

Newton County 99.7
Roger Reid Rd
Conehatta, MS 39057

\$204,385
99.7± Acres
Newton County



Newton County 99.7
Conehatta, MS / Newton County

SUMMARY

Address

Roger Reid Rd

City, State Zip

Conehatta, MS 39057

County

Newton County

Type

Undeveloped Land, Timberland, Hunting Land, Farms

Latitude / Longitude

32.556038 / -89.240013

Taxes (Annually)

\$337

Acreage

99.7

Price

\$204,385

Property Website

<https://www.mossyoakproperties.com/property/newton-county-99-7-newton-mississippi/95475/>



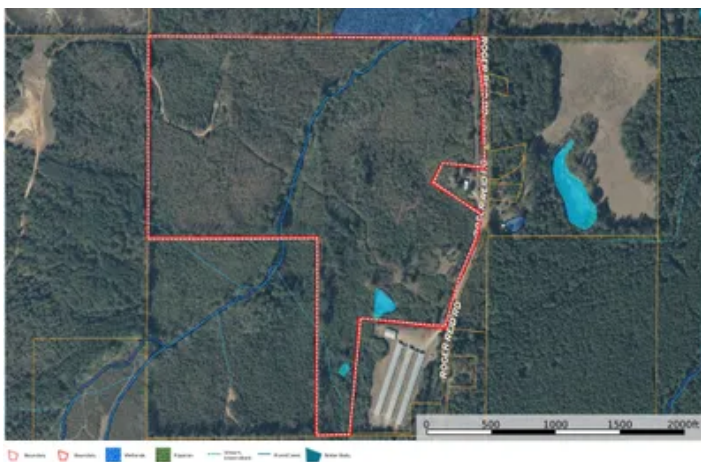
PROPERTY DESCRIPTION

If you've been searching for a tract of land that truly offers opportunity, this 99.7± acre property in Newton County deserves a hard look. From the moment you step onto the property, it's clear this land was made for multiple uses - whether that's building a quiet country home, developing a first-class hunting property, expanding agricultural operations, or securing a long-term land investment. With road frontage and utilities available, the groundwork is already in place for future development. The timber was cut approximately seven years ago and has since grown back in healthy natural regeneration, creating excellent cover and habitat for wildlife while allowing the next owner to shape the land exactly how they see fit. An interior road provides access throughout the property and offers a solid base for future improvements. A pond adds to the recreational appeal, while an old home place sits on the tract, offering a prime spot for a future homesite. Properties like this - versatile, well-located, and full of potential - are becoming harder and harder to find.

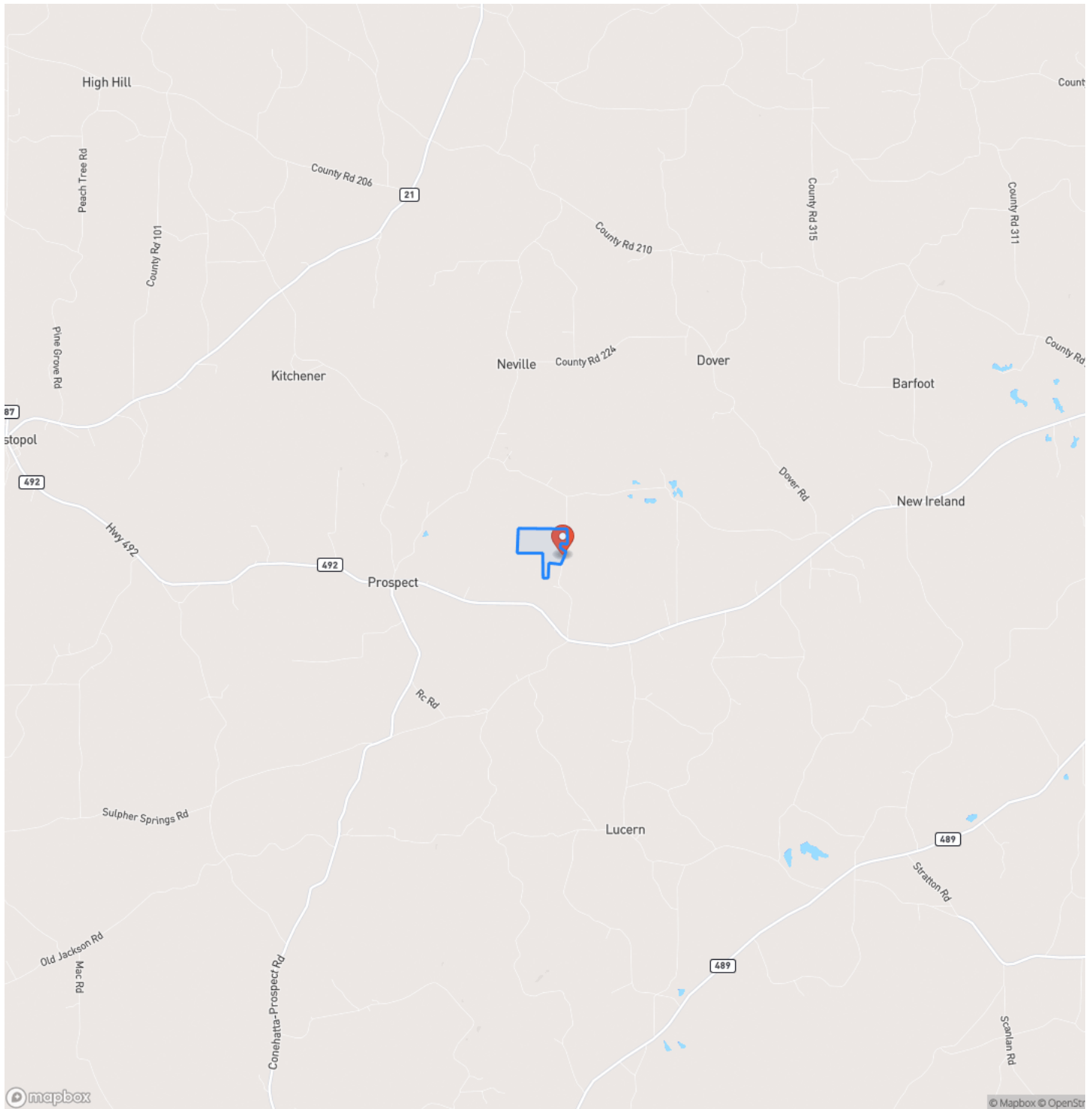
Highlights:

- **99.7± acres** of versatile Mississippi land in **Newton County**
- Ideal for a **private homesite, hunting property, agricultural use, or long-term investment**
- Excellent potential for **poultry houses or other farming operations**
- **Road frontage** with **utilities available**
- Timber harvested approximately **7 years ago** with strong **natural regeneration**
- Natural regrowth provides **quality wildlife habitat** and flexible land management options
- **Interior road system** already in place (needs cleanup)
- **Old home place** (structure not livable) with excellent potential for a **future homesite or improvement location**

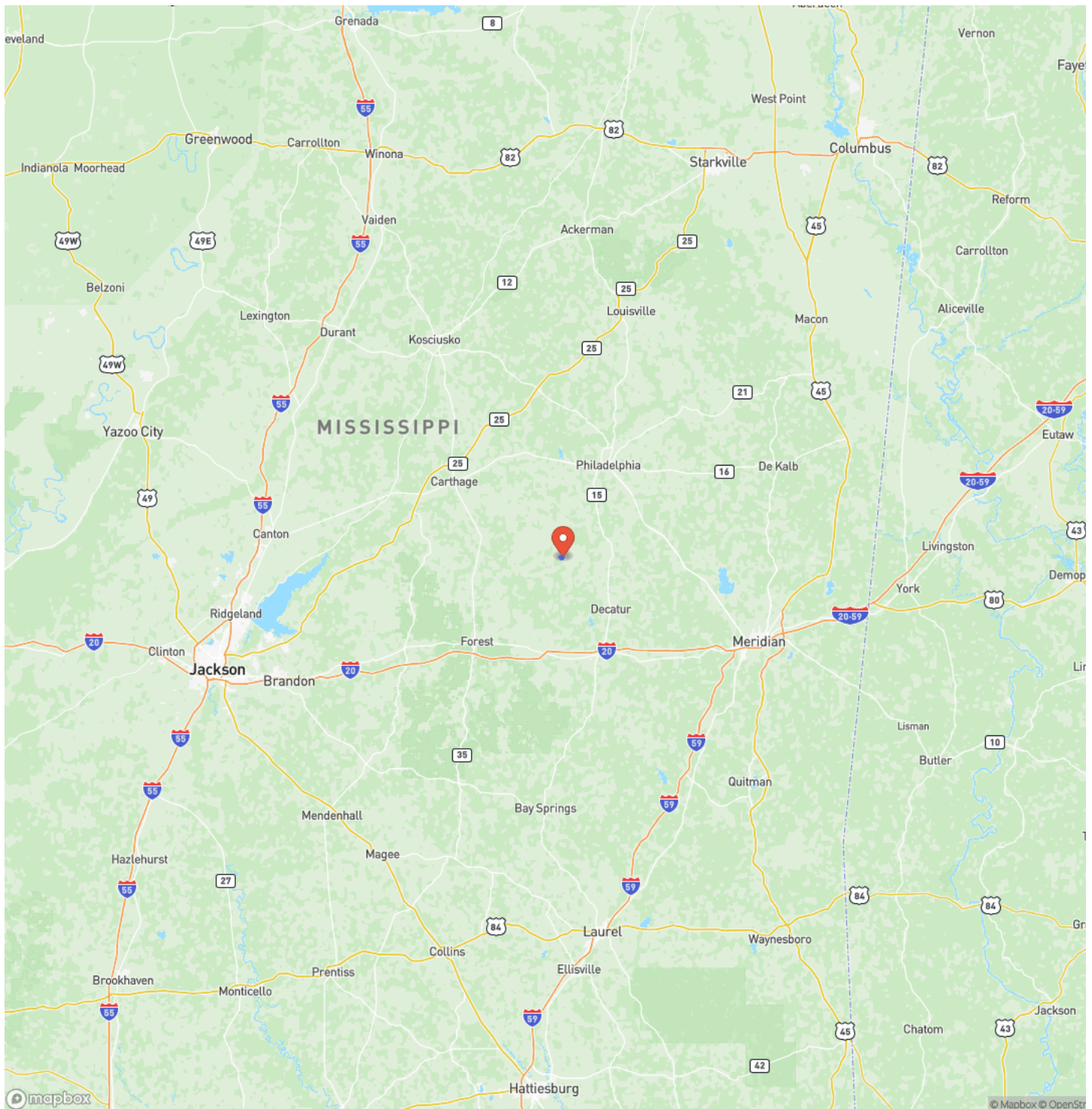
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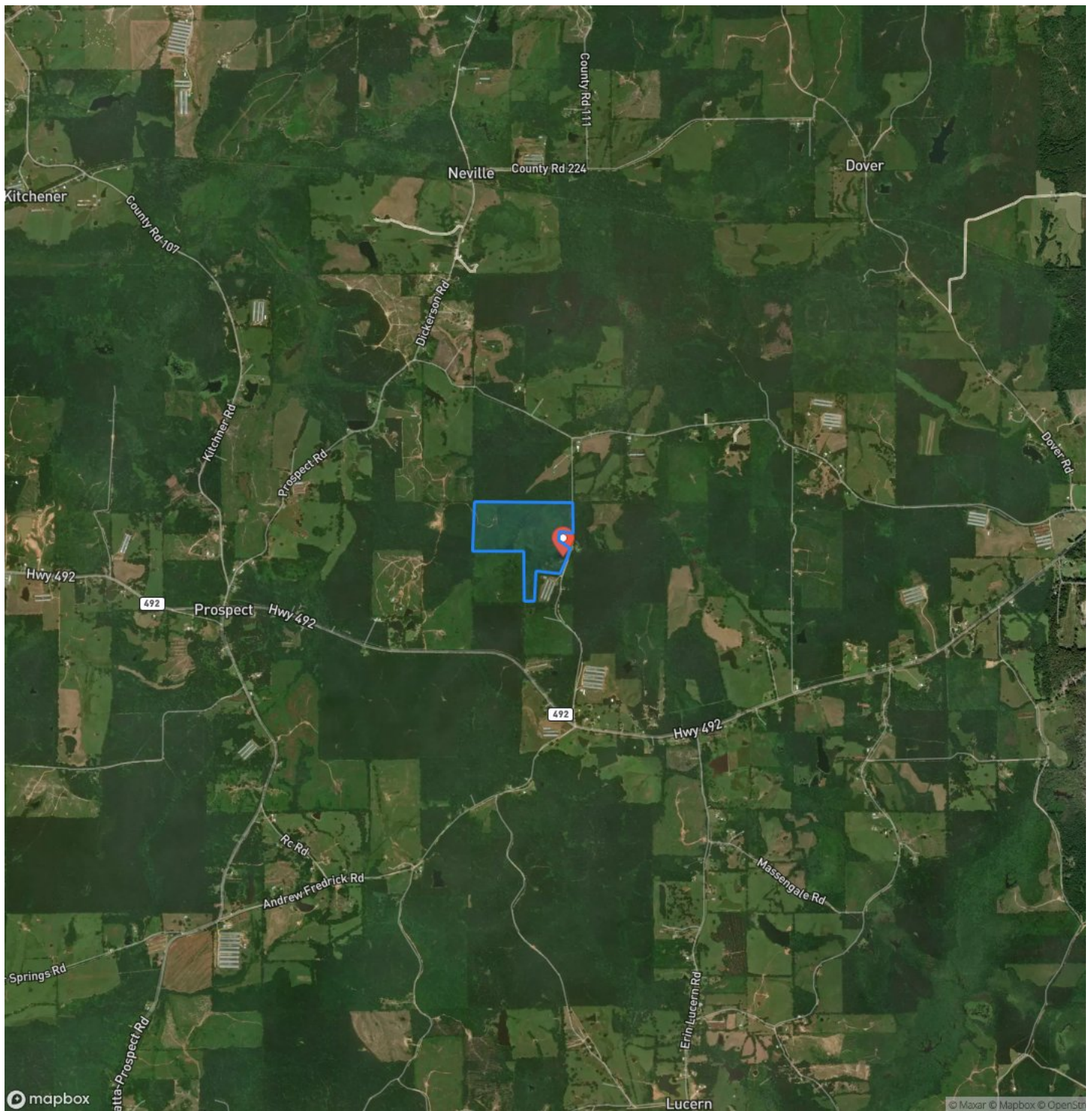
Locator Map



Locator Map



Satellite Map



Newton County 99.7
Conehatta, MS / Newton County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Madison, MS 39110

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.

Mossy Oak Properties Bottomland Real Estate

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