80+/- Acres in Newton County, MS

21959 Highway 80 East, Hickory, MS 39332

$475,000

This 80 +/- acre property is a recreational paradise, located on Hwy 80 in Newton County. A two bed, two bath, 2,000+/- S.F. cabin with many porches for your family and friends to tell plenty of stories from greeting you as you come in the gate. There is also a 5,600 S.F. storage shed (1,600 enclosed) to keep all your equipment protected from the weather. There are 10 acres at the entrance of the property that consists of open fields, a garden, and a 3 acre stocked pond for you and the kids to enjoy some time on the water. The property also consist of excellent hardwood timber that would be great to catch a big buck slipping through all while having a good investment in today's timber market. The owner is also willing to subdivide so call for details, 601-562-2800!

Directions from Chunky: From the intersection of Hwy 80 and Chunky Duffee Road in Chunky, travel Hwy 80 west for 1.8 miles to the entrance on the left.

call me today!

JOEL MCKEE, REALTOR®
Joel@TomSmithLand.com
601.898.2772 office | 601.562.2800 cell
135 Jefferson Street | Starkville, MS 39759

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Information is believed to be accurate but not guaranteed.

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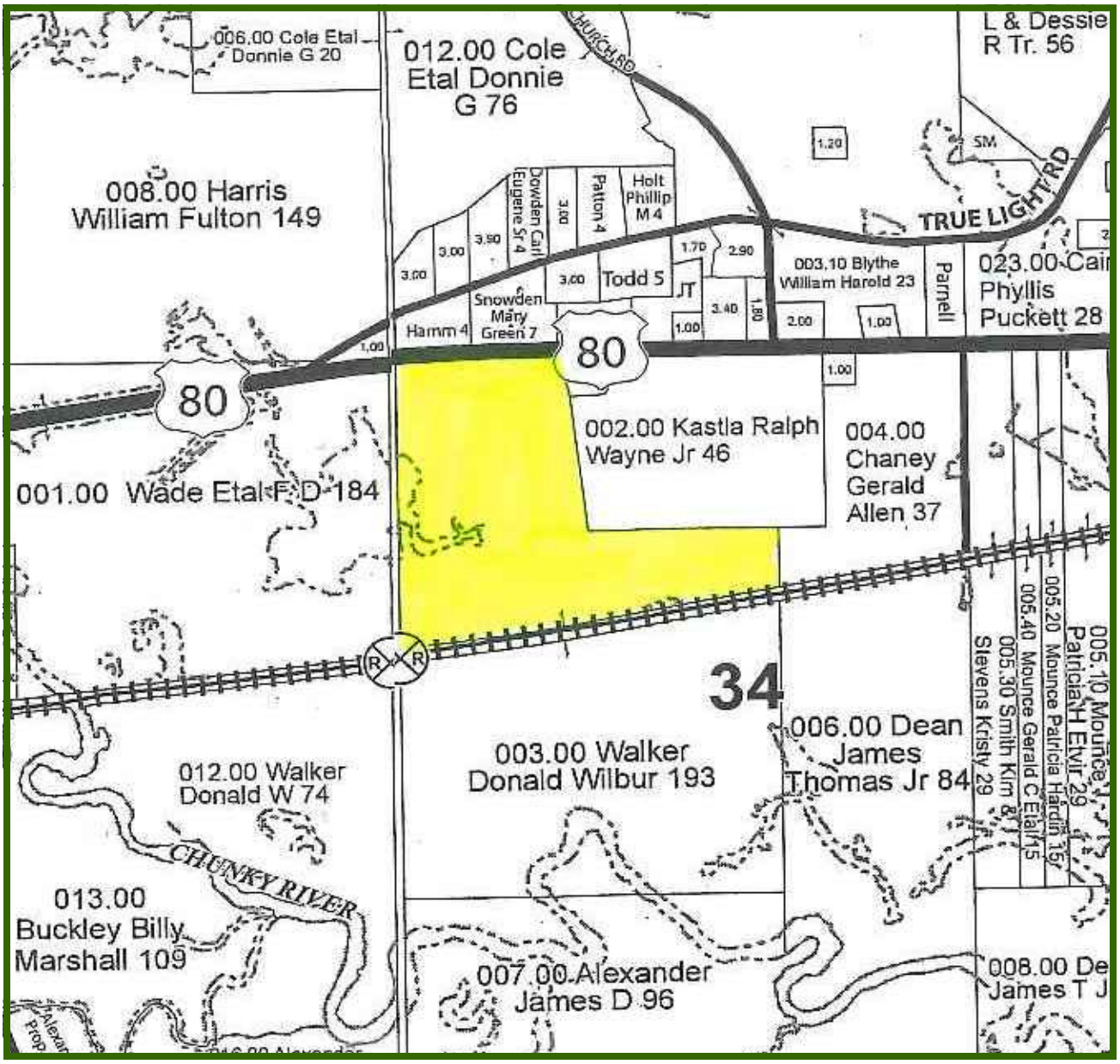
Ownership Map



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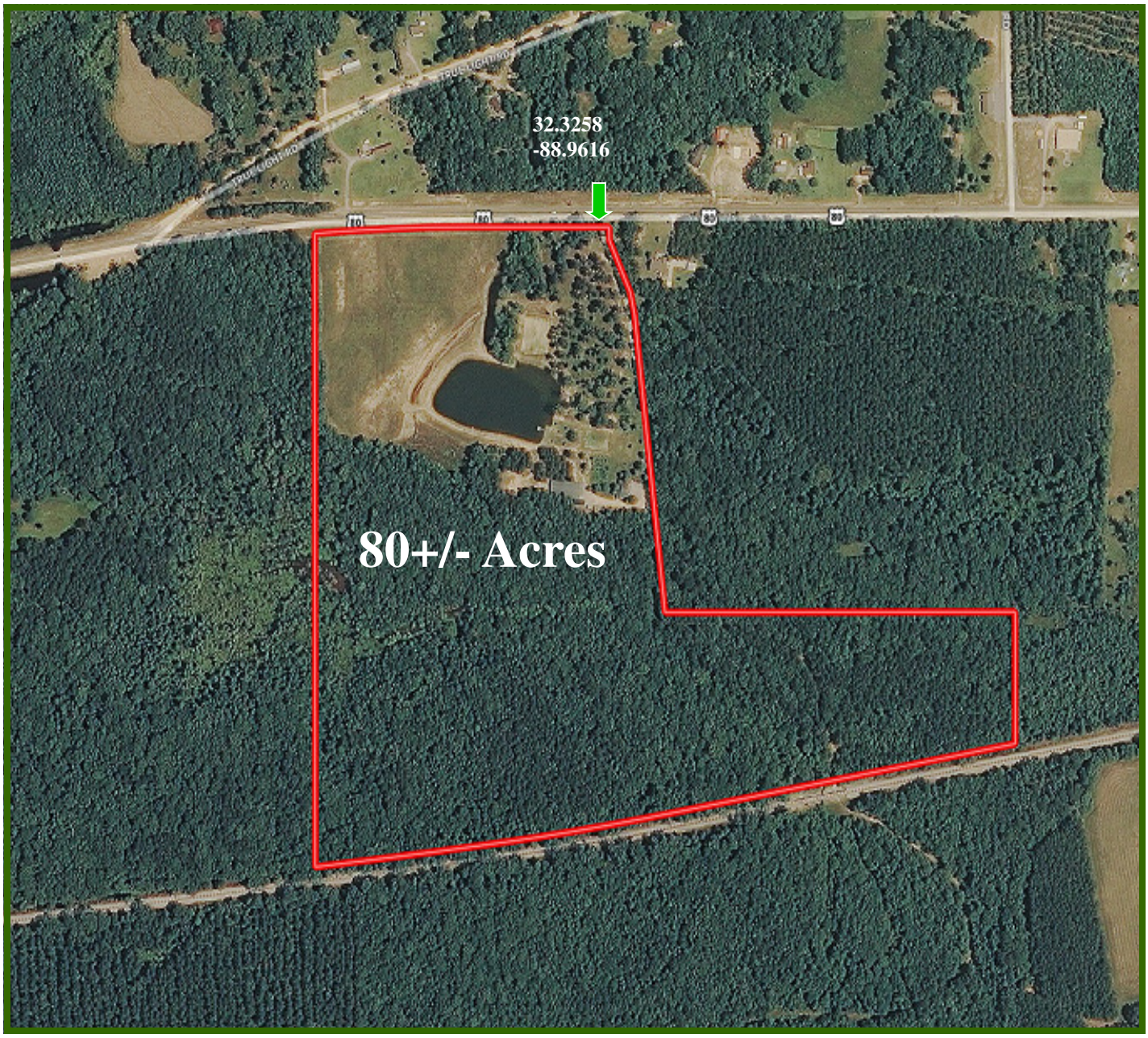
Aerial Map



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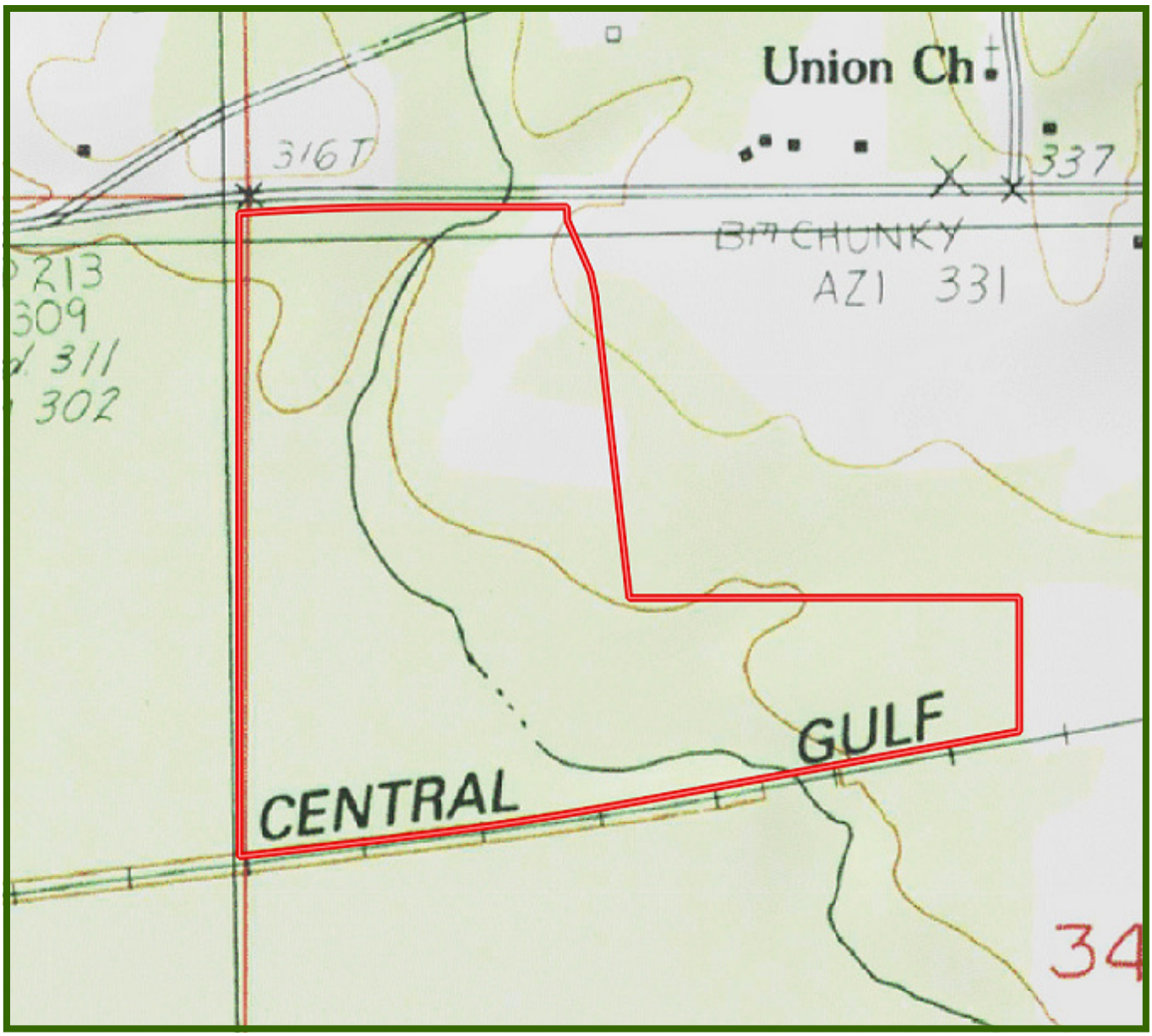
Topography Map



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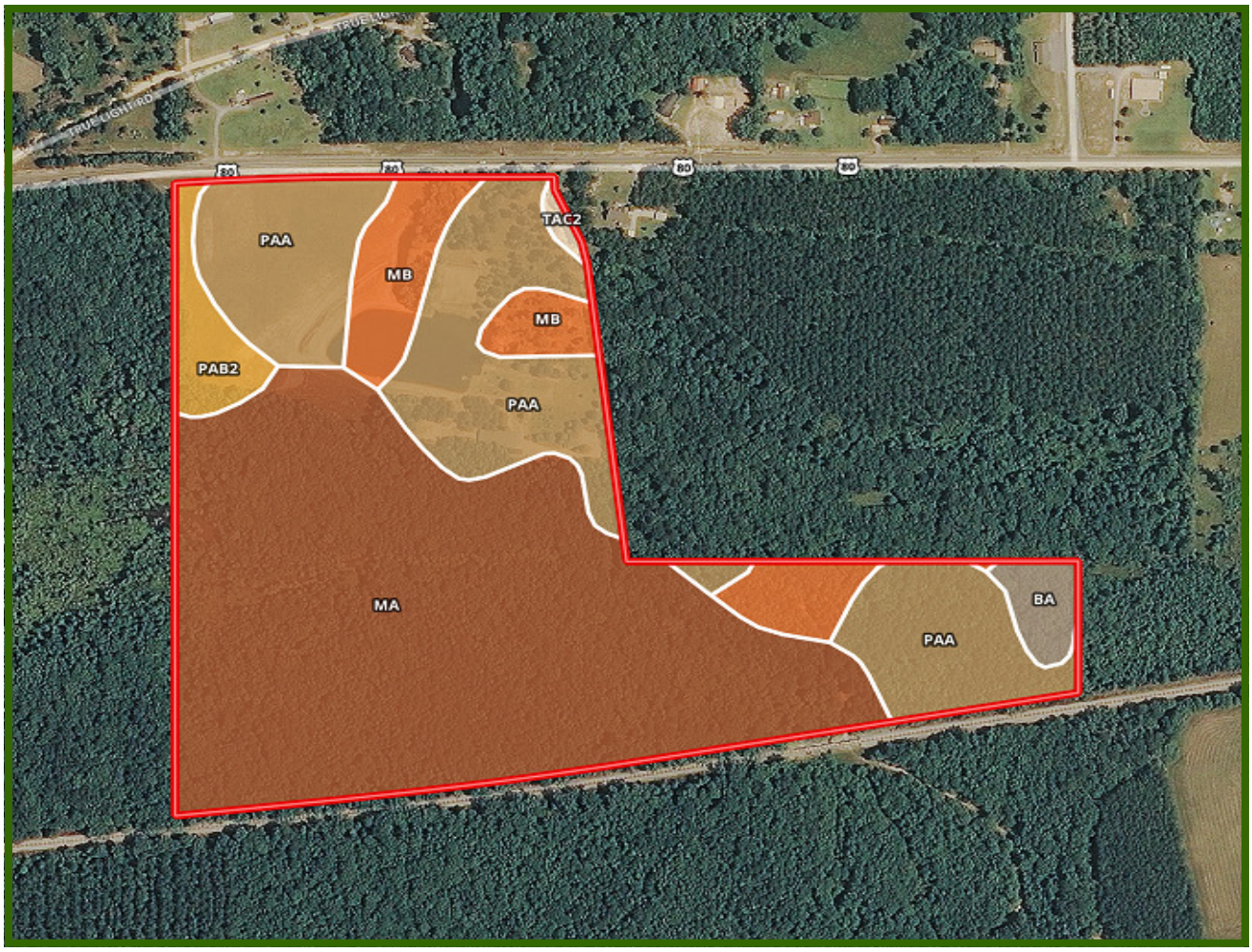
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PaA	Prentiss very fine sandy loam, level phase (savannah) (0 to 2 percent slopes)	21.5	28.36	2w
Mb	Mantachie very fine sandy loam, local alluvium phase (bibb) (0 to 2 percent slopes)	6.7	8.9	3w
TaC2	Tilden very fine sandy loam, eroded gently sloping phase (savannah) (5 to 8 percent slopes)	0.3	0.44	3e
PaB2	Prentiss very fine sandy loam, eroded very gently sloping phase	2.5	3.24	2e
Ma	Mantachie soils (bibb) (0 to 2 percent slopes)	43.3	57.1	3w
Ba	Bibb soils, 0 to 2 percent slopes	1.5	1.95	5w
TOTALS		75.8	100%	2.72

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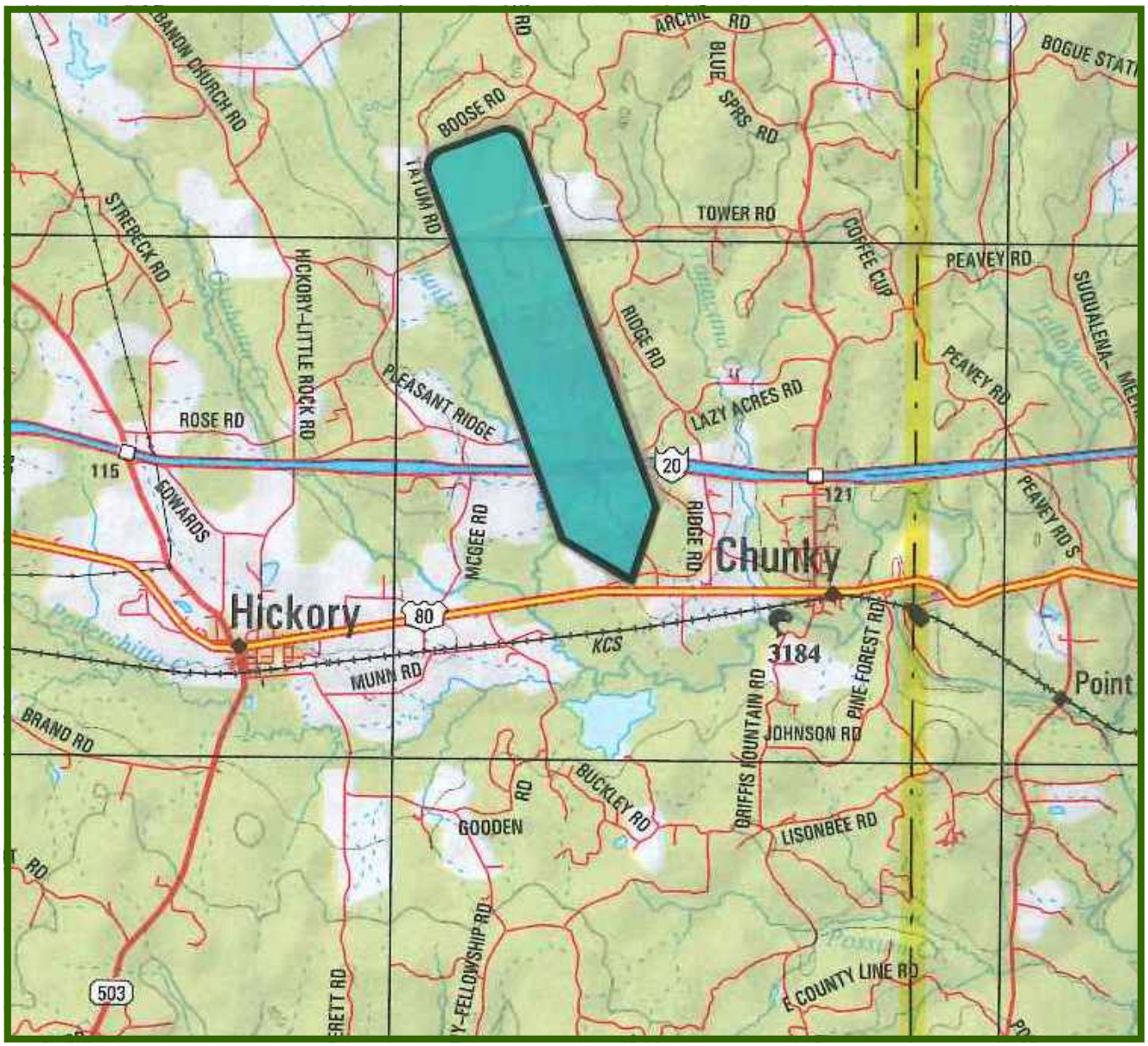
Directional Map



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