

131± ACRES
NESHOBA COUNTY, MS
\$314,400



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE NESHOBA 131

PROPERTY PROFILE

LOCATION:

- County Road 187
Philadelphia, MS 39350
- Mars Hill Community
- Neshoba County
- 16.5± Miles N of Philadelphia
- 19.8± Miles SW of Louisville
- 71.3± Miles NE of Madison

COORDINATES:

- 32.93051, -89.22521

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 131± Total Acres
- 81± Acres of 30-Year-Old Pine Plantation
- 50± Acres Mixed Hardwoods and Bottomland
- 3± Acres of Pasture
- 1,115'± Frontage on DeWeese Road/County Road 187
- Solid Trail System
- Jofuska Creek is Western Border
- 2 Smaller Creeks Bisect the Property
- Utilities Available
- Deer/Turkey/Small Game

TAX INFORMATION:

2024 - \$366.09

- Parcel 02800-01-001.000



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DEREK EAVES

LAND SPECIALIST

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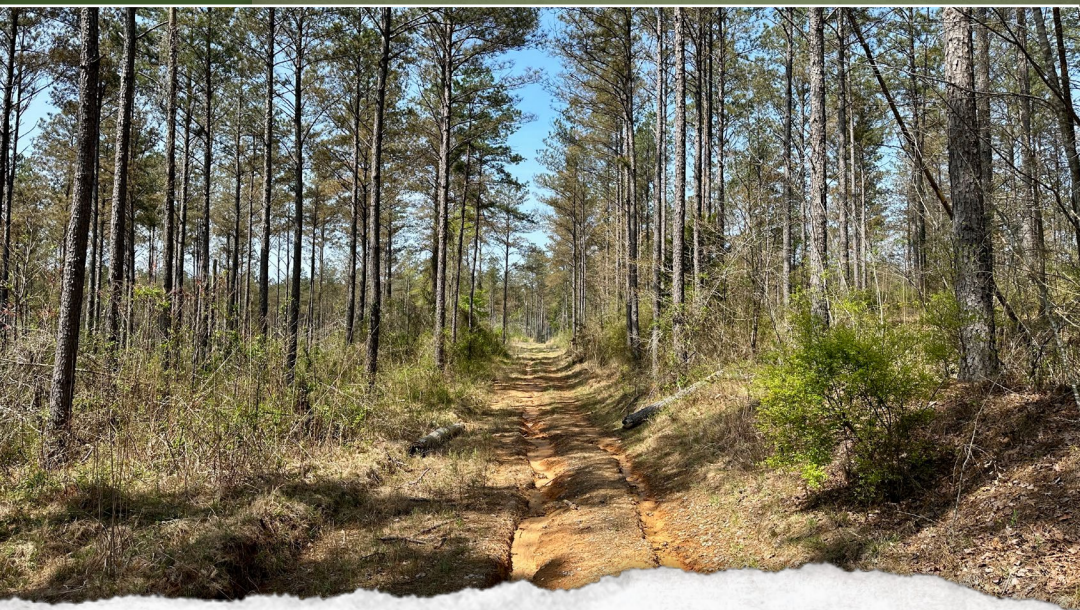
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE NESHOBA 131

LOCATED IN THE MARS HILL COMMUNITY OF NESHOBA COUNTY, MISSISSIPPI, THIS IMPRESSIVE 131± ACRE PROPERTY OFFERS A DIVERSE LANDSCAPE AND OUTSTANDING POTENTIAL FOR RESIDENTIAL, RECREATIONAL, AND HUNTING USE. Enjoying more than 1,100 frontage feet along DeWeese Road/County Road 187, the property is easily accessible and positioned just 16.5± miles north of Philadelphia, 19.8± miles southwest of Louisville, and approximately 71 miles northeast of Madison. Its central location makes this place convenient for weekend getaways or for permanent residence.

The land itself is picturesque and productive with a blend of pine plantation and hardwoods. Approximately 81 acres are in a well-managed 30-year-old pine plantation, offering future timber income, while 50± acres consist of mixed hardwoods, including 33± acres of bottomland that provide rich habitat for wildlife. In addition, 3± acres of open pasture add to the property's versatility. A solid trail system runs through both the northern and southern portions of the land, ideal for riding, hiking, or accessing hunting spots.



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MORE ABOUT THE NESHOBA 131

Water is a defining feature here, with Jofuska Creek flowing along the western boundary and two smaller tributaries bisecting the interior, ensuring year-round water access for both wildlife and potential residential development. Utilities are available along the road, making the property suitable for building a home or cabin.

For the outdoor enthusiast, this land is teeming with deer, turkey, and small game, offering exceptional hunting opportunities throughout the seasons. Whether you're looking to invest in a secluded homesite, establish a private hunting retreat, or simply enjoy a peaceful escape into nature, the Neshoba 131 presents a rare and valuable opportunity in the heart of east-central Mississippi.

Call Derek Eaves today to take a personal tour!



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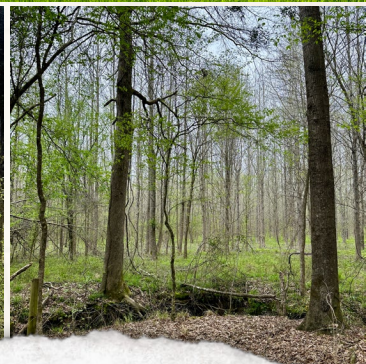
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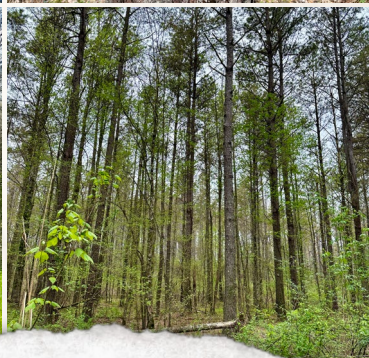
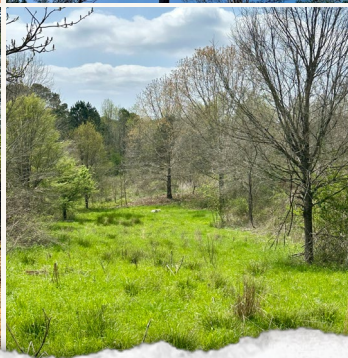
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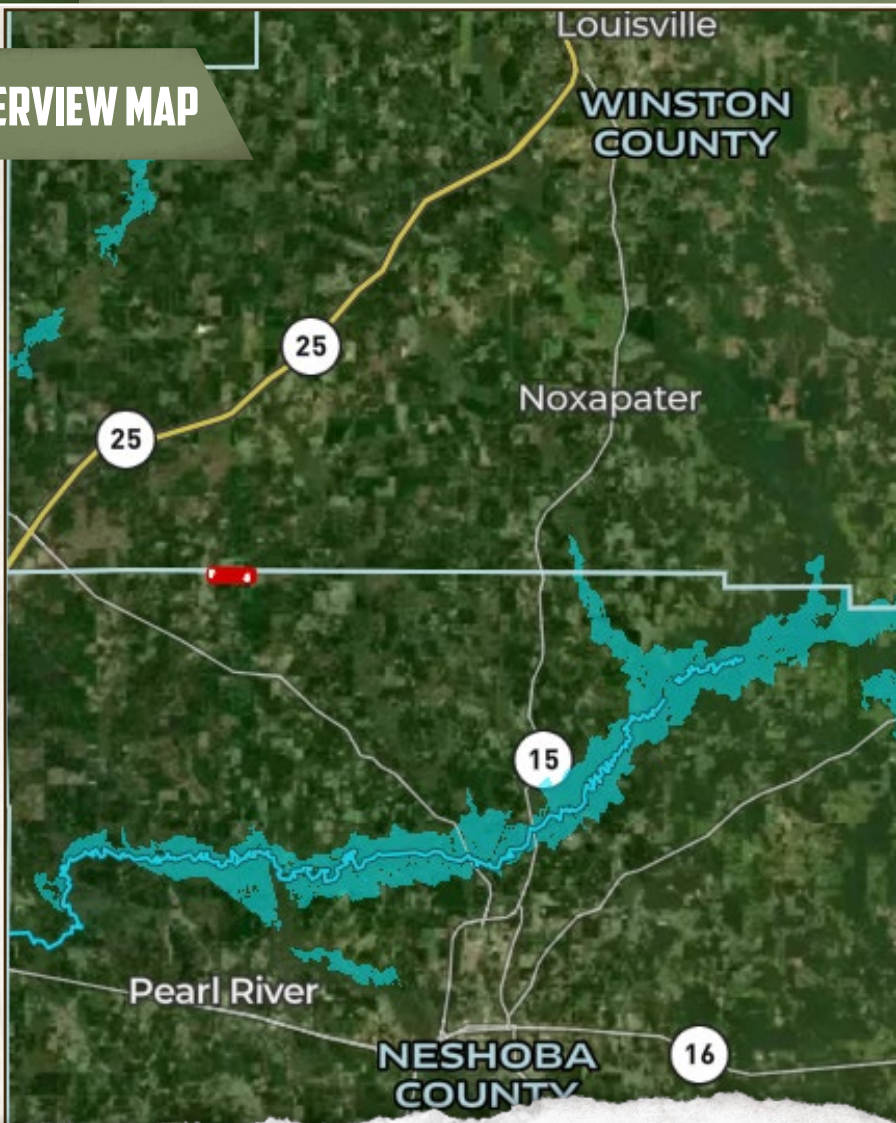
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OVERVIEW MAP



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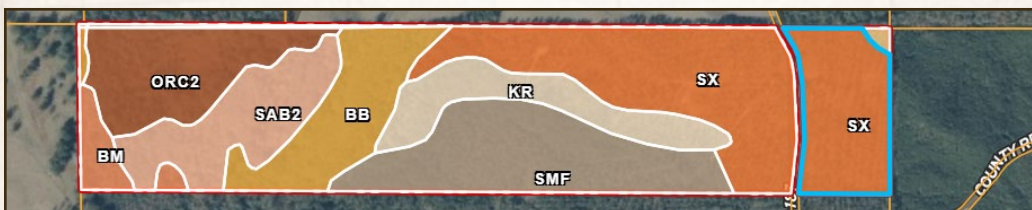
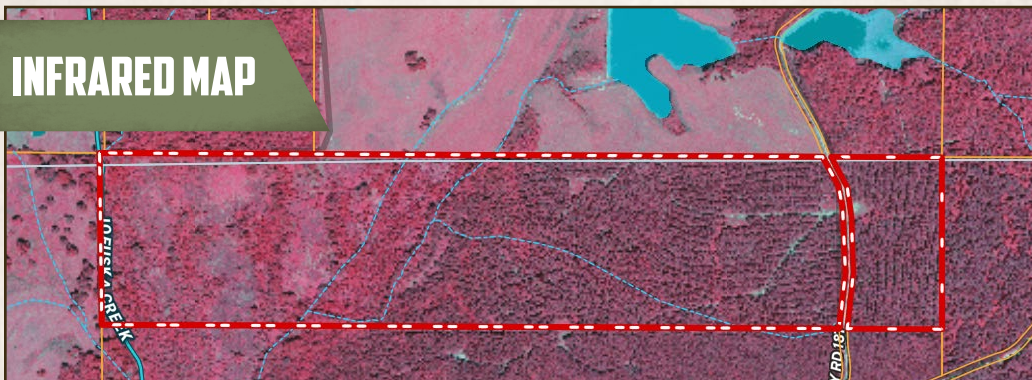
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INFRARED MAP



All Polygons 131.37 ac

SOIL MAP & LEGEND

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SX	Sweatman association, 5 to 35 percent slopes	43.74	33.3	0	61	7e
SmF	Smithdale fine sandy loam, 17 to 40 percent slopes	23.8	18.12	0	17	7e
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	16.78	12.77	0	39	3e
SaB2	Savannah silt loam, 2 to 5 percent slopes, eroded	15.14	11.53	0	28	2e
Bb	Bibb sandy loam, 0 to 2 percent slopes, occasionally flooded	15.06	11.46	0	54	4w
Kr	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	12.41	9.45	0	76	2w
BM	Bibb-Mantachie association, frequently flooded	3.85	2.93	0	57	5w
LA	Lauderdale-Arundel association, hilly	0.44	0.33	0	27	7e
Ke	Kinston loam, 0 to 2 percent slopes, frequently flooded	0.15	0.11	0	41	6w
TOTALS		131.37(*)	100%	-	46.78	5.04

(*) 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.



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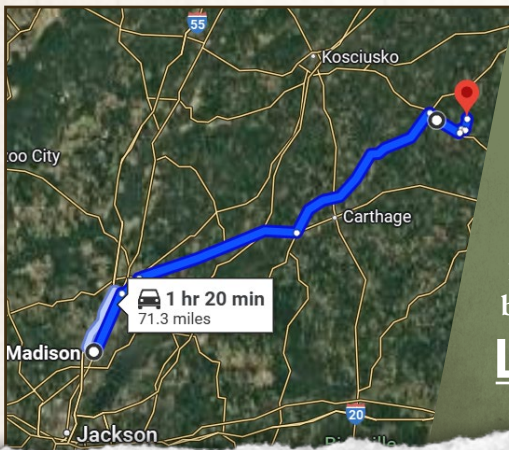
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land id. LINK


Directions from Madison, MS: Travel Highway 51 N towards Canton for 9.3 miles. Turn right onto Canton Parkway and continue 1.3 miles. Turn left onto Highway 43 N and travel 1.2 miles. Turn right onto Highway 16 E and travel 22.8 miles. Turn left onto Highway 25 N and travel 26.3 miles. Turn right onto Highway 19 S and travel 4.9 miles. Turn left onto County Road 185 and travel 0.7 miles. Turn right onto Highway 397 and travel 0.6 miles. Turn left onto County Road 187 and travel 1.6 miles to the property on both sides of the road.

LINK TO GOOGLE MAP DIRECTIONS

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