



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

98± ACRES
NESHOBA COUNTY, MS
\$289,100



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE NESHOPA 98

PROPERTY PROFILE

LOCATION:

- Off Reservation Road Philadelphia, MS 39350
- Access via Deeded Easement
- Neshoba County
- 35± Miles NW of Meridian
- 36± Miles N of Newton
- 70± Miles NE of Madison

COORDINATES:

- 32.74315, -89.05745

TAX INFORMATION:

- 2025 - \$265.38

PROPERTY USE:

- Outdoor Recreation
- Timber Investment
- Hunting

PROPERTY INFORMATION:

- 98± Acres
- Internal Road System
- 4 Food Plots
- Creek
- Mature Pine/Hardwood
- Pond
- Shipping Container



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HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

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hmarlow@smalltownproperties.com

4848 Main St. - Flora, MS 39071

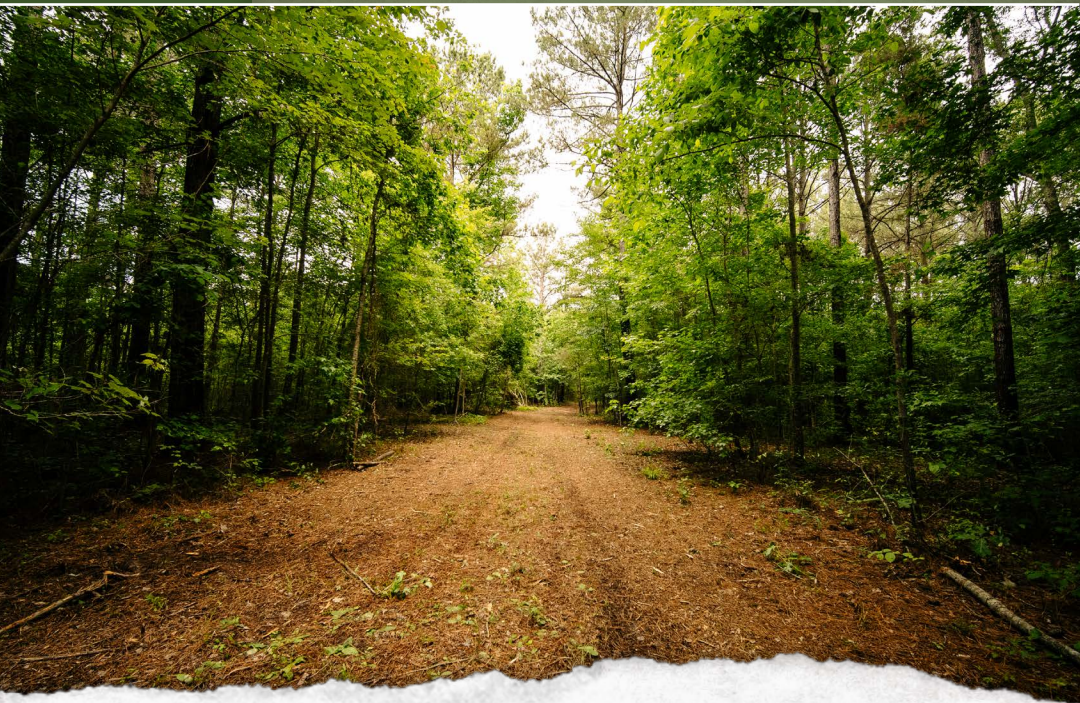
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE NESHOPA 98

WELCOME TO THE NESHOPA 98—A TURKEY AND BUCK FACTORY! Located just a few miles outside of the city limits of Philadelphia, Mississippi, the 98± acre property offers a setup that is increasingly harder to find.

The Neshoba County tract is made up of mature hardwood bottoms and ridges as well as various aged pine plantations. The hardwood portions boast species such as white oak, red oak, and hickory, and water features include a creek and a pond. This diversity in native wildlife forage serves as a buffet for wildlife for the fall and winter months. The pine plantation portions offer the ability to put fire on the landscape as a management tool and provide an incredible food source and habitat diversity for deer, turkey, quail, and other small game in the spring and summer.



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MORE ABOUT THE NESHOBA 98

To accommodate the native food source, four newly constructed food plots have been implemented and strategically placed. Navigation around the land and to each food plot is made easy due to the extensive internal trail system.

A few barns/sheds are centrally located on the property for miscellaneous under-roof storage, as well as a shipping container for dry and locked storage, ideal for storing feeders, stands, or ATVs. The Neshoba 98 is accessed via deeded easement off Reservation Road, so you can guarantee the property will sit undisturbed from vehicle traffic as well as residential noise.

**Contact Hunter Marlow today to schedule a private showing
and experience #TheSmallTownWay.**



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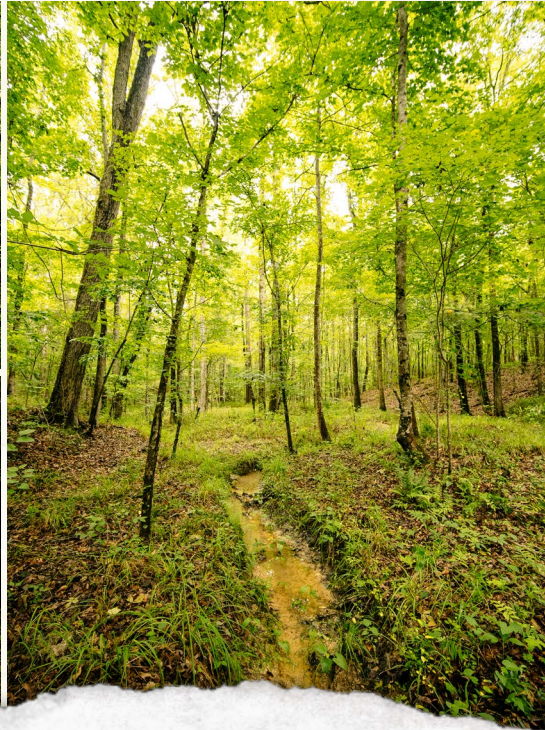
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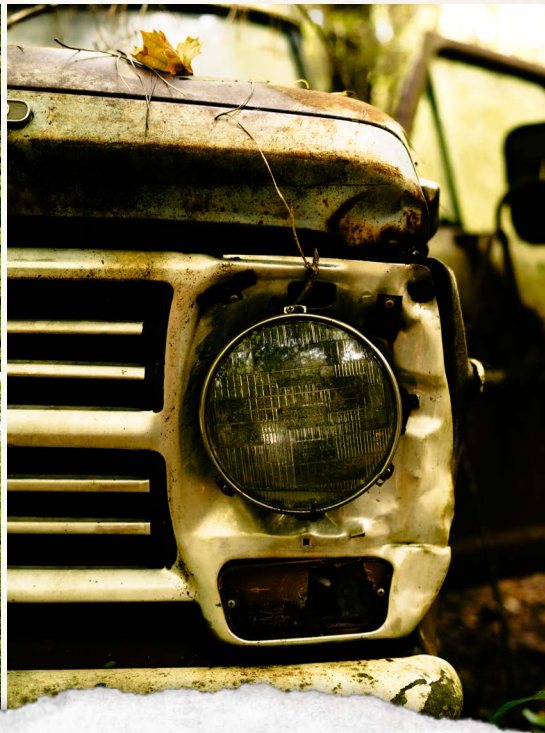
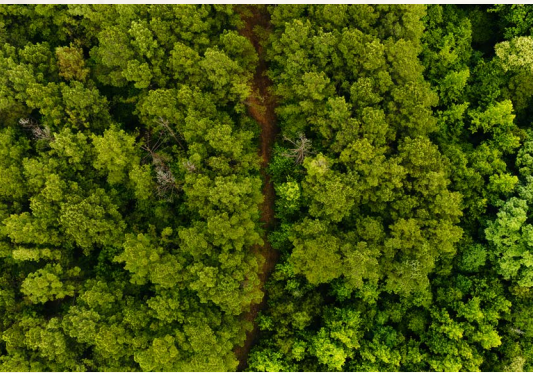
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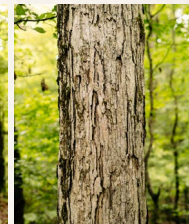
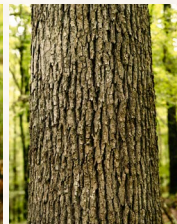
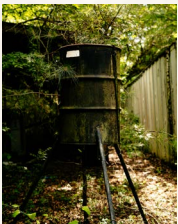
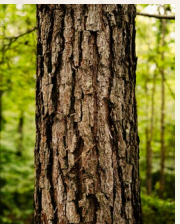
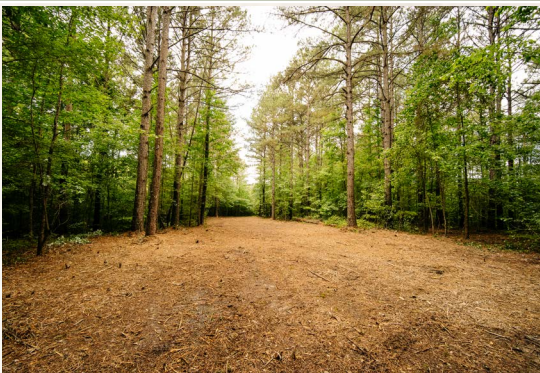
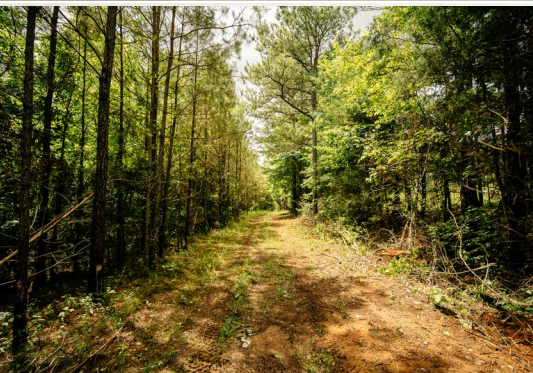
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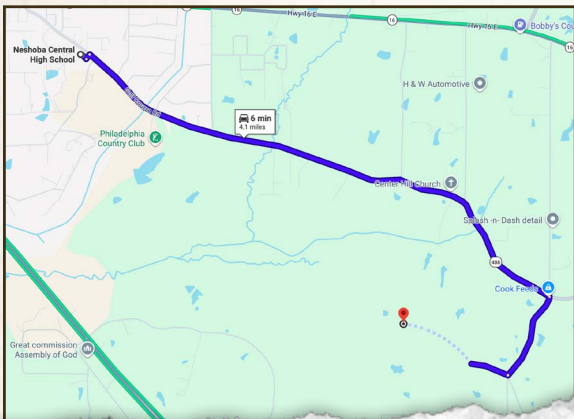
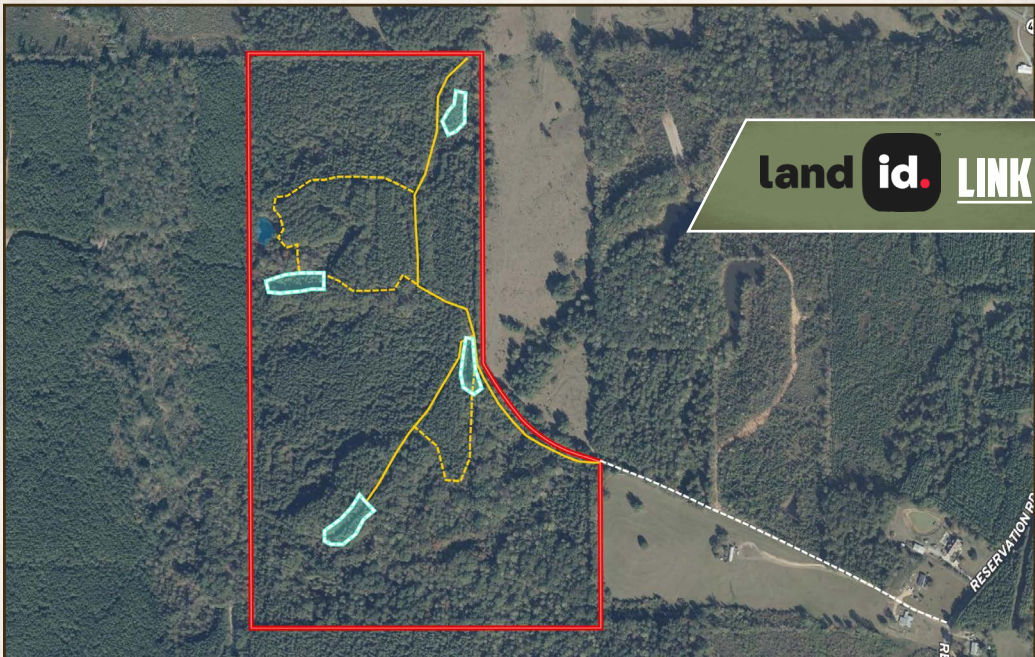
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Directions From Neshoba Central High School in Philadelphia, MS: Travel 3.2 miles on MS-486/ Golf Course Road. Turn right on Reservation Road and continue 0.5 miles to the easement entrance on the right.

**LINK TO GOOGLE
MAP DIRECTIONS**



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