



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

149± ACRES
NEWTON COUNTY, MS
\$309,000



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE NEWTON 149

PROPERTY PROFILE

LOCATION:

- Brand Road
Newton, MS 39345
- Newton County
- 2± Miles S of Hickory
- 26± Miles SW of Meridian
- 75± Miles E of Jackson
- 190± Miles NE of New Orleans, LA

COORDINATES:

- 32.301750, -89.045404

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 149± Acres
- County Road Frontage
- Rolling & Flat Terrain
- Cutover & Pine Timber
- Abundant Wildlife
- Power Available Along Road

TAX INFORMATION:

- Parcel (part of):
107R-02-00-002.00
- Parcel: 094R-03-00-005.10
- Estimated Taxes: \$950



DENNIS WEST | MANAGING BROKER
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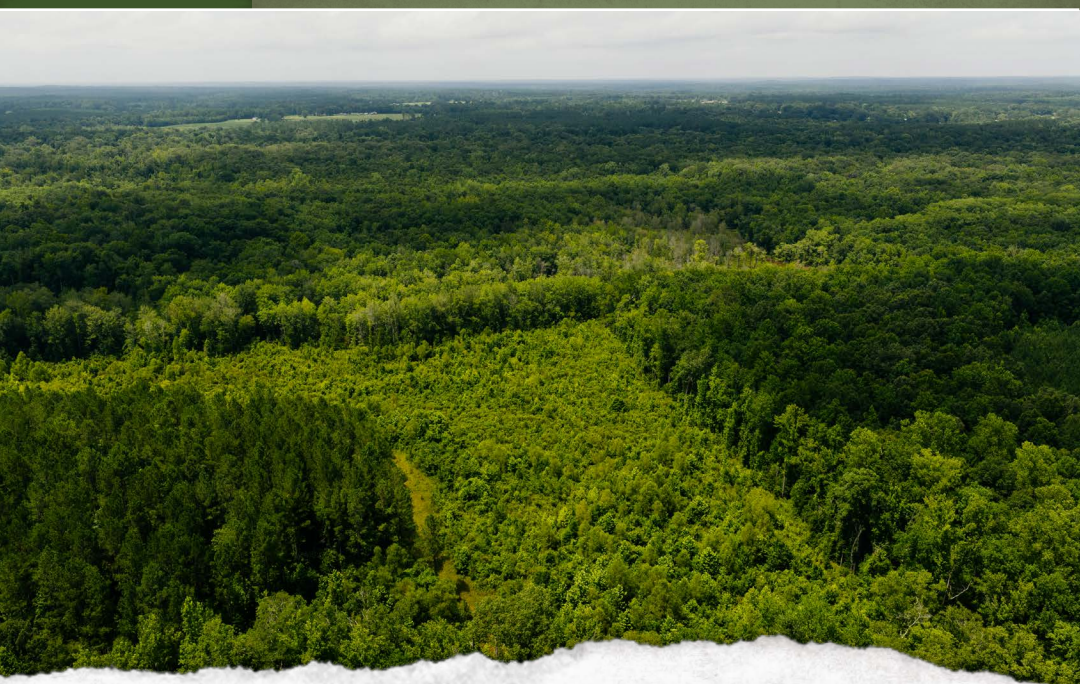


DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

WELCOME TO THE NEWTON 149

WELCOME TO THE NEWTON 149. EVERY GREAT PIECE OF LAND HAS A STORY... AND THIS ONE IS READY FOR THE NEXT CHAPTER. Located near Hickory in Newton County, Mississippi, this 149± acre tract offers the perfect blend of recreation, timber, and long-term potential. Rolling hills transition into gentle flats, creating a landscape that's as enjoyable to explore as it is to own.

A mid-aged pine plantation, professionally thinned once, stands alongside seasoned cutover with natural regeneration, while hardwood-lined natural drains provide excellent habitat for wildlife. Imagine spending crisp fall mornings in a box stand waiting on a mature whitetail, spring days listening for a gobbling turkey, or simply loading up the side-by-side and spending the afternoon riding the trails with family and friends. Whether you're checking food plots, exploring every corner of the property, or making memories around camp after the hunt, this is the kind of place that becomes part of your family's tradition.



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MORE ABOUT THE NEWTON 149

With gravel frontage on Brand Road and just minutes from Hickory and Interstate 20, you'll enjoy easy access while still having the privacy and peace that country living offers. The Newton 149 is conveniently located about 35 minutes from Meridian, 1± hour from the Jackson Metro area, 1.5± hours from Hattiesburg, and nearly 3± hours from New Orleans, making it an easy destination for a weekend getaway or a permanent escape to the outdoors. Newton County is known for its scenic forests, productive timberland, abundant wildlife, and small-town charm. Its central location in East Mississippi makes it a favorite destination for hunters, outdoor enthusiasts, and landowners looking for a recreational retreat or long-term investment.

Whether you're searching for a hunting property, timber investment, weekend getaway, or a place to build a legacy, the Newton 149 is ready to write its next story.

Contact Dennis West and Derek Eaves today to schedule a private showing and experience #TheSmallTownWay.



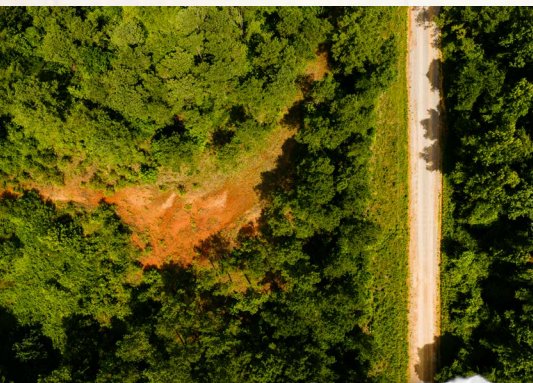
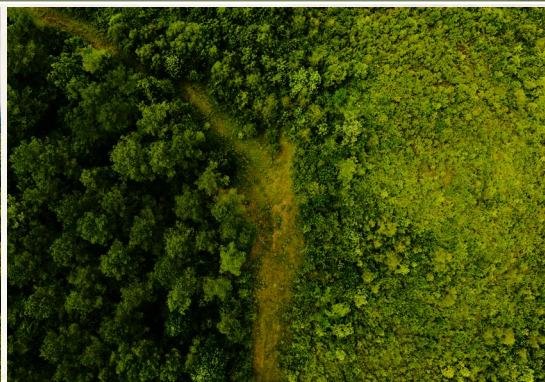
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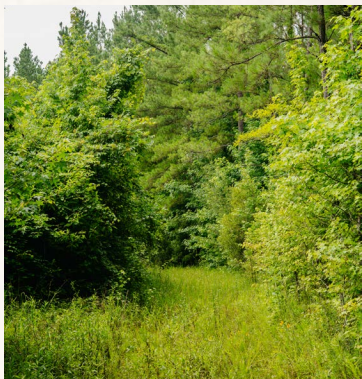
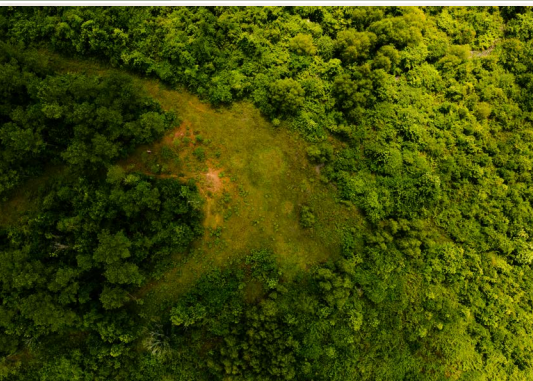
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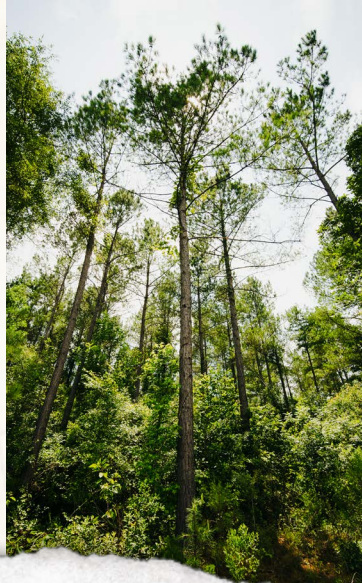
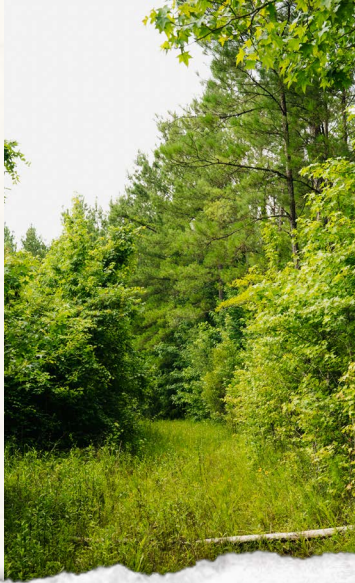
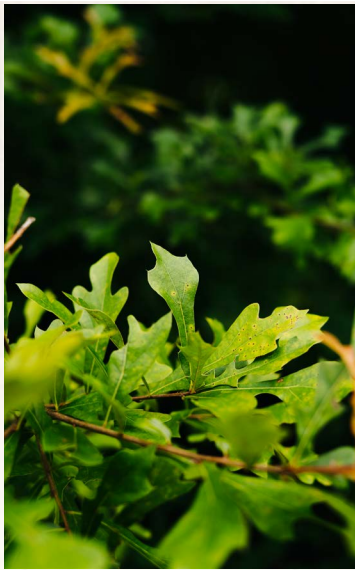
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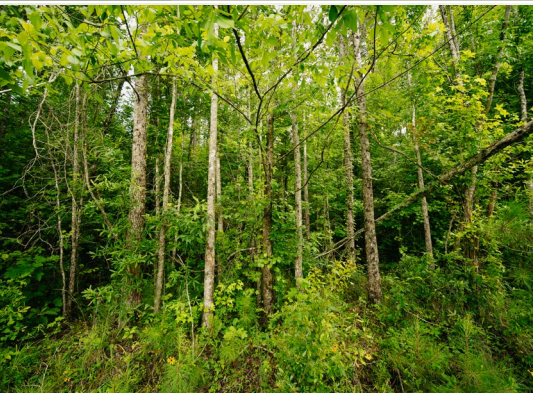
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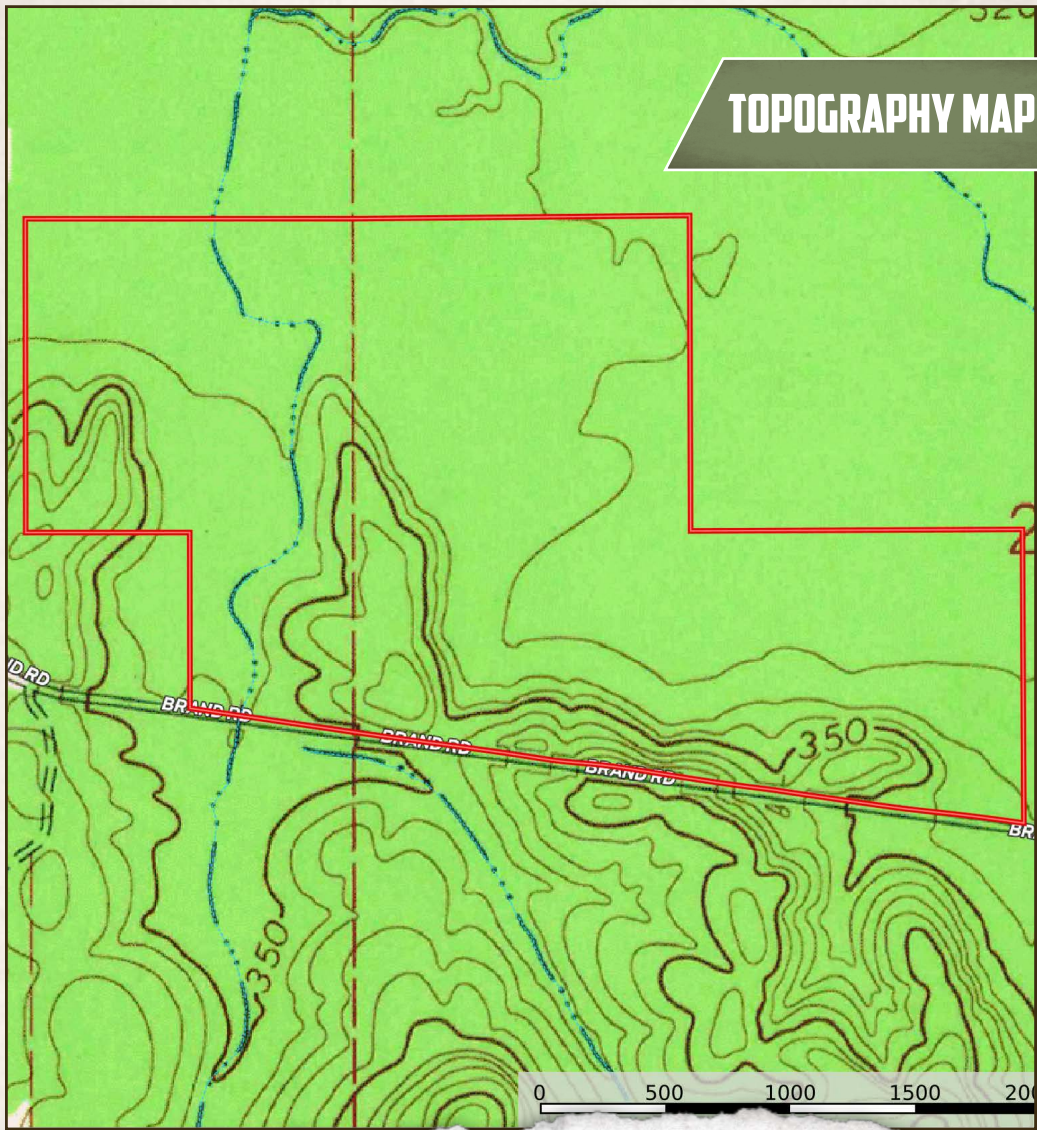


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TOPOGRAPHY MAP



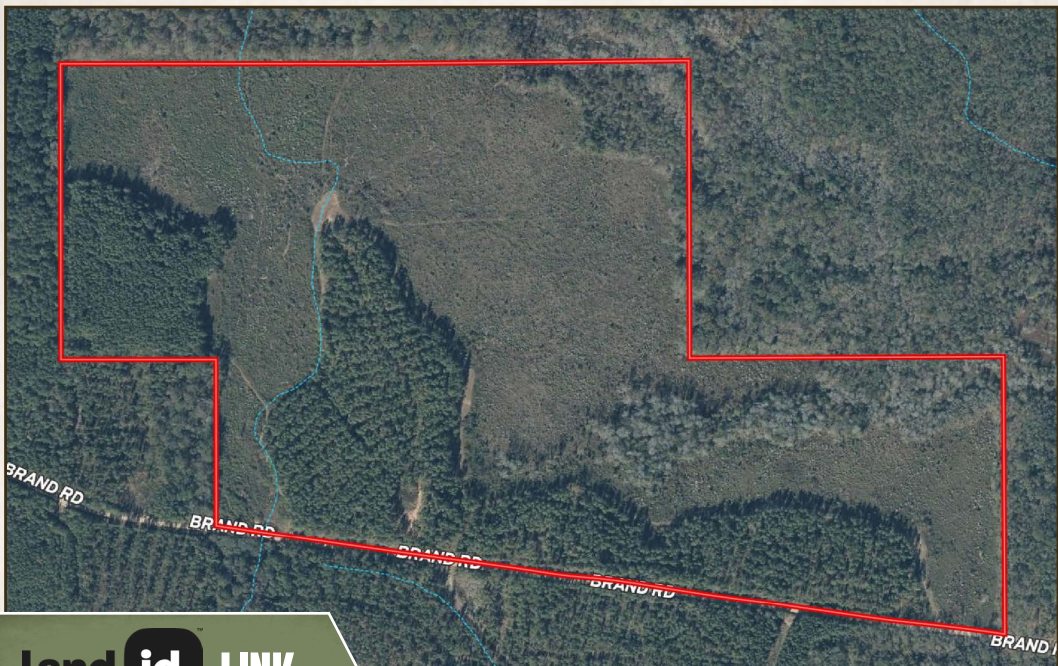
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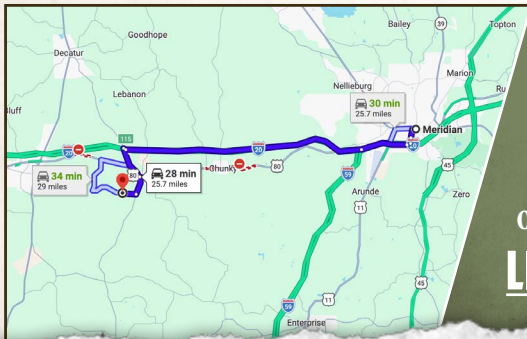
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land **id.** LINK



Directions From Meridian, MS:
Travel on I-20 W for 16.4 miles, following the signs for Jackson. Take exit 115 toward Hickory/Decatur and take a sharp left turn onto MS-503 S. Continue for 2.3 miles. Turn left onto US-80 E and then immediately turn right to stay on MS-503 S for 1.2 miles. Turn right onto Brand Road and proceed 0.9 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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