

194± ACRES
NEWTON COUNTY, MS
\$575,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE NEWTON 194

PROPERTY PROFILE

LOCATION:

- Pleasant Ridge Road
Hickory, MS 39332
- Newton County
- 19± Miles W of Meridian
- 85.7± Miles N of Hattiesburg
- 146± Miles N of Mobile, AL
- 199± Miles N of New Orleans

PROPERTY USE:

- Hunting
- Recreational
- Potential Cabin Site
- ATV Riding

TAX INFORMATION:

2025 Taxes

- Parcel 118R-17-00-001.00:
\$363.76
- Parcel 131R-21-00-003.00:
\$227.85

PROPERTY INFORMATION:

- 194± Total Acres
- 2.5± Acre Duck Hole
- 1.87± Miles of Frontage on
the Historic Chunky Creek
- 340'± of Frontage
on Pleasant Ridge Road
- Towering Oaks, Pines,
and Mixed Hardwoods
- Flat Terrain
- Some Rolling Hills
- Extensive Trail System
- Deer, Duck, Turkey,
and Other Small Game
- Box Blind and Ladder Stands
- Multiple Sandbars for Camping
- Utilities Available at the Road
- FEMA Flood Plain

COORDINATES:

- 32.35246, -88.98036



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DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

WELCOME TO THE NEWTON 194

LOCATED IN HICKORY, MISSISSIPPI, IN NEWTON COUNTY, THIS EXCEPTIONAL 194± ACRE RECREATIONAL TRACT OFFERS A RARE OPPORTUNITY TO OWN A LARGE, CONTIGUOUS PROPERTY WITH SIGNIFICANT WATER FRONTAGE ALONG THE HISTORIC CHUNKY CREEK. Conveniently accessed via 340± feet of frontage on Pleasant Ridge Road, the property sits 19± miles west of Meridian, 85.7± miles north of Hattiesburg, 146± miles north of Mobile, and 199± miles north of New Orleans, placing it in a private yet accessible setting ideal for outdoor enthusiasts.

Bordered by an impressive 1.87± miles of Chunky Creek frontage, this tract features towering oaks, pines, and mixed hardwoods across a landscape of primarily flat terrain complemented by gently rolling hills. An extensive internal trail system provides convenient access throughout the property, leading to established hunting improvements, including box blinds and ladder stands. Wildlife is abundant, with frequent sightings of deer, duck, turkey, and other small game. A 2.5± acre duck hole further enhances the hunting and recreational appeal, while multiple sandbars along the creek create ideal spots for camping and outdoor gatherings.



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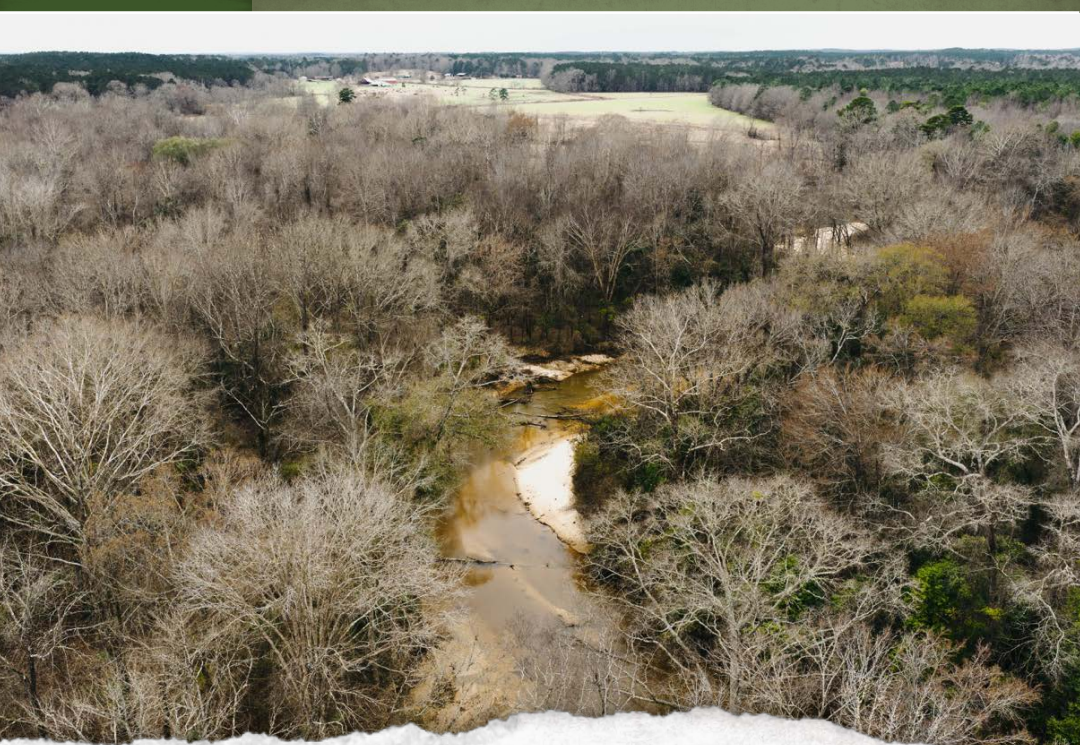


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MORE ABOUT THE NEWTON 194

With utilities available at the road and several attractive areas suitable for a potential cabin site, the property is well-suited for hunting, recreation, ATV riding, or the development of a private retreat. Part of the property is located within the FEMA flood plain, contributing to the rich wildlife habitat and natural character of the land. The Newton 194 is a diverse and well-equipped tract presenting a unique opportunity to own premium creek-front acreage in a desirable East Mississippi location.

To schedule a private tour, contact **Derek Eaves** or **Dennis West** today and experience #TheSmallTownWay!



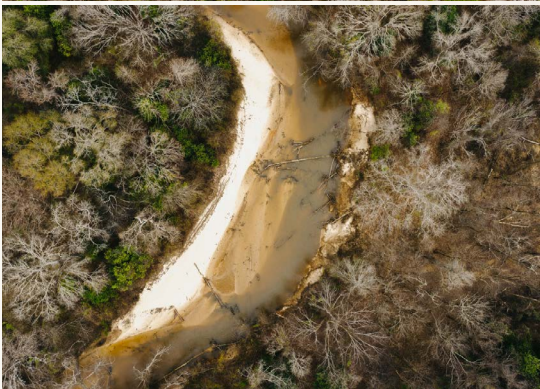
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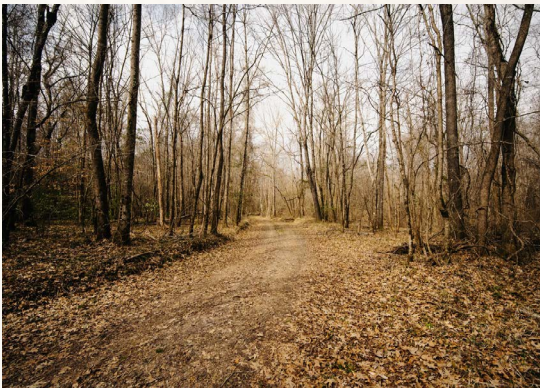
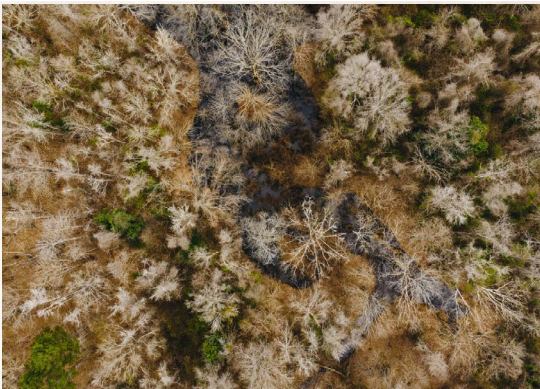
NEWTON COUNTY, MISSISSIPPI



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2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com *Information is believed to be accurate but not guaranteed.*

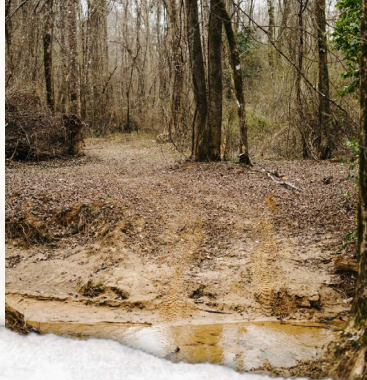
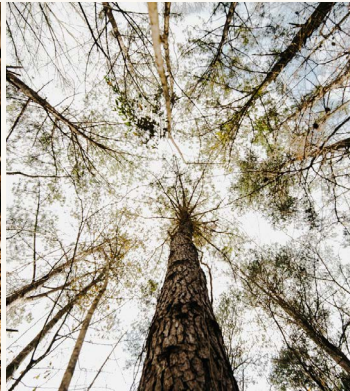


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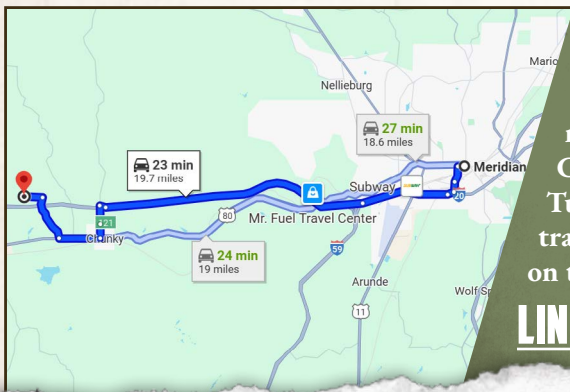
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NEWTON COUNTY

Newton

Directions from Exit #121 off I-20 in Chunky, MS: At the end of the ramp turn left onto Chunky Duffee Road and travel 1.2 miles. Turn right onto Highway 80 and continue 1.5 miles. Turn right onto Mount Pleasant Church Road and proceed 1.7 miles. Turn left onto Pleasant Ridge Road and travel 0.7 miles to the property and sign on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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