Deer Hill Road 400 Acres – Mature Hardwoods, Food Plots and a Trophy Bass Pond near Nettleton, Itawamba County, MS
Deer Hill Rd
Nettleton, MS 38858

$885,000
400± Acres
Itawamba County







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Nettleton, MS / Itawamba County

SUMMARY

Address
Deer Hill Rd

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
www.mossyoakproperties.com







Deer Hill Road 400 Acres – Mature Hardwoods, Food Plots and a Trophy Bass Pond near Nettleton, Itawamba County, MS
Nettleton, MS / Itawamba County

PROPERTY DESCRIPTION

400 +/- Acres of Mature Hardwood Hunting Land with Food Plots, a Stocked Bass Pond and County Road Frontage - Itawamba County, Mississippi

Quick facts

- Acreage: 400 +/- acres
- Location: Nettleton, Itawamba County, Mississippi 38858
- Price: $885,000 ($2,213 per acre)
- Property type: Recreational Land
- Road access: County Road (gravel surface)
- Land cover: Heavily Wooded
- Water: Pond
- Wildlife: Turkey, Ducks, Whitetail Deer, Small Game
- Improvements: Pond
- Utilities: Electricity Available
- Current use: Hunting, Recreational, Timber
- Possible uses: Development, Hunting, Investment, Recreational, Residential, Timber
- Listing agent: Sonny Jameson, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

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

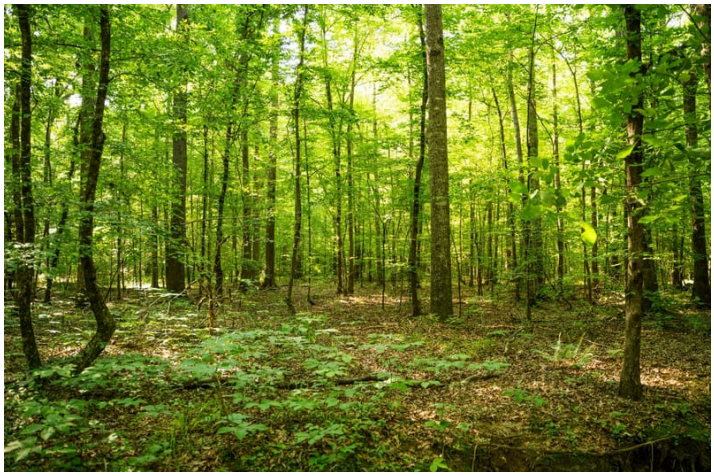
Location

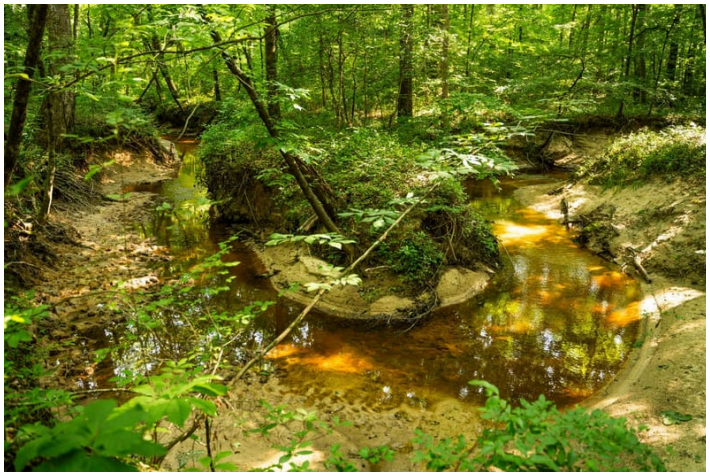
The property is in Itawamba County, Mississippi, near Nettleton, about 20 miles from Tupelo; about 45 miles from New Albany.

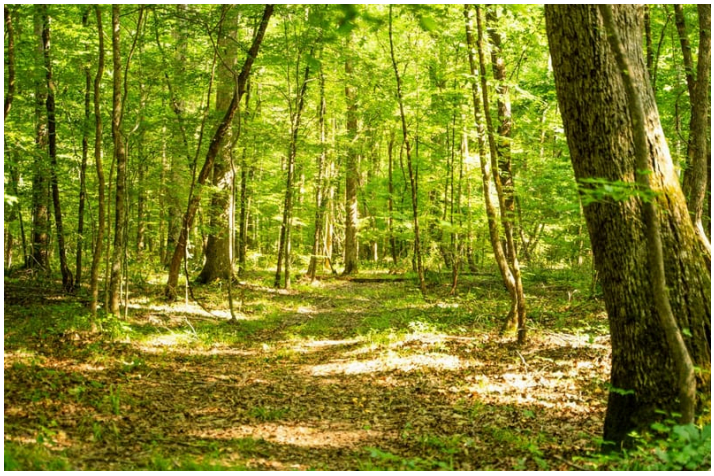
Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Sonny Jameson with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.





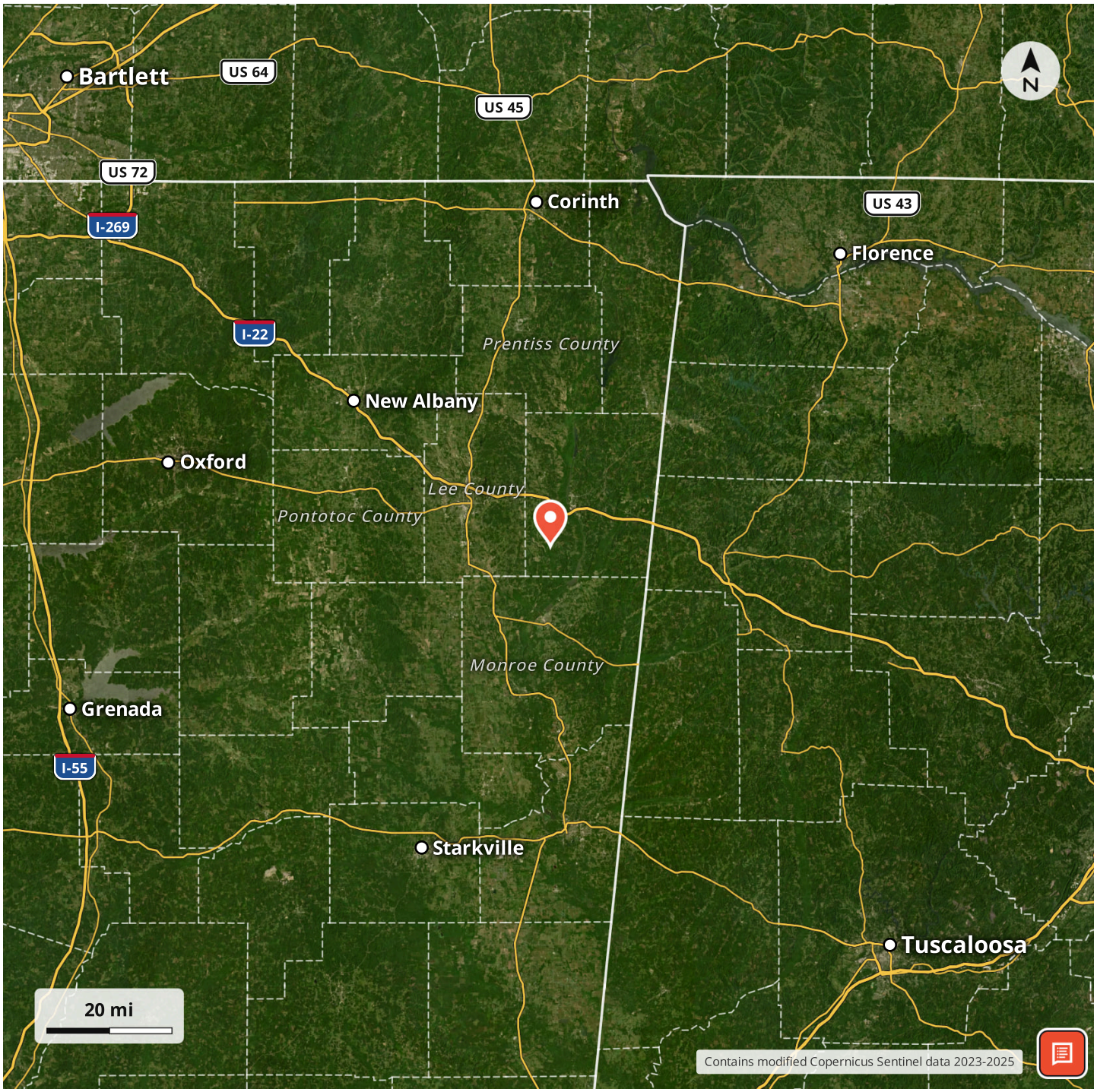




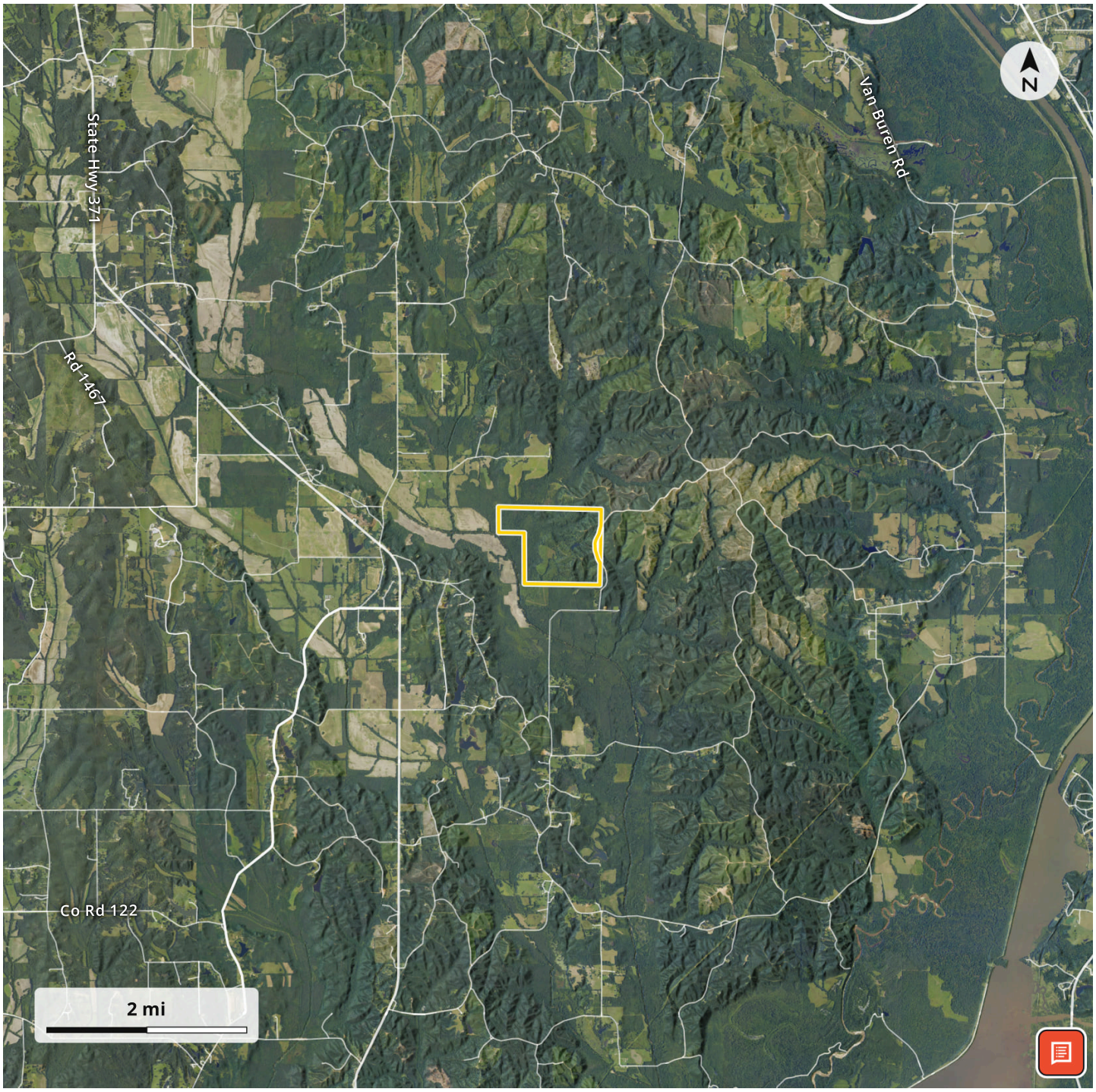




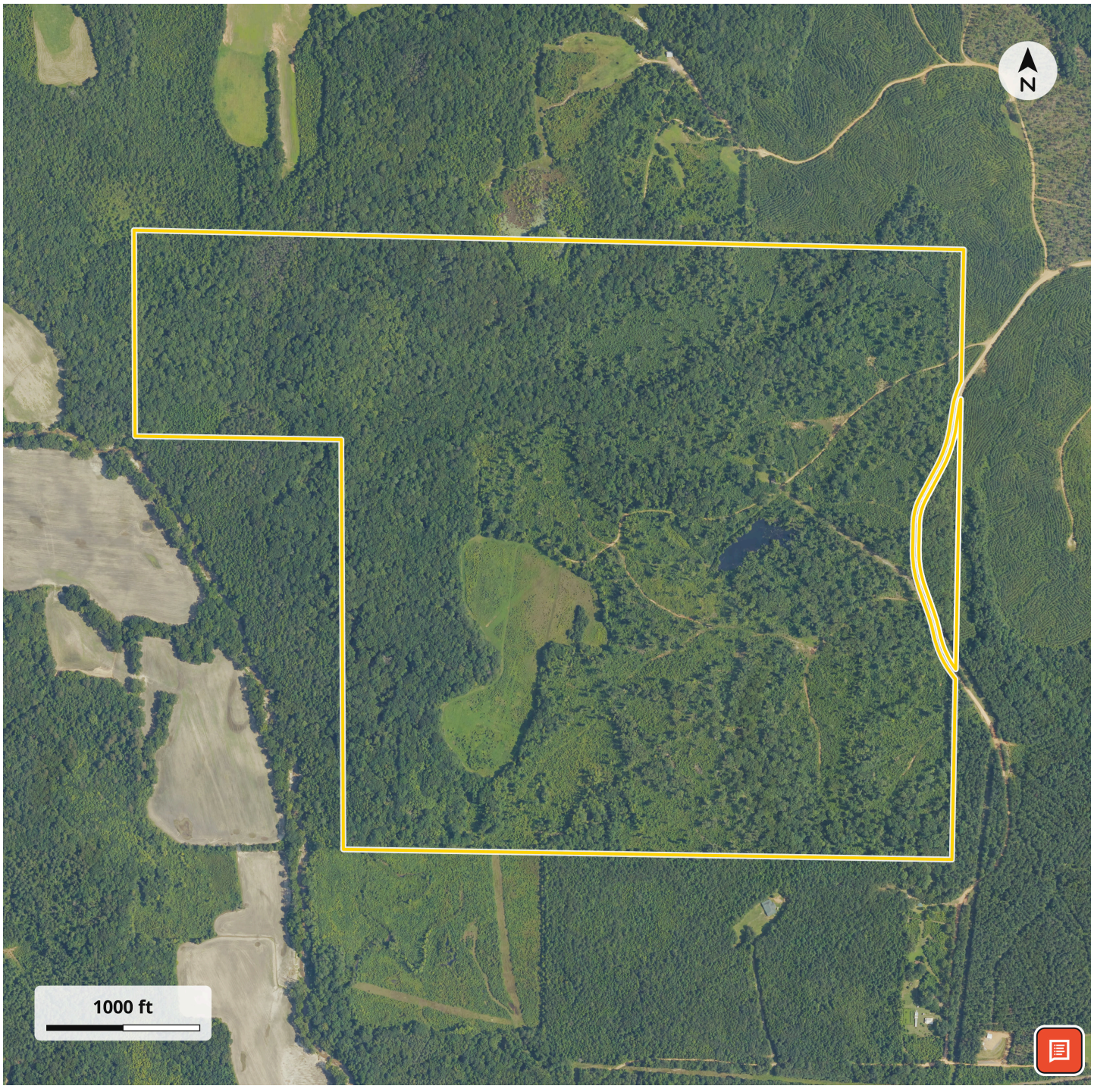
Regional Map



Locator Map

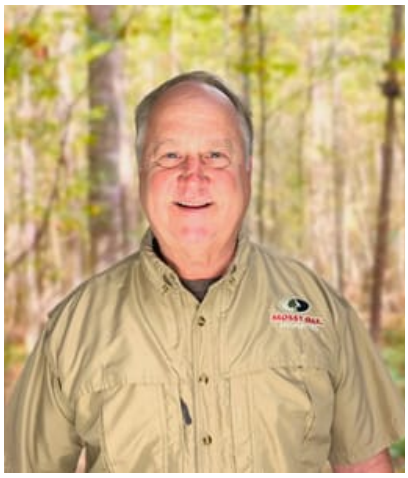


Aerial Map



LISTING REPRESENTATIVE

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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.

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