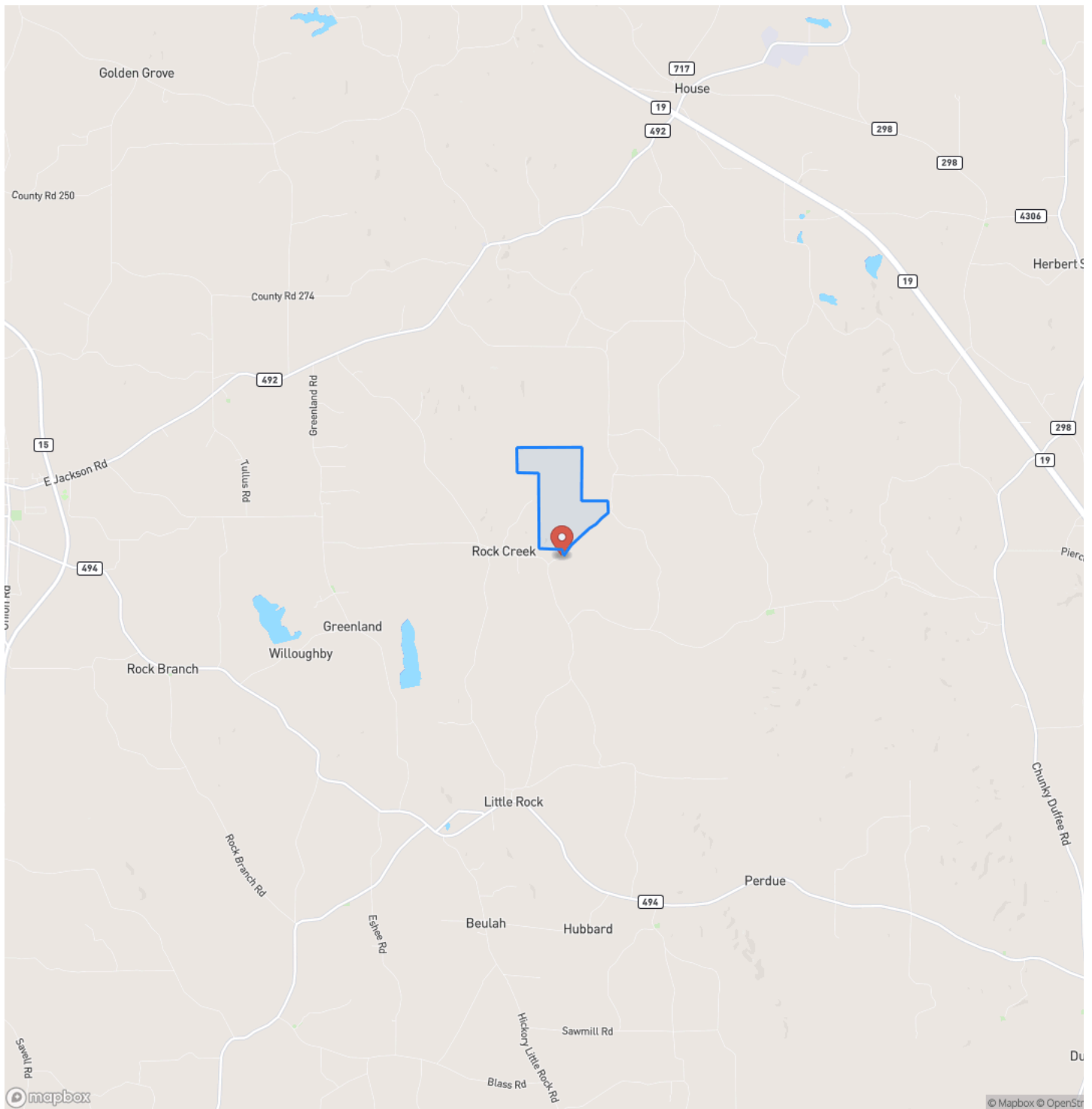
Office [662-495-1121](tel:662-495-1121)

dpope@mossyoakproperties.com

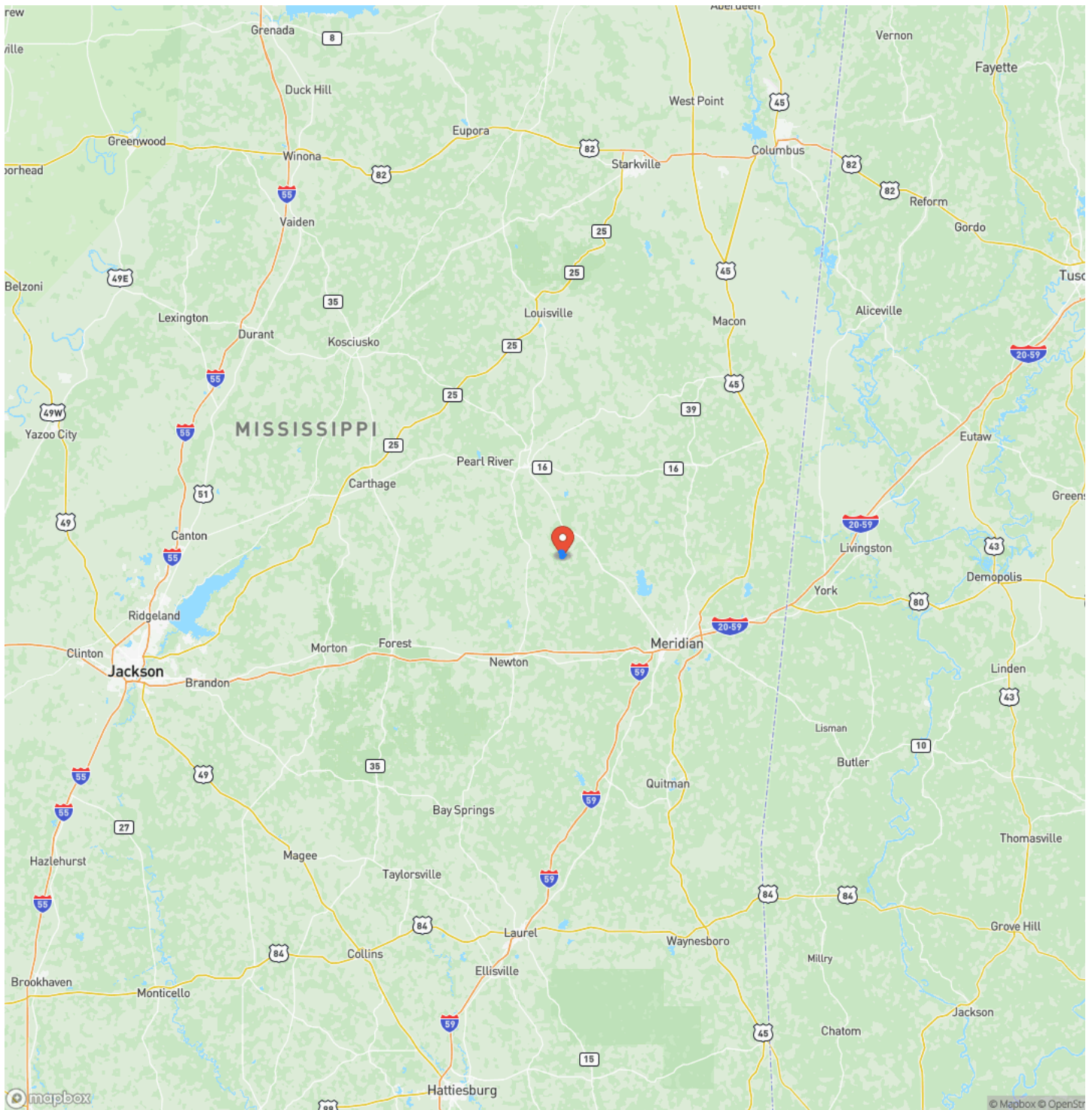
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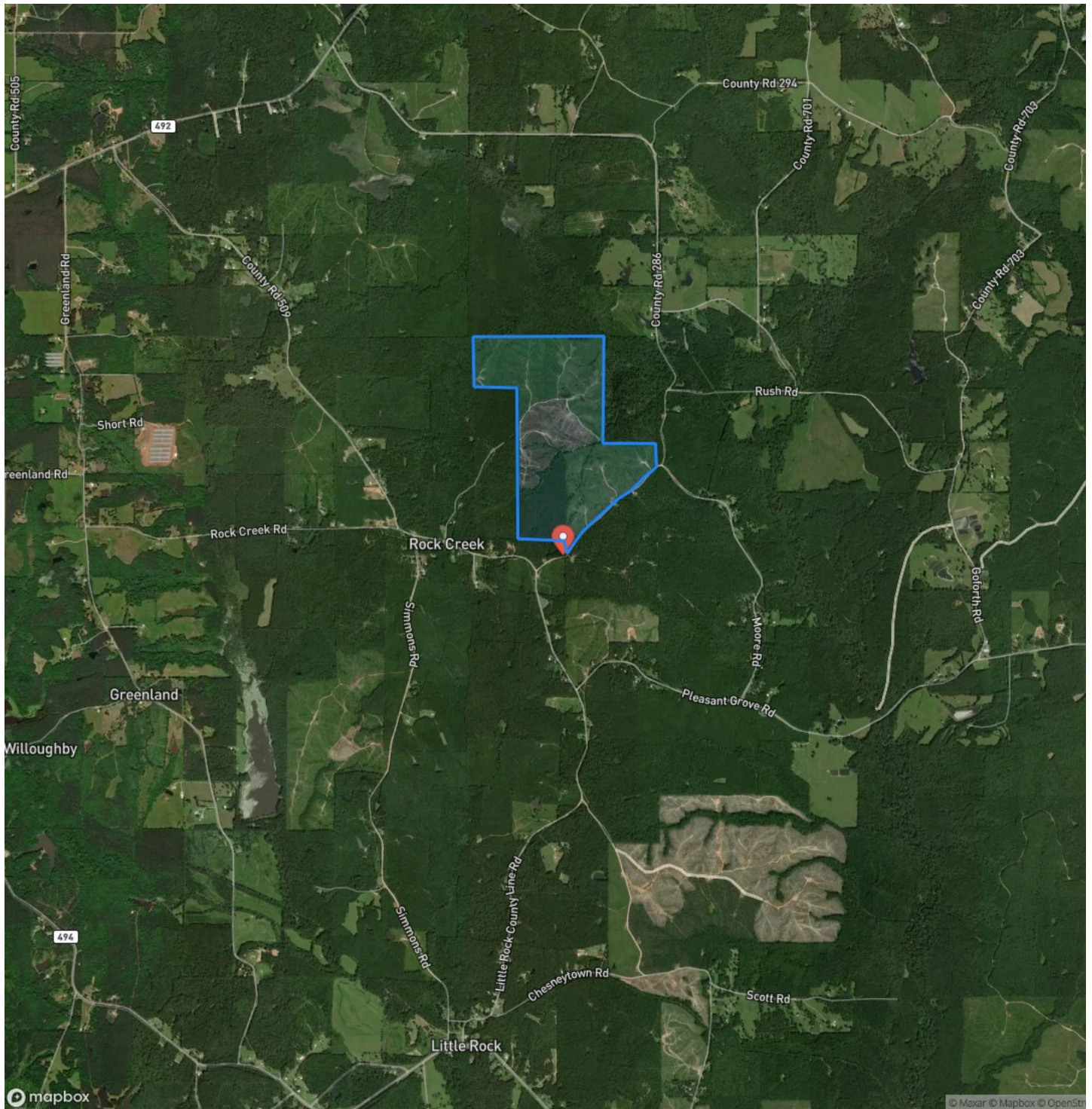
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MossyOakProperties.com

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