

Houlka 312  
301 Co Rd 408  
New Houlka, MS 38850

**\$1,146,000**  
312± Acres  
Chickasaw County



**Houlka 312**  
**New Houlka, MS / Chickasaw County**

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**SUMMARY**

**Address**

301 Co Rd 408

**City, State Zip**

New Houlka, MS 38850

**County**

Chickasaw County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land,  
Timberland, Riverfront

**Latitude / Longitude**

34.037284 / -89.121386

**Taxes (Annually)**

\$1,103

**Acreage**

312

**Price**

\$1,146,000

**Property Website**

<https://www.mossoakproperties.com/property/houlka-312/chickasaw/mississippi/106321/>



**PROPERTY DESCRIPTION**

**New Houlka 312 - Premier Mississippi Hunting & Recreational Property**

New Houlka 312 is a rare opportunity to own a true showplace hunting property in the heart of North Mississippi. Located in Chickasaw counties near New Houlka, this 312± acre property offers exceptional deer, turkey, and duck hunting with a diverse landscape designed for year-round outdoor enjoyment.

Located in an area known for rich wildlife habitat along the Skuna River corridor, the property benefits from surrounding agricultural farmland that helps support an outstanding population of deer, turkey, and waterfowl. The land itself was once row-cropped in the 1950s before naturally transitioning into a beautiful mix of mature bottomland hardwoods and pine timber, creating ideal habitat for wildlife while maintaining excellent recreational appeal.

The property is turnkey and thoughtfully developed with multiple shooting houses already in place and over 4.5 miles of meticulously maintained interior roads, many stretching nearly 20 yards wide, allowing easy access throughout the property. With approximately 1.5 miles of road frontage, accessibility and future usability are excellent. The terrain is extremely flat and drains well, while also offering the ability to be easily converted into managed duck habitat with the addition of water-control structures and minimal improvements.

For waterfowl enthusiasts, this tract presents incredible upside. Existing levee roads and natural wet areas create the perfect foundation for a large managed duck impoundment. With the addition of water-control culverts, a new owner could easily manage water levels across more than 100 acres and create premier waterfowl habitat.

Adding even more character, the scenic Skuna River runs through the property for over a mile, while an additional unnamed waterway crosses the tract for another half mile. These water features further enhance the habitat, beauty, and recreational value of the land.

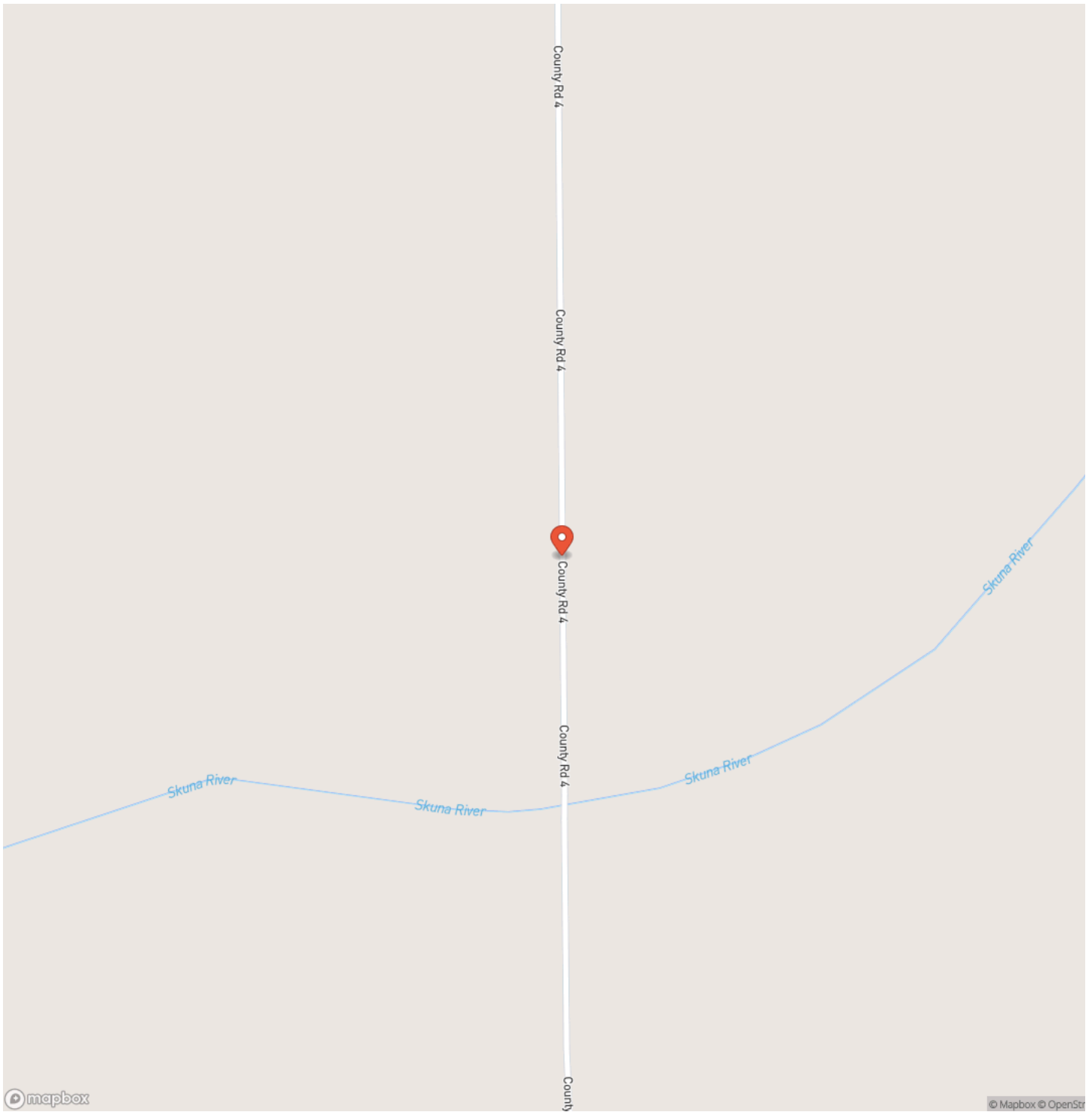
Conveniently located approximately 50 minutes from Oxford, 50 minutes from Tupelo, and one hour from Starkville, this property combines seclusion, accessibility, and outstanding hunting potential. Whether you are searching for a legacy hunting property, recreational retreat, or investment tract with tremendous habitat potential, New Houlka 312 stands out as a truly one-of-a-kind North Mississippi sporting property.

For more information call Matt Thrasher at [662-603-4987](tel:662-603-4987) or email [mthrasher@mossyoakproperties.com](mailto:mthrasher@mossyoakproperties.com)

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## Locator Map





## Satellite Map







## **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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