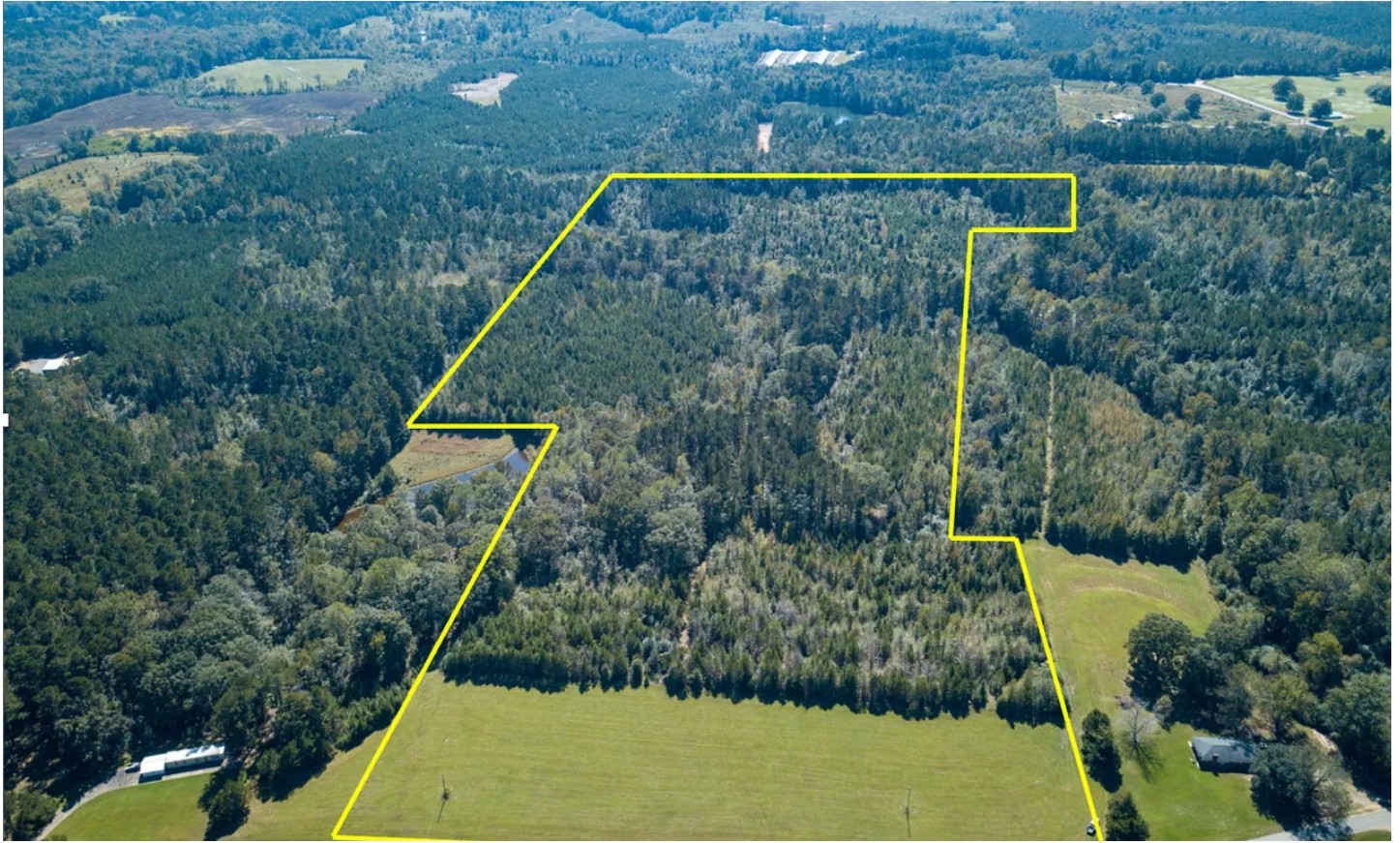


Newton County-50 acres
01 Pine Bluff Road
Decatur, MS 39327

\$165,000
50± Acres
Newton County



Newton County-50 acres
Decatur, MS / Newton County

SUMMARY

Address

01 Pine Bluff Road

City, State Zip

Decatur, MS 39327

County

Newton County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

32.404989 / -89.196867

Taxes (Annually)

145

Acreage

50

Price

\$165,000

Property Website

<https://www.mossyoakproperties.com/property/newton-county-50-acres-newton-mississippi/53775/>



PROPERTY DESCRIPTION

50± Acre Recreational Tract – Newton, MS

If you're looking for the perfect mix of timber, wildlife, and convenience, this 50± acre property just north of Newton, Mississippi, has it all. Whether you enjoy hunting, exploring, or simply spending time outdoors, this tract is ready to enjoy from day one.

Property Highlights:

- 15± acres of 13-14-year-old Loblolly pines
- 14± acres of 6-year-old Loblolly pines
- 5± acres of open fields – ideal for food plots or a home site
- 16± acres of mature mixed hardwoods and pines

The diverse habitat and rolling terrain create excellent conditions for deer, turkey, dove, and upland bird hunting. Well-maintained internal trails provide easy access throughout the property, making it simple to navigate by ATV or truck.

Located along **Pine Bluff Road**, this property also features a beautiful site for a **home or hunting cabin**. **Water, power, and underground fiber** are available, giving you the option to enjoy both modern convenience and peaceful seclusion.

Will Waits, Certified Land Specialist

Licensed in MS

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

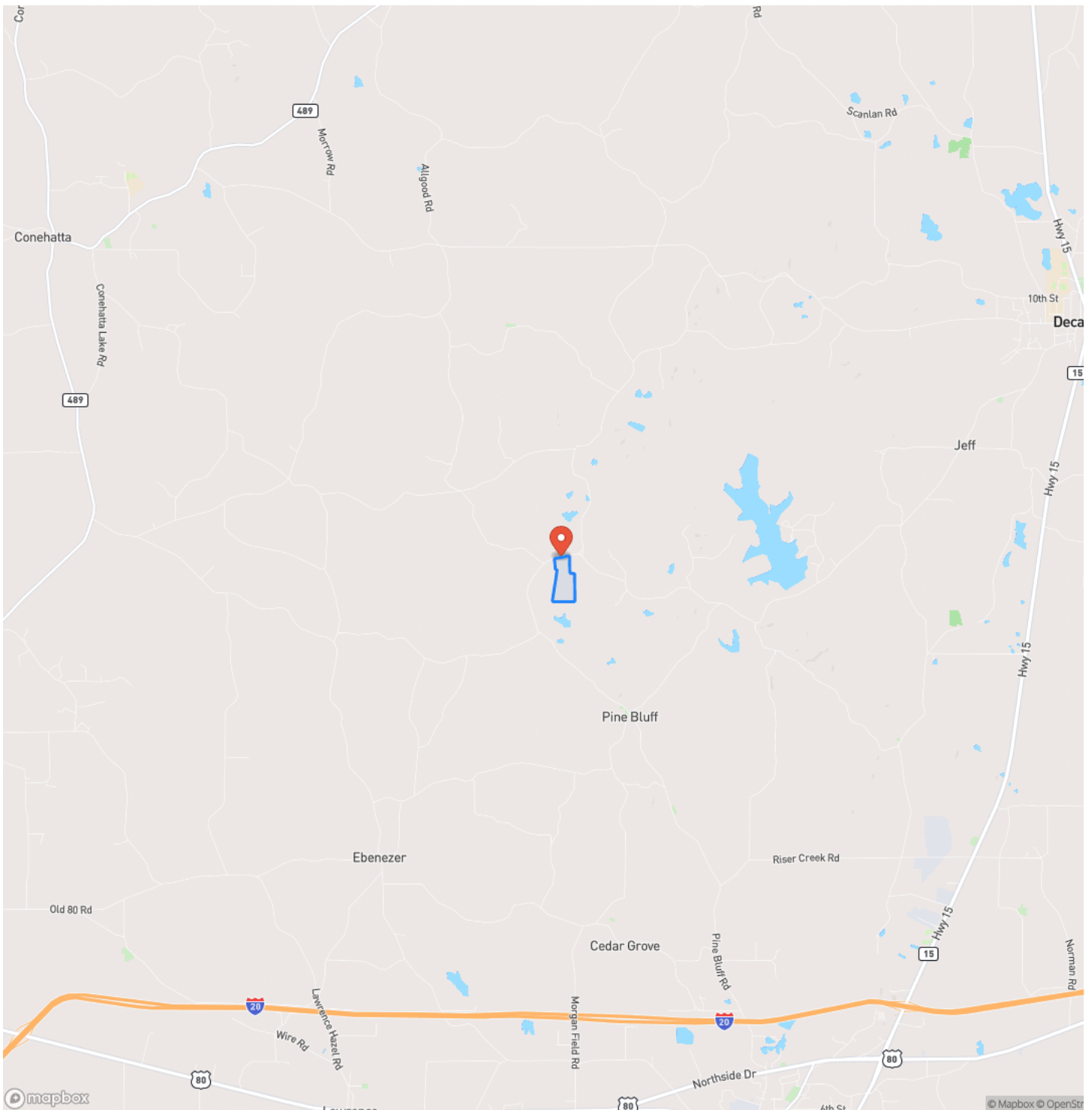
Cell: [769-572-2267](tel:769-572-2267)

Email: wwaits@mossyoakproperties.com

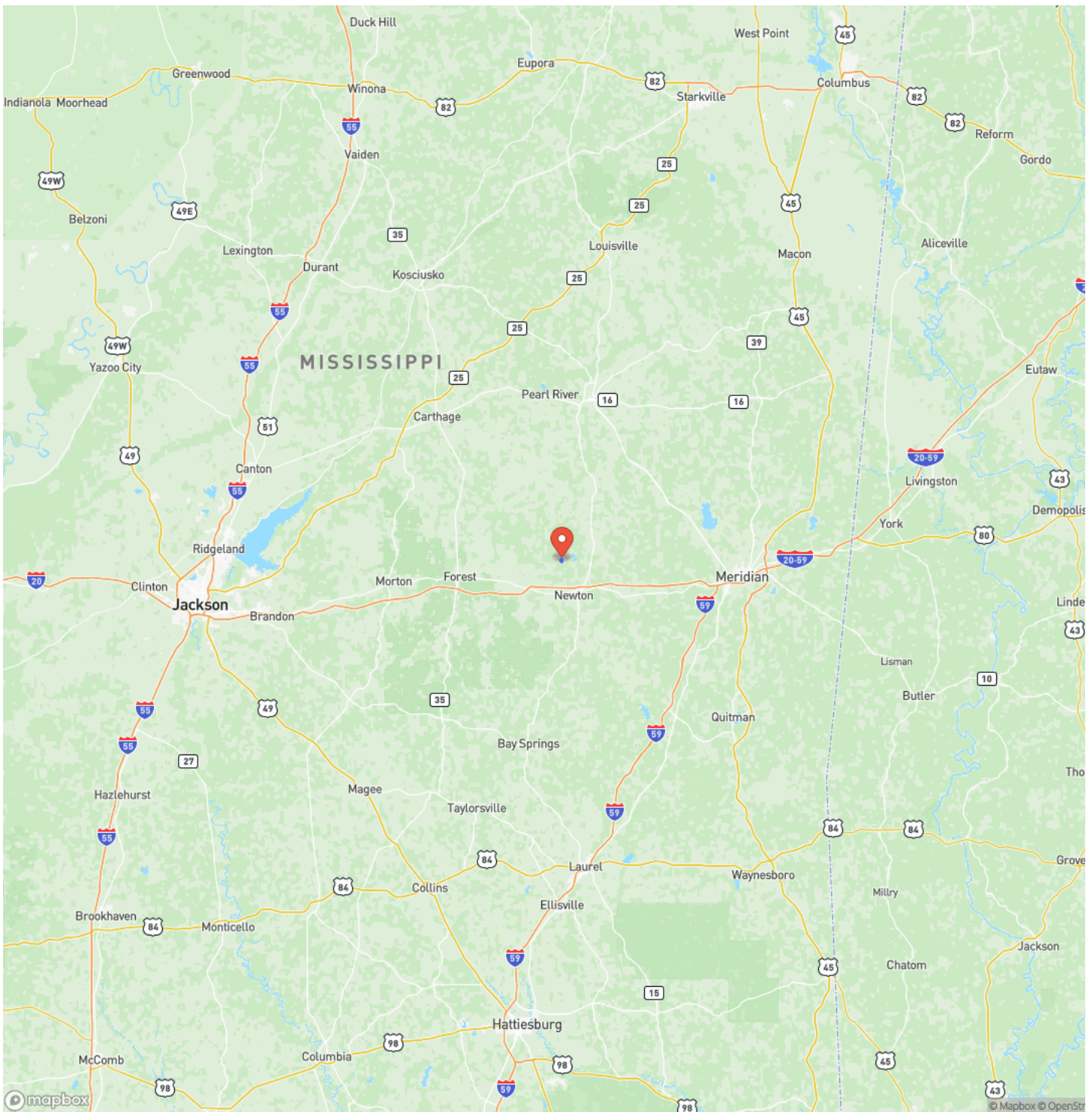
Newton County-50 acres
Decatur, MS / Newton County



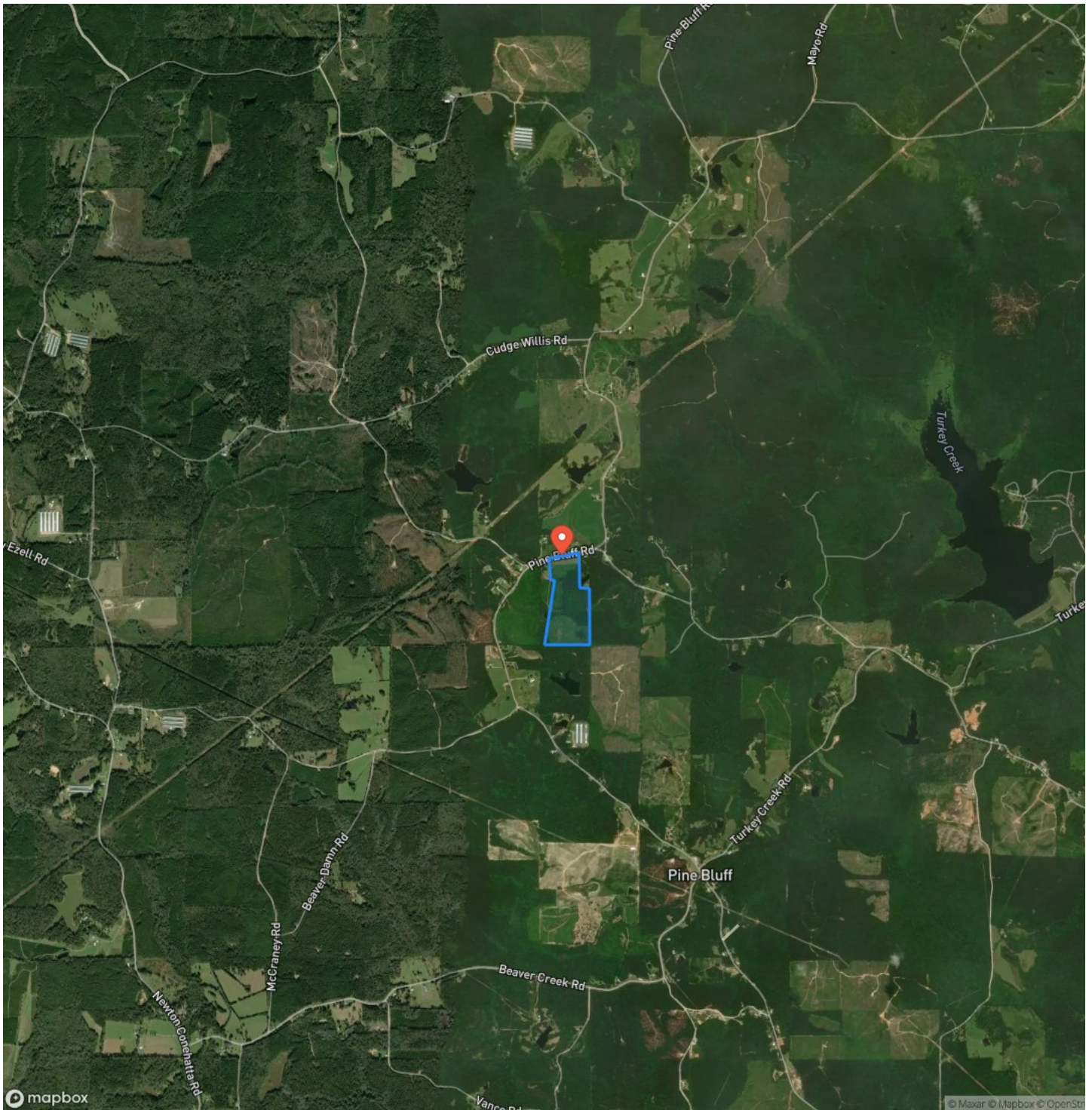
Locator Map



Locator Map



Satellite Map



Newton County-50 acres
Decatur, MS / Newton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Waits

Mobile

(769) 572-2267

Office

(662) 495-1121

Email

wwaits@mossyoakproperties.com

Address

108 Lone Wolf Dr.

City / State / Zip

NOTES

[illegible]

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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

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