

85 acres- Newton County
Little Rock County Line Road
Union, MS 39365

\$178,815
85± Acres
Newton County



85 acres- Newton County
Union, MS / Newton County

SUMMARY

Address

Little Rock County Line Road

City, State Zip

Union, MS 39365

County

Newton County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

Latitude / Longitude

32.554331 / -89.017995

Taxes (Annually)

286

Acreage

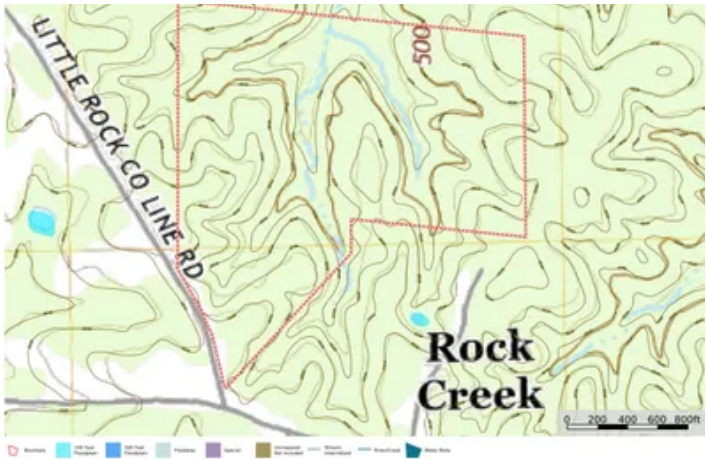
85

Price

\$178,815

Property Website

<https://www.mossyoakproperties.com/property/85-acres-newton-county-newton-mississippi/66964/>



Boundary 89.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CA
SmE	Smithdale fine sandy loam, 12 to 17 percent slopes	69.46	77.97	0	69	6e
Mb	Mantachie very fine sandy loam, local alluvium phase (tbb0) (0 to 2 percent slopes)	6.67	7.49	0	69	3e
NbC3	Nacogdoches sandy clay loam, severely eroded gently sloping phase (neshoba) (5 to 8 percent slopes)	6.26	7.03	0	67	4e
SmD	Smithdale fine sandy loam, 8 to 12 percent slopes	2.57	2.88	0	73	4e
OcC3	Ora and Dulac soils, severely eroded gently sloping phases (ora-providence) (5 to 8 percent slopes)	2.42	2.72	0	51	4e
RaC3	Ruston fine sandy loam, severely eroded gently sloping phase (5	0.91	1.02	0	67	4e
NbE3	Nacogdoches sandy clay loam, severely eroded strongly sloping phase (williamsville) (12 to 17 percent slopes)	0.8	0.9	0	63	6e
TOTALS		89.09	100%	-	68.41	5.1

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, vast recreational opportunities, and potential home sites?? This 91.7-acre property in Newton County, MS might be just the place you've been looking for!

Situated along Little Rock County Line Road at the intersection of Rock Creek Road, this property provides over 850 feet of frontage on a well-maintained paved road. Access at the road is gated providing a private, but inviting atmosphere, and makes accessing the property extremely simplistic.

The land has been a well-managed pine timber plantation for well over 20 years, and has provide a great source of income of the years! It includes:

- **74.7 acres** of 1-year-old planted Loblolly pines
- The remaining **17 acres** consistent moderate underbrush, providing ideal bedding for wildlife

Interior Road extends throughout the property, providing easy travels from one end of the property to the other via ATV. Explore the vast opportunites this tract holds with ease!

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

Be the first to call and discover all the rare opportunities this Newton County tract has to offer!

Will Waits

Certified Land Specialist

Licensed in MS

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

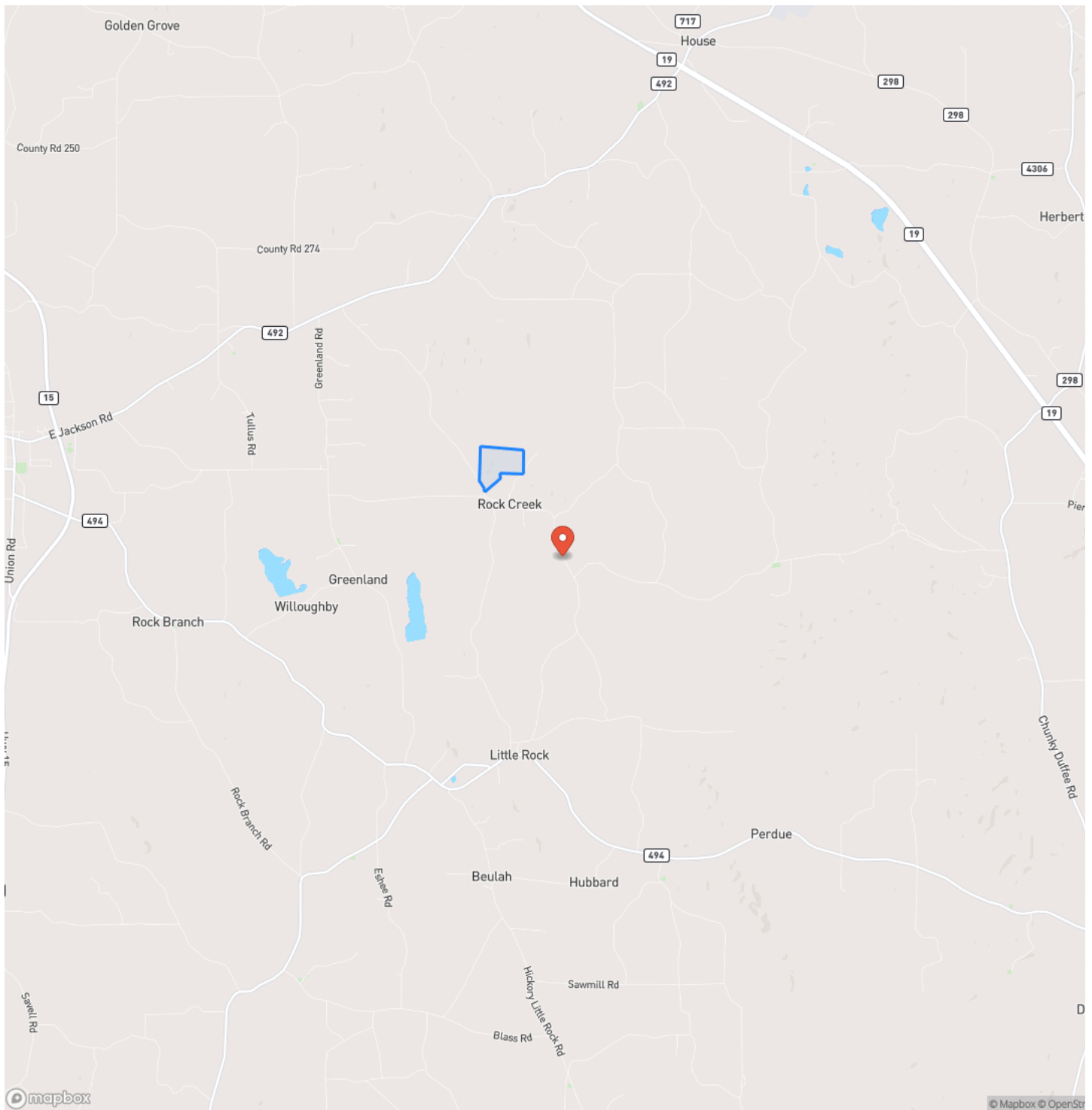
Cell: [769-572-2267](tel:769-572-2267)

Email: wwaits@mossyoakproperties.com

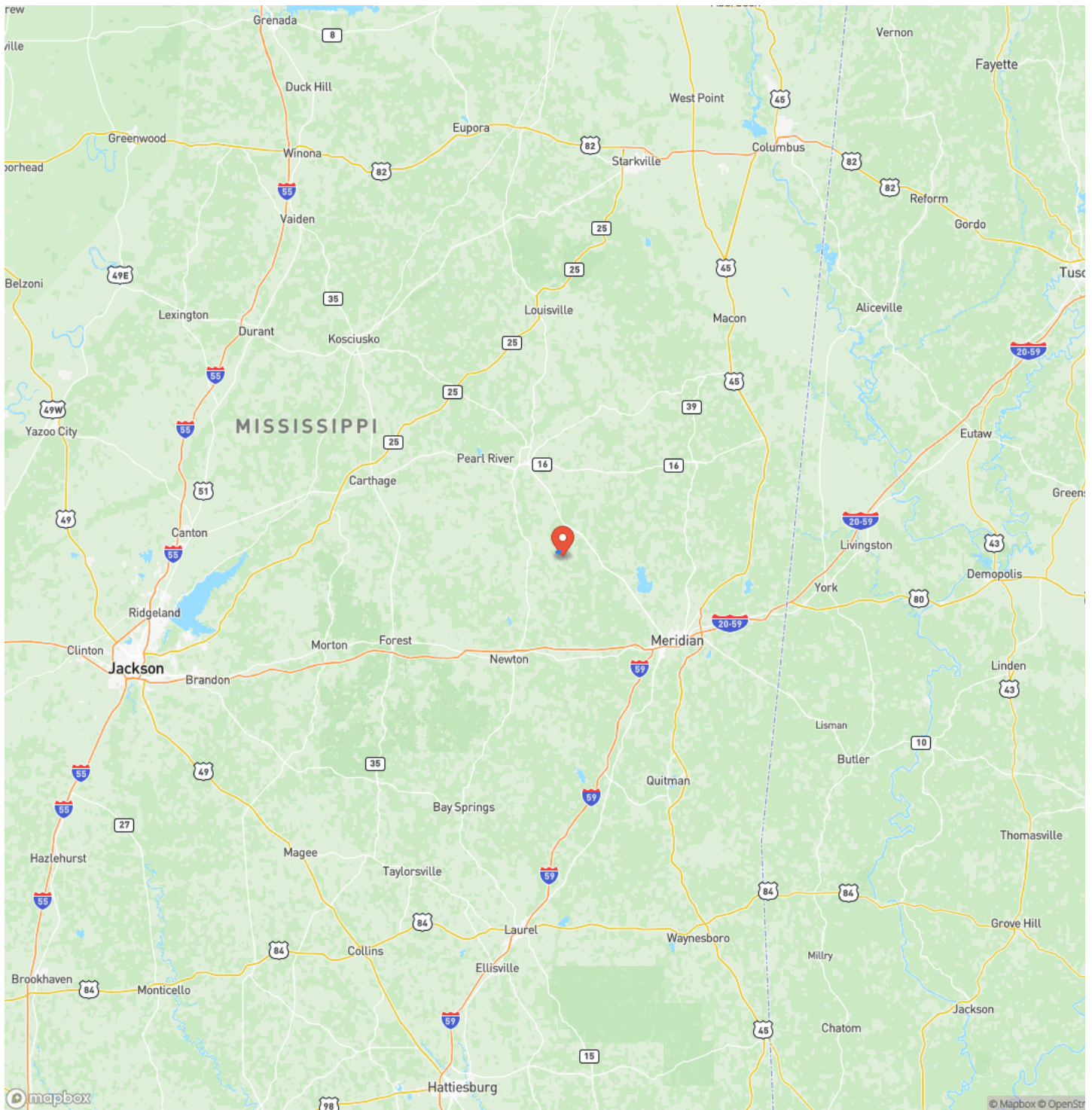
85 acres- Newton County
Union, MS / Newton County



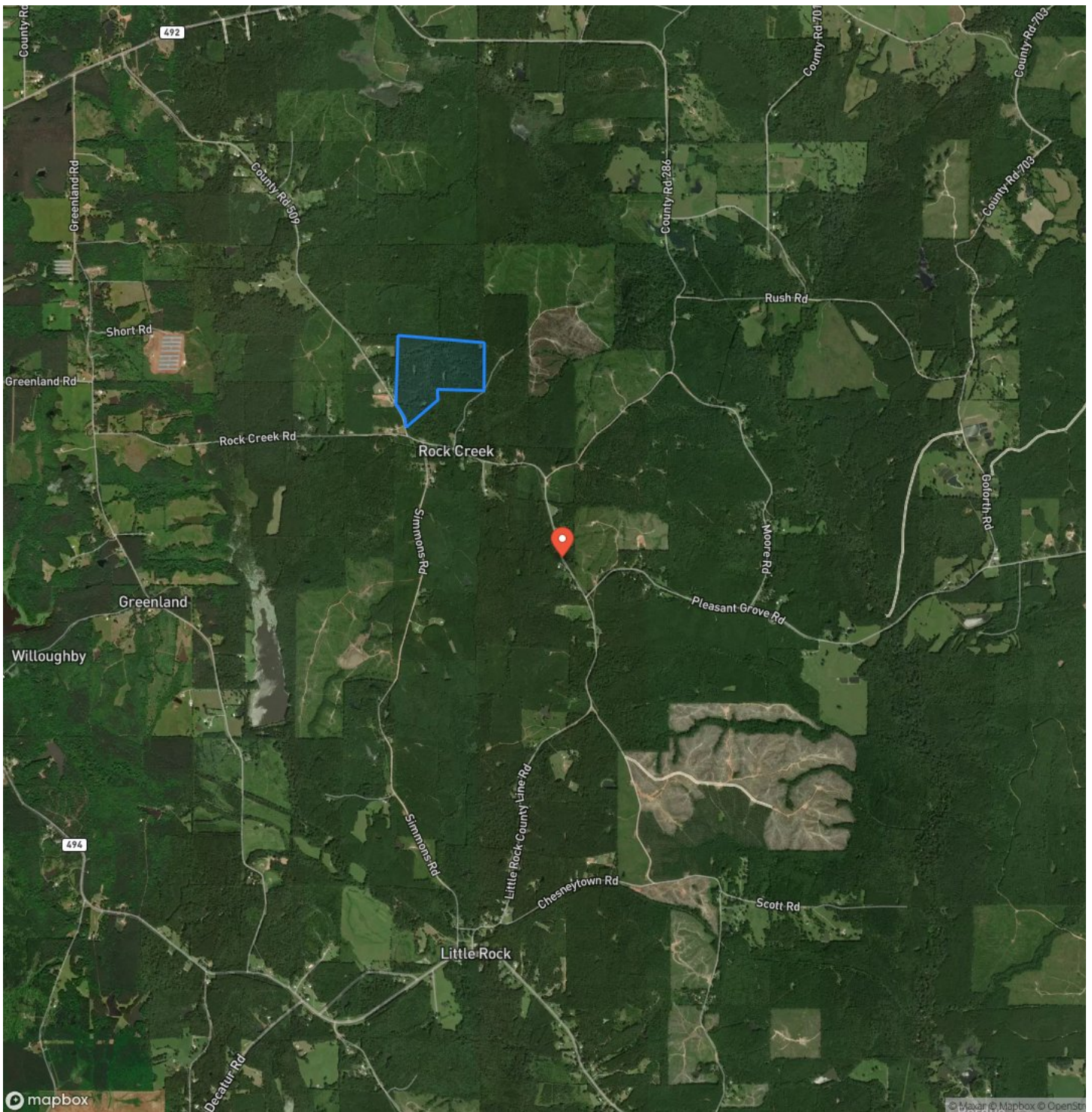
Locator Map



Locator Map



Satellite Map



**85 acres- Newton County
Union, 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

This image shows a blank 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.

MORE INFO ONLINE:

MossyOakProperties.com

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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

MossyOakProperties.com

