

137 Acres Rockport, MS
Rockport New Hebron Road
New Hebron, MS 39140

\$378,000
137± Acres
Simpson County



137 Acres Rockport, MS
New Hebron, MS / Simpson County

SUMMARY

Address

Rockport New Hebron Road

City, State Zip

New Hebron, MS 39140

County

Simpson County

Type

Hunting Land, Recreational Land

Latitude / Longitude

31.808205 / -90.098244

Taxes (Annually)

\$572

Acreage

137

Price

\$378,000

Property Website

<https://www.mossyoakproperties.com/property/137-acres-rockport-ms/simpson/mississippi/99523/>



PROPERTY DESCRIPTION

Discover a hunter's getaway in the heart of Simpson County, Mississippi: 137± acres on Rockport New Hebron Road built for deer hunting and habitat potential. Tucked in a proven wildlife corridor less than 3 miles from the Pearl River, this tract offers the peace of mind of being out of the flood zone while still benefiting from the nearby river influence that helps keep game moving through the area.

From the road, you'll appreciate the excellent road frontage and easy access to a campsite location near the road, making it simple to pull in, unload, and be hunting in minutes. Once on the property, a network of interior trails allows you to navigate efficiently for stand access, scouting, and retrieving game. The land features openings already suited for food plots, giving you a head start on creating attractive feeding areas and strategic hunting setups.

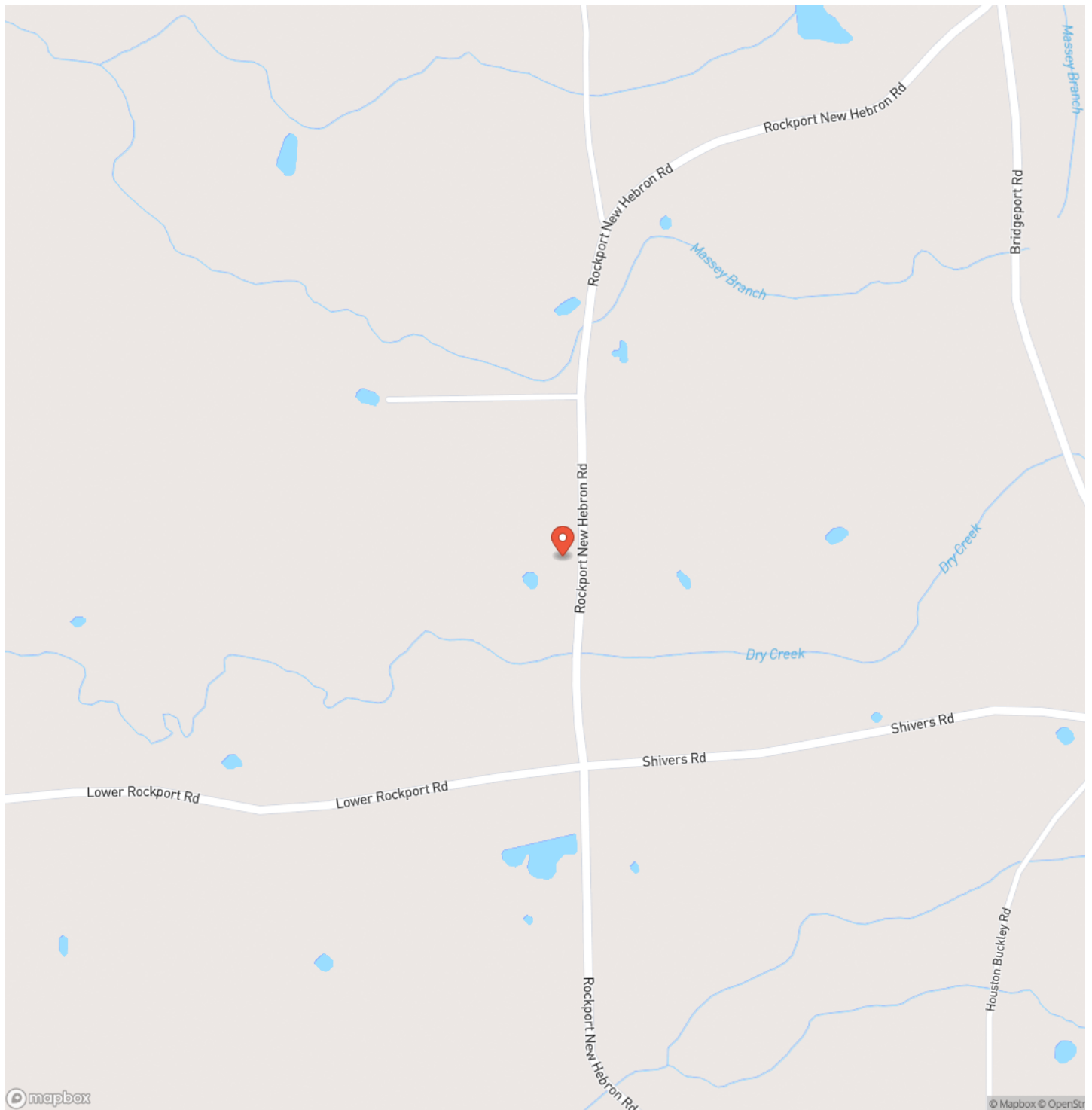
The timber consists largely of approximately 5-year-old natural regrowth, producing thick bedding cover and browse that deer love—exactly the kind of security cover that holds deer on the property throughout the season. Along a branch, you'll find large, mature oaks that add valuable hard mast production and create natural travel funnels—ideal locations for stand sites during early season and rut movement. The result is a diversified habitat blend of young growth, mast-producing hardwoods, edge cover, and huntable openings.

If you're looking for a tract that already shows the right ingredients, this one delivers: lots of deer sign throughout, including trails, tracks, and activity around natural pinch points. Whether you want a turn-key weekend hunting spot, a place to build out a more intensive management plan, or a long-term recreational investment, this Simpson County property offers the access, cover, and habitat diversity serious deer hunters are after.

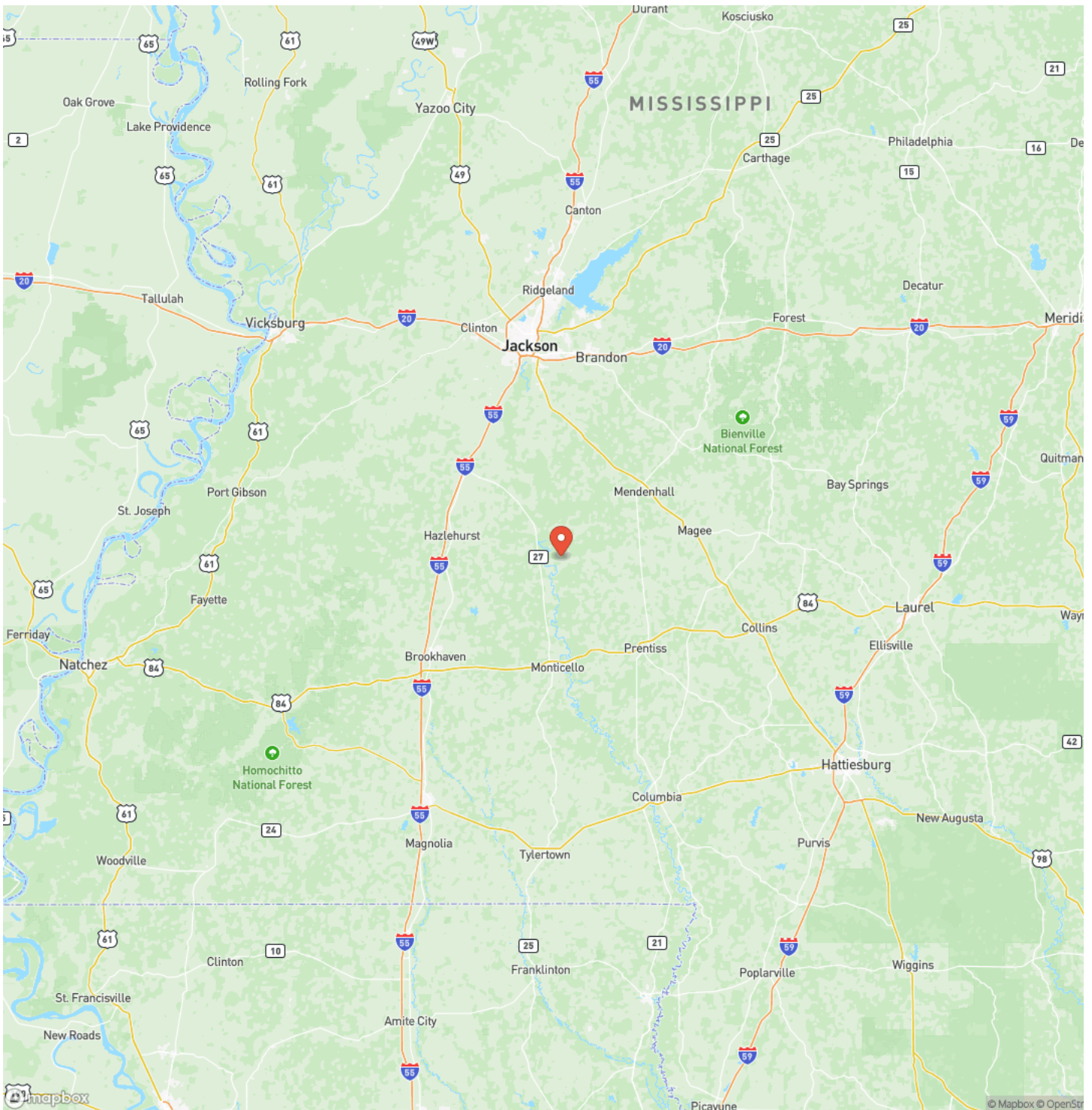
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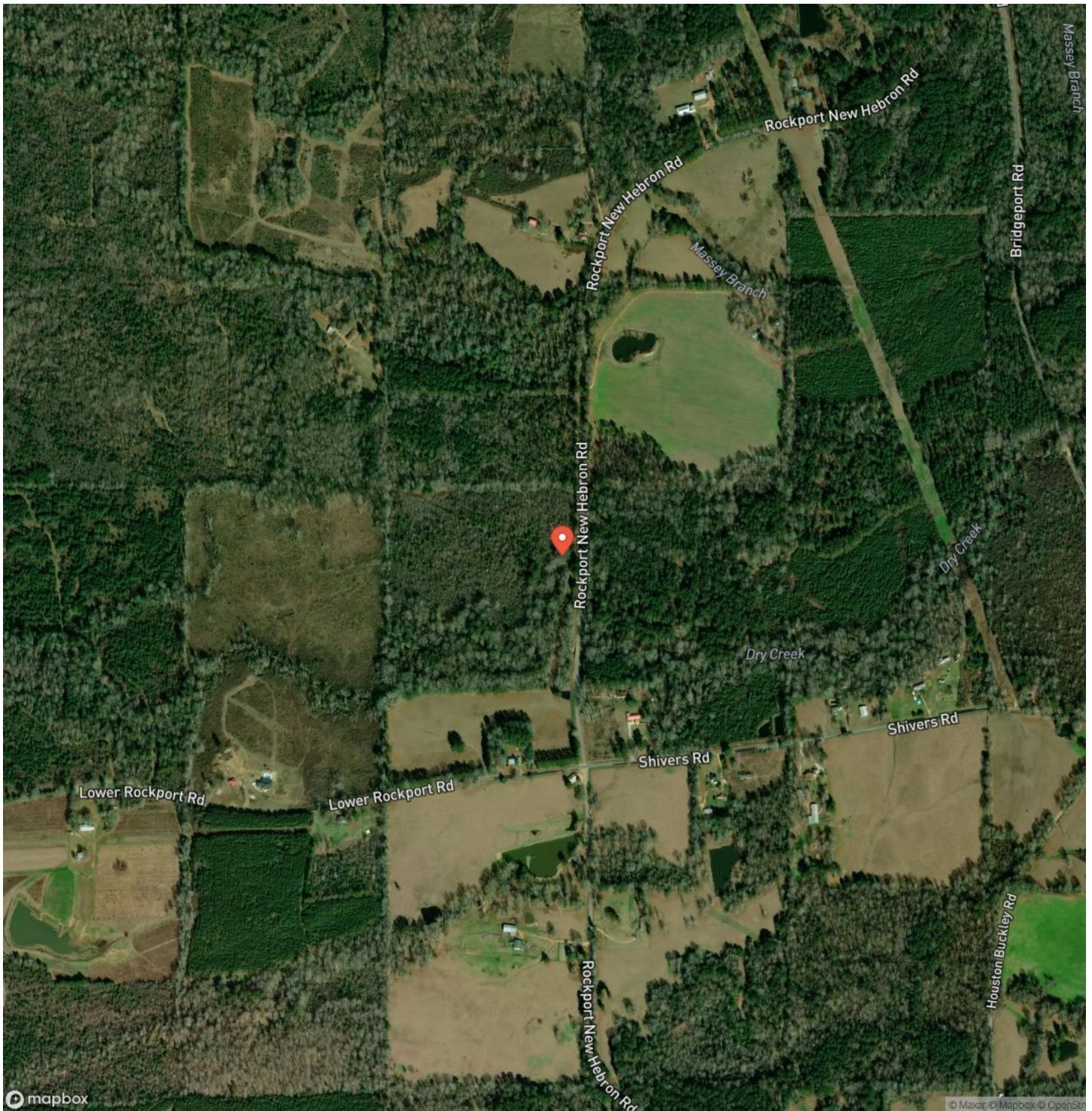
Locator Map



Locator Map



Satellite Map



137 Acres Rockport, MS
New Hebron, MS / Simpson County

LISTING REPRESENTATIVE

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NOTES

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This image shows a single sheet of white paper with horizontal 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.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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