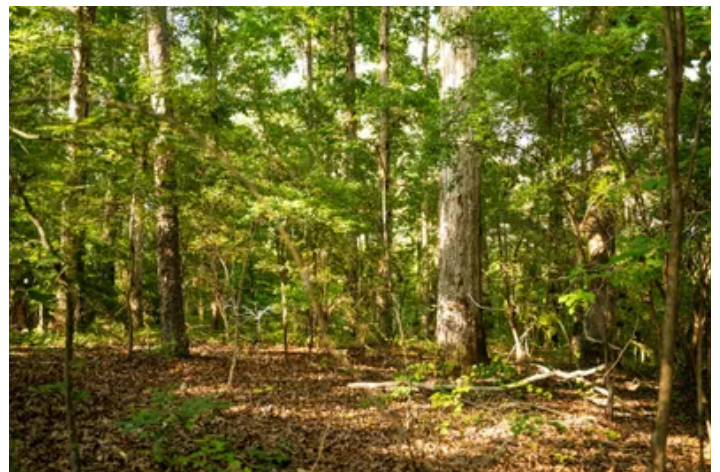


Deer Hill Rd 400 Acre
Deer Hill Rd
Nettleton, MS 38858

\$885,000
400± Acres
Itawamba County



**Deer Hill Rd 400 Acre
Nettleton, MS / Itawamba County**

SUMMARY

Address

Deer Hill Rd null

City, State Zip

Nettleton, MS 38858

County

Itawamba County

Type

Recreational Land

Latitude / Longitude

34.157997 / -88.473831

Acreage

400

Price

\$885,000

Property Website

<https://www.mossoakproperties.com/property/deer-hill-rd-400-acre/itawamba/mississippi/111586/>



PROPERTY DESCRIPTION

400± Acres of Premier Hunting & Recreational Land

Escape to your own private outdoor paradise with this exceptional **400± acre recreational property**, offering outstanding hunting, fishing, and investment potential. Tucked away in a secluded setting with **county-maintained gravel road frontage** and **power available**, this tract is ready for your hunting camp, cabin, or future homesite.

The property features an impressive stand of **mature hardwood timber**, creating ideal habitat for an abundance of wildlife. Whitetail deer and wild turkey thrive throughout the property, while numerous established **food plots** provide excellent opportunities for successful hunts season after season.

A beautiful **pond stocked with trophy bass** offers outstanding fishing, while also attracting waterfowl, creating additional **duck hunting opportunities** during the winter months.

Whether you're looking for a premier hunting retreat, a weekend getaway, or a long-term land investment, this property checks every box with privacy, accessibility, and exceptional recreational value.

Property Highlights

- 400± acres of prime recreational land
- Excellent deer, turkey, and duck hunting
- Abundant wildlife throughout the property
- Mature hardwood timber
- Multiple established food plots
- Bass-filled fishing pond
- Waterfowl habitat and duck hunting opportunities
- Secluded and private setting
- County-maintained gravel road access
- Electricity and power available
- Ideal location for a hunting camp or cabin
- Outstanding recreational and timber investment potential

Sonny Jameson, Agent

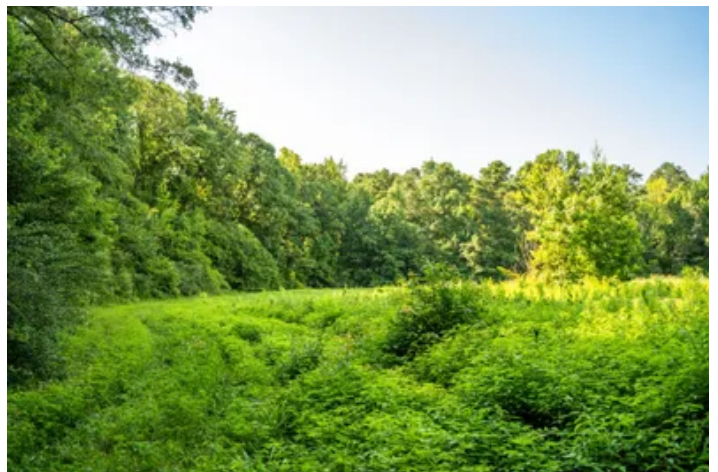
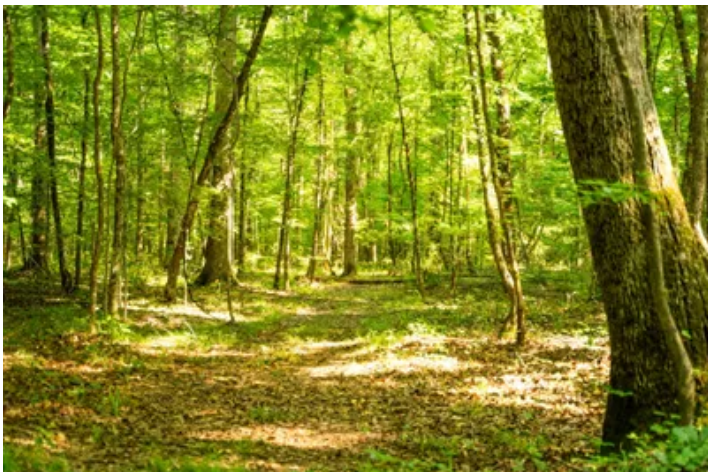
Office: [662-495-1121](tel:662-495-1121)

Cell: [662-295-0247](tel:662-295-0247)

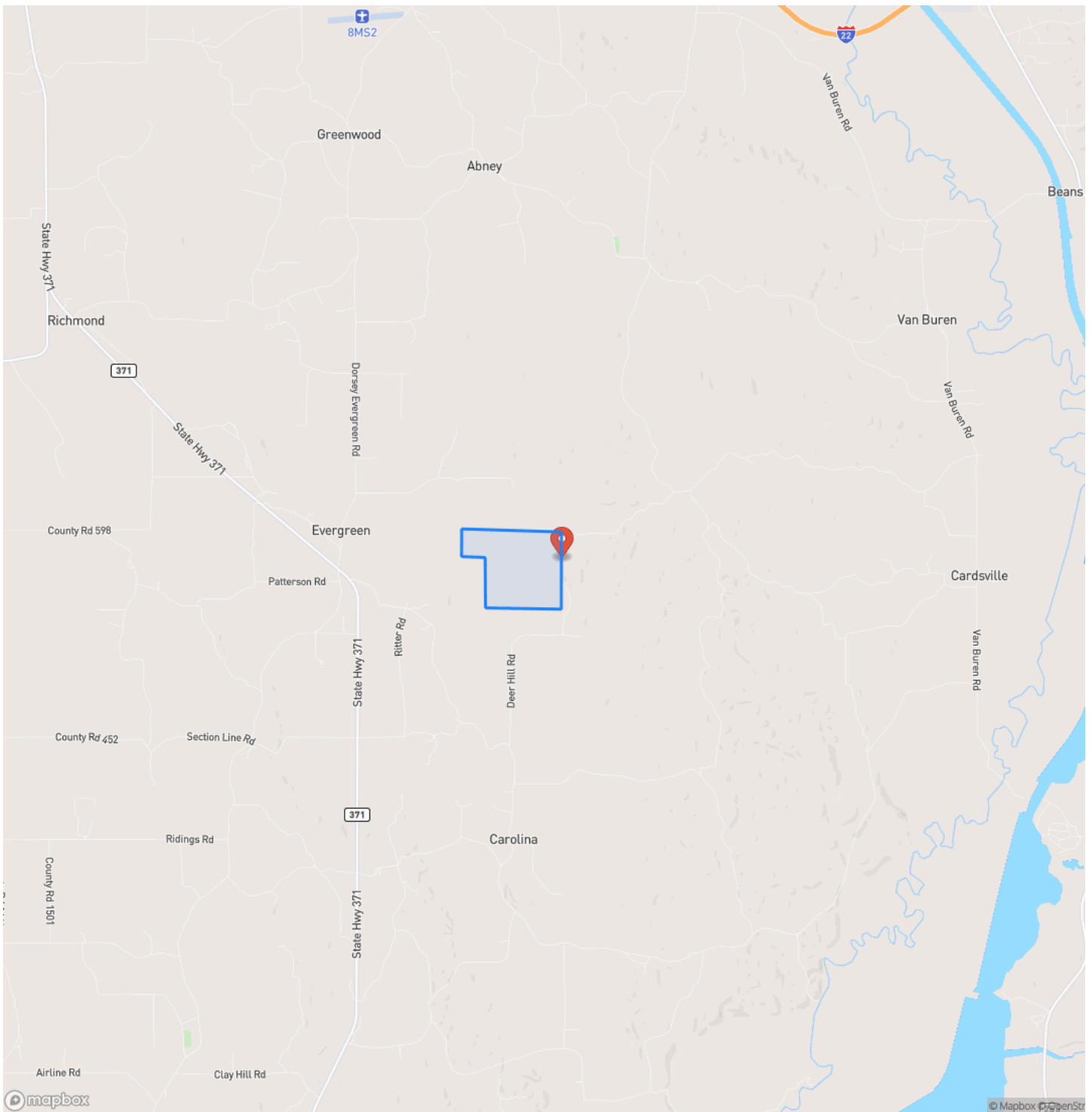
sjameson@mossyoakproperties.com



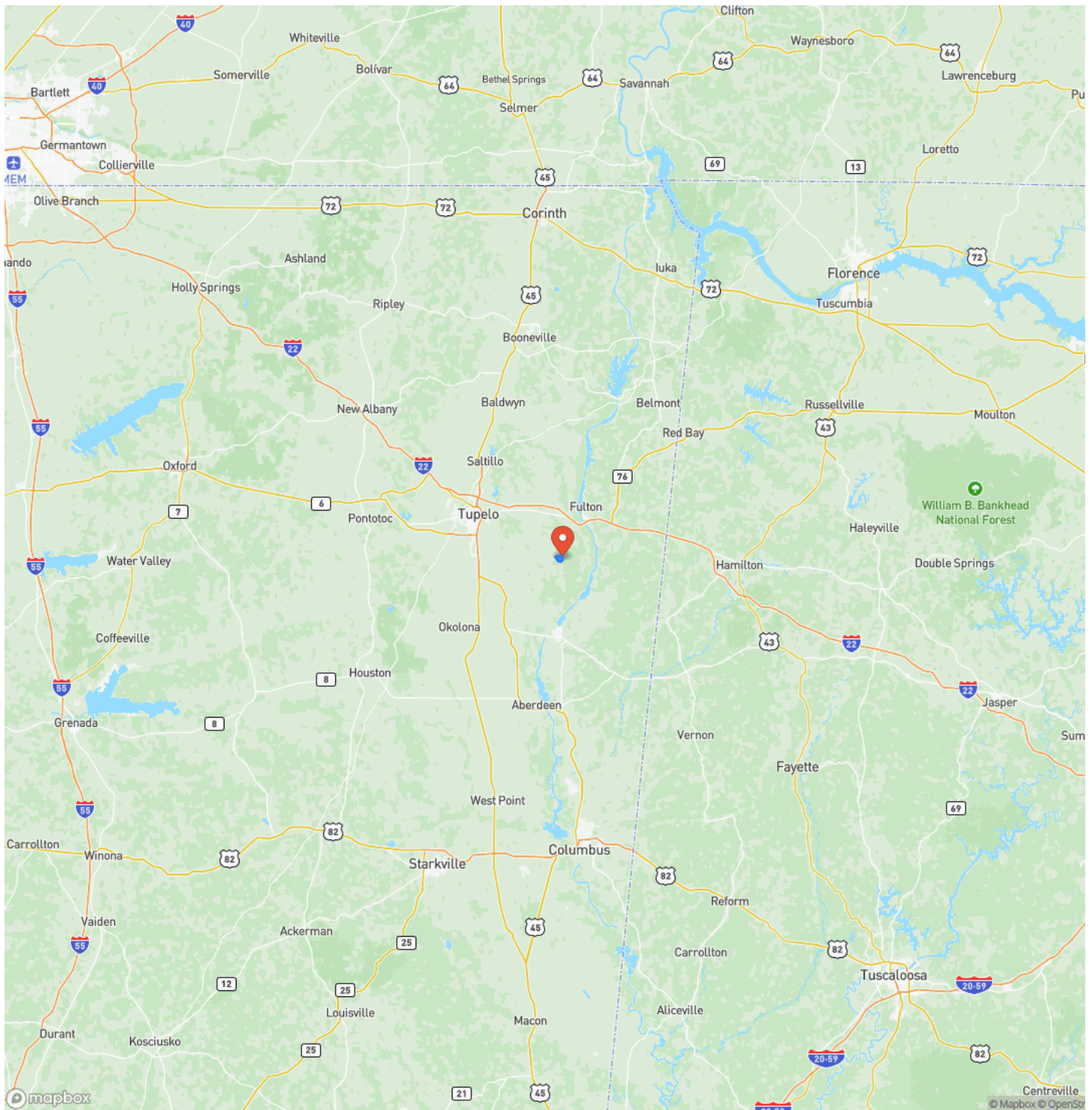
Deer Hill Rd 400 Acre
Nettleton, MS / Itawamba County



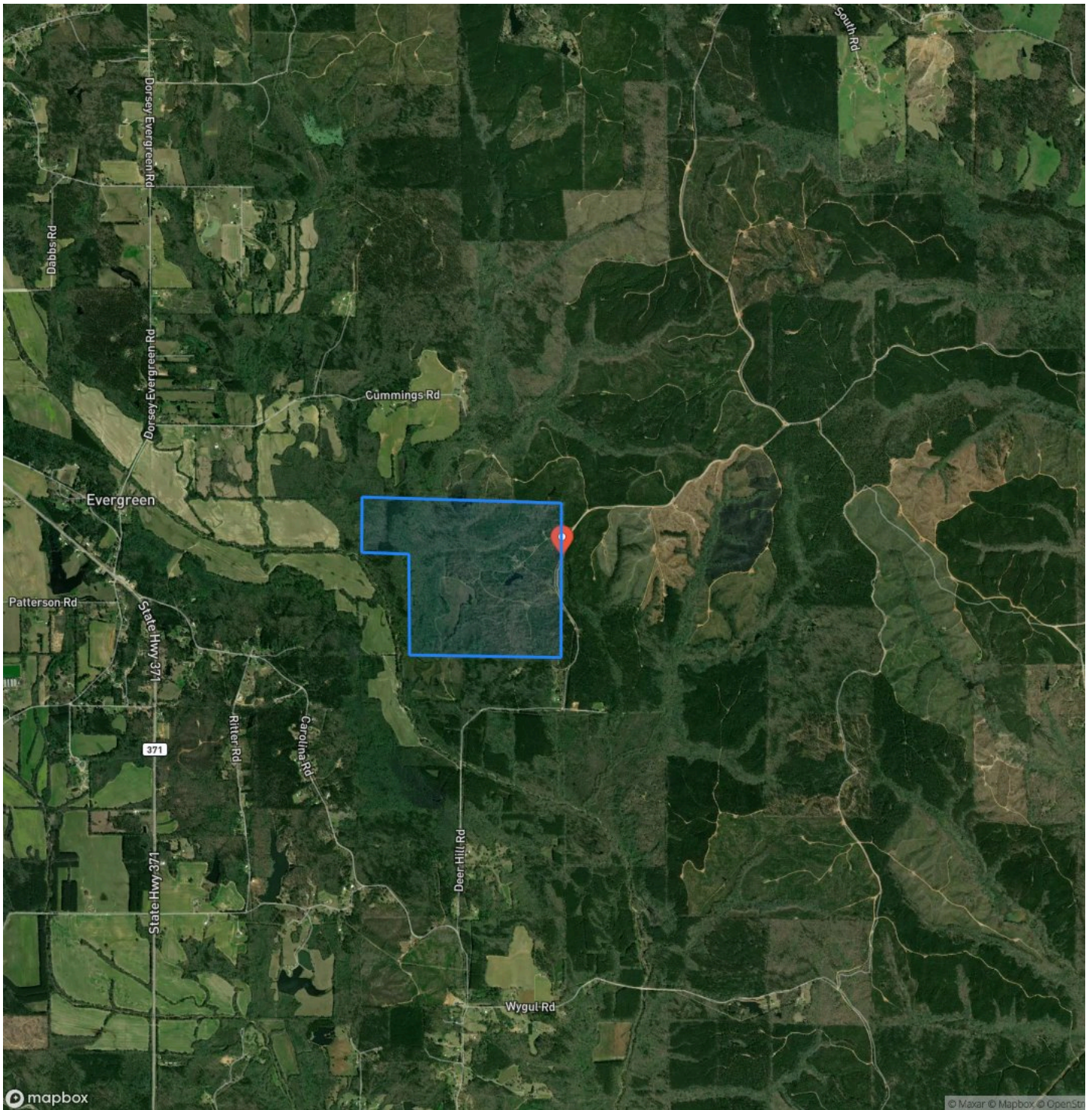
Locator Map



Locator Map

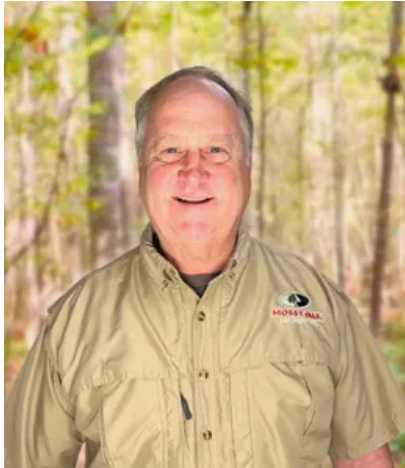


Satellite Map



Deer Hill Rd 400 Acre
Nettleton, MS / Itawamba County

LISTING REPRESENTATIVE
For more information contact:



Representative
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Address
5795 Highway 45 ALT S.

City / State / Zip
West Point, MS 39773

NOTES



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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West Point, MS 39773

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