

NCI 505 72 Acres
Road 505
Lawrence, MS 39336

\$155,700
72± Acres
Newton County



NCI 505 72 Acres
Lawrence, MS / Newton County

SUMMARY

Address

Road 505

City, State Zip

Lawrence, MS 39336

County

Newton County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.709265 / -95.661372

Taxes (Annually)

246

Acreage

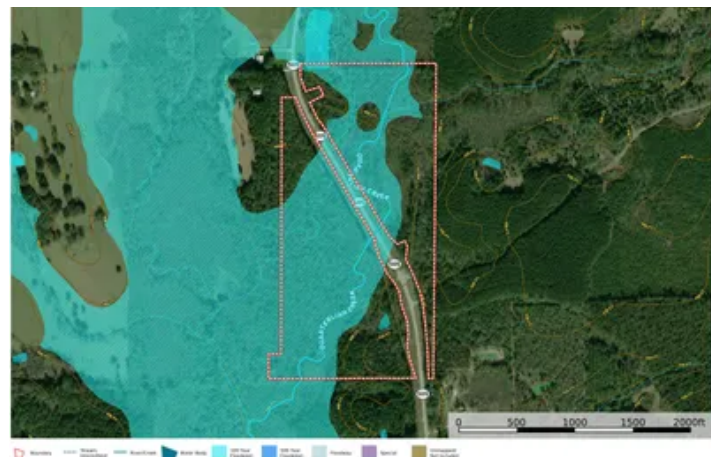
72

Price

\$155,700

Property Website

<https://www.mossyoakproperties.com/property/nci-505-72-acres-newton-mississippi/66317/>



PROPERTY DESCRIPTION

Discover a Hunter's Paradise in Newton County, MS!

This 72 +/- acre property, located along State Highway 505 in Newton County, MS, is a dream come true for outdoor enthusiasts. The property is divided by the highway, with approximately 40 acres on the west side and nearly 32 acres on the east side.

As soon as you set foot on this land, you'll notice the abundance of young hardwood timber, providing excellent cover and feeding opportunities for wildlife. This setup will ensure great hunting for years to come!

Property Highlights:

- **Young Hardwood Timber:** A vast amount of standing hardwood offers both cover and food for wildlife.
- **Thin Underbrush:** The sparse underbrush makes it easy to traverse the property from one end to the other, while still providing enough cover for game to feel secure.
- **Quarterliah Creek:** The creek flows beneath the highway and across the property, providing fresh water year-round.

If you can't find an abundance of whitetail sign here, you're simply not looking! Just show up, set up a blind wherever you want, and watch the deer stroll by.

No Established Food Plots, this is your opportunity to design and manage the property however you see fit to create your ideal hunting setup.

This is truly a must-see property to appreciate its full potential and beauty! Reach out to me today to schedule a viewing—I know you'll be glad you did.

Will Waits

Certified Land Specialist

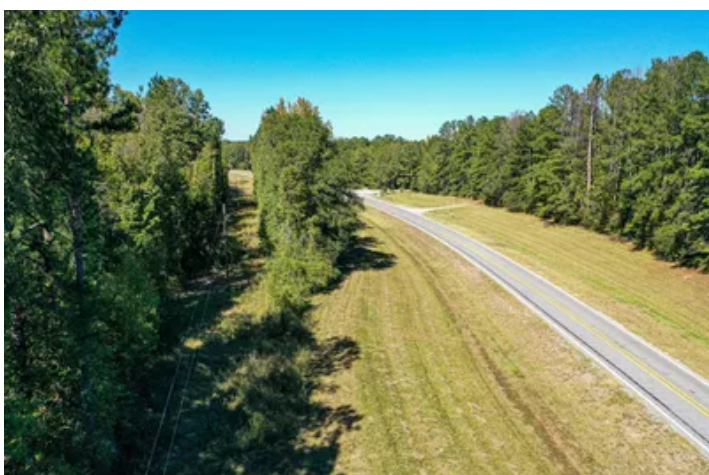
Licensed in MS

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

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

Email: wwaits@mossyoakproperties.com

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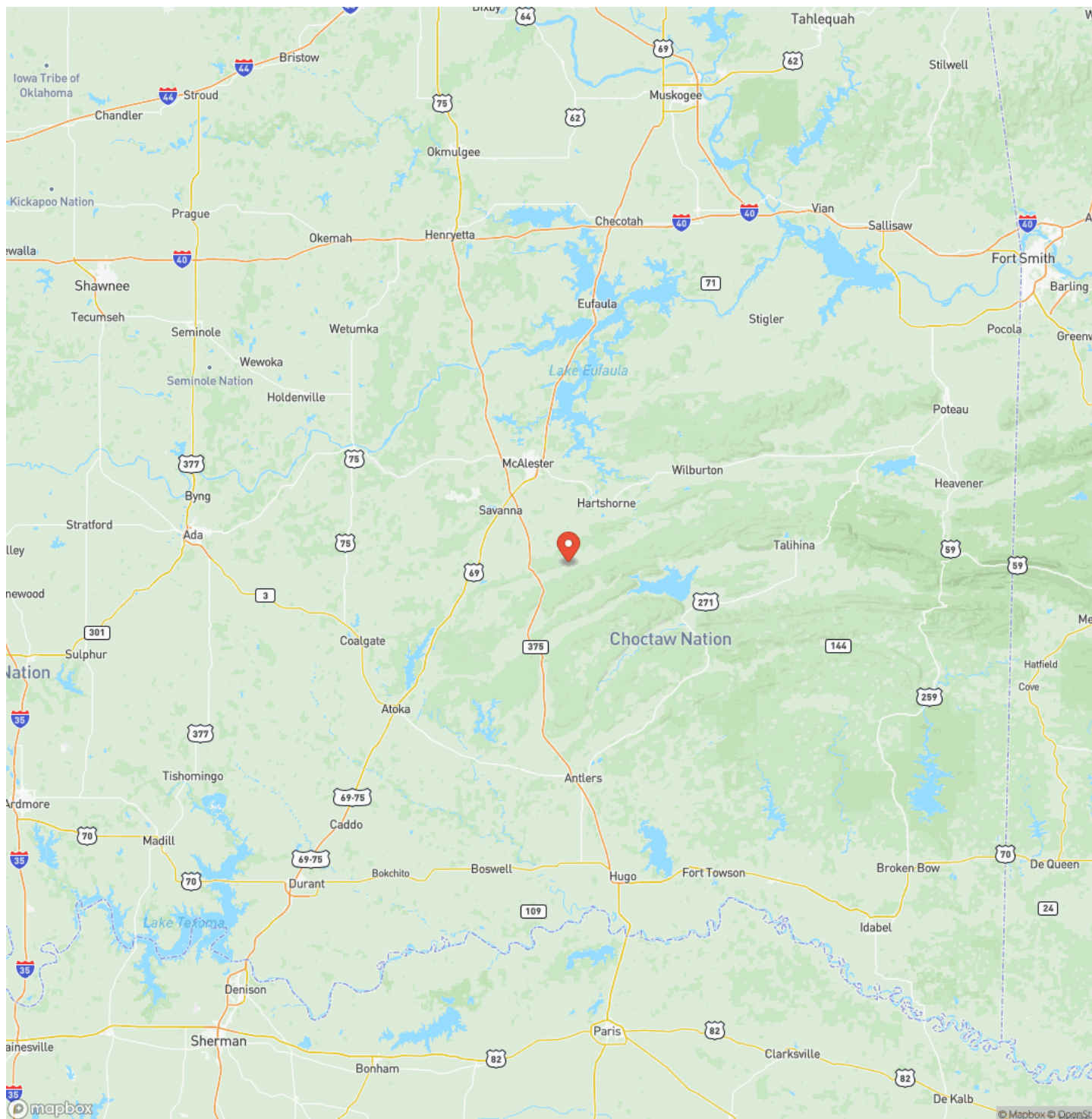


Locator Map



NCI 505 72 Acres
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Locator Map



MORE INFO ONLINE:

MossyOakProperties.com

Satellite Map



NCI 505 72 Acres
Lawrence, MS / Newton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Waits

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Address

108 Lone Wolf Dr.

City / State / Zip

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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

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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.

Mossy Oak Properties Bottomland Real Estate

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West Point, MS 39773

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