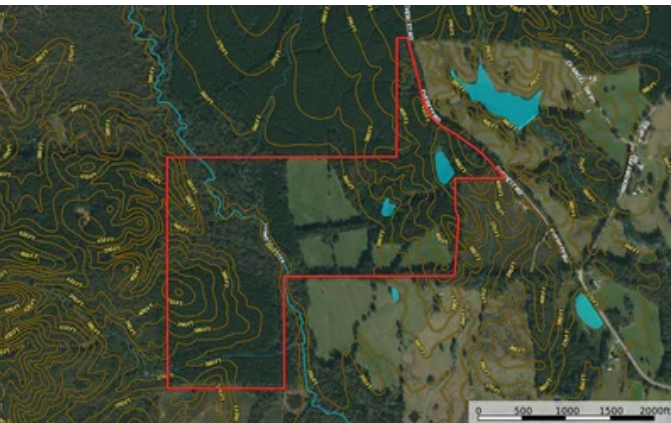


**Down Home Timber 155.4 Acres Newton
County**
384 Everett Road
Hickory, MS 39332

\$599,950
155.400± Acres
Newton County



Down Home Timber 155.4 Acres Newton County Hickory, MS / Newton County

SUMMARY

Address

384 Everett Road

City, State Zip

Hickory, MS 39332

County

Newton County

Type

Hunting Land, Farms, Recreational Land,
Undeveloped Land, Lakefront, Timberland, Horse
Property, Single Family

Latitude / Longitude

32.24251 / -89.004695

Taxes (Annually)

635

Dwelling Square Feet

1300

Bedrooms / Bathrooms

2 / 2

Acreage

155.400

Price

\$599,950

Property Website

<https://www.mossyoakproperties.com/property/down-home-timber-155-4-acres-newton-county-newton-mississippi/28921/>



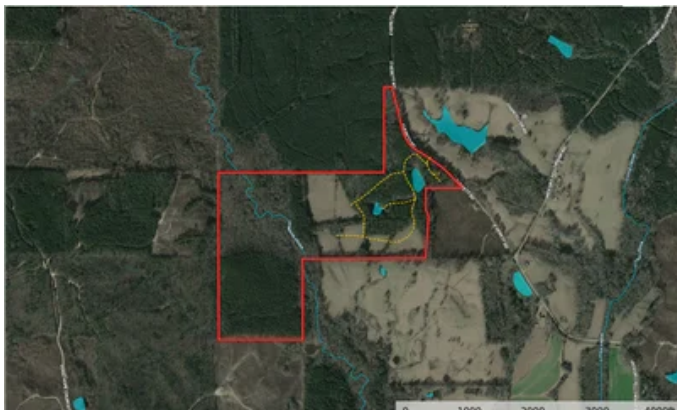
Down Home Timber 155.4 Acres Newton County Hickory, MS / Newton County

PROPERTY DESCRIPTION

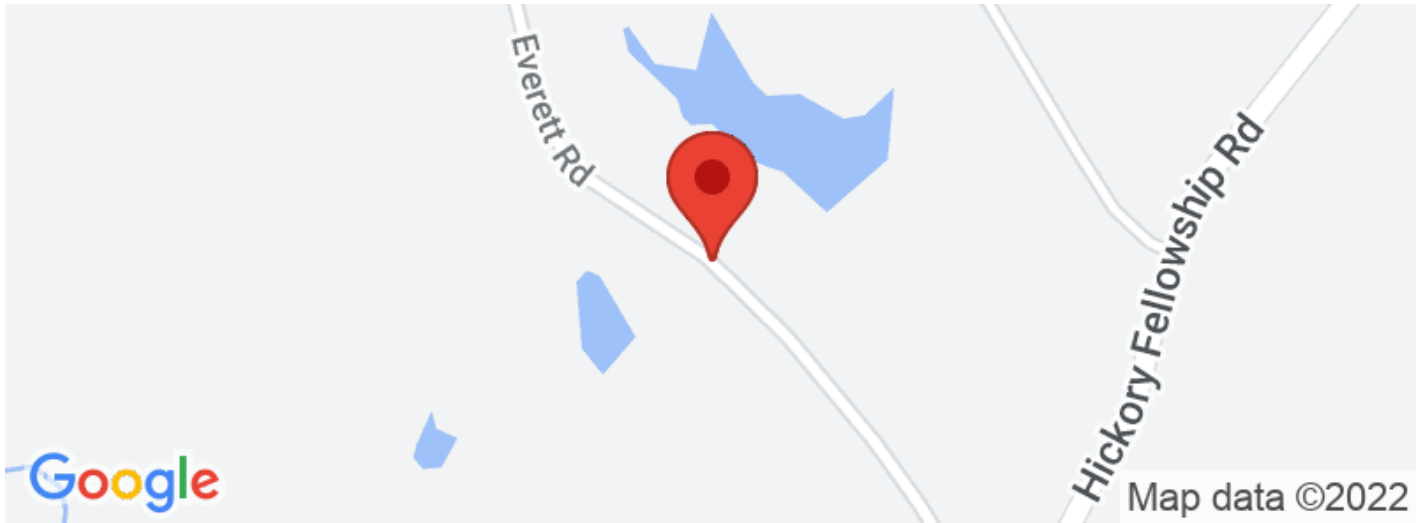
We are honored to present Down Home Timber, a 155.4 +/- acre property in Newton County, MS! This property has been well maintained by the same family for over 100 years! There is 2bd, 2ba 1300+/- sqft cabin with a sleeping loft that is partially furnished and sits right off the 1.4 +/- acre stocked pond. The cabin has central heating and cooling and includes a large open concept kitchen/living room, laundry room, propane heaters and a large sitting room with a wood burning stove. The property itself is made up of 73.1 +/- acres of mature pine, 53.5 +/- acres of mature hardwood, 27 +/- acres of well-maintained pastureland, .35 miles of Johnson Creek frontage, two ponds, a large barn, shed, and a well. The screened in front porch and open style back porches wraparound on the cabin's south side and are perfect spots to relax and take in this beautiful property that's loaded with whitetail deer and wild turkey! This property is located approximately 17 miles from Newton, 27 miles from Meridian, 49 miles from Laurel and 81 miles from Jackson. The TIMBER value is SUBSTANTIAL and a timber appraisal is available upon request for serious buyers. You do not want to miss out on this opportunity! Showings are by appointment only. Call us today [662-295-7447](tel:662-295-7447) !



Down Home Timber 155.4 Acres Newton County Hickory, MS / Newton County



Locator Maps



Aerial Maps



**Down Home Timber 155.4 Acres Newton County
Hickory, MS / Newton County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter McCool

Mobile

(662) 295-7447

Email

hmccool@mossyoakproperties.com

Address

128 W Franklin Street

City / State / Zip

Carthage, MS 39051

NOTES



NOTES

This image shows a blank 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.

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.



Mossy Oak Properties Bottomland Real Estate

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West Point, MS 39773

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MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com