



# 350+/- Acre Hunting Tract Newton County, MS



**\$642,250**

Looking for a great hunting tract in Newton County, MS!?! This 350+/- acre property is loaded with deer and turkey sign and already has established food plots and shooting houses. The diverse makeup includes cutover, approximately 20+/- year planted pines and some natural re-growth. The cutover offers excellent bedding and cover for the deer and nesting areas for the turkey and could also be replanted or cleared for pasture or crop ground. Small game is also abundant, with a healthy population of quail. The property also features multiple access points and home or camp sites and a good internal road system among the rolling hills. Located in Union, with tons of road frontage on Skinner Place Road, this tract is conveniently located within 30 minutes of Philadelphia and Meridian and 20 miles from I-20. Call Preston today to schedule a viewing!

Directions from MS-15 N in Union, MS: Turn right onto E Jackson Road. Travel 0.6 miles and turn right onto Greenland Road. Travel 2.4 miles and turn right to stay on Greenland Road. Travel 0.3 miles and turn left onto Rock Creek Road. Travel 1.6 miles and continue onto Little Rock County Line Road. Travel 0.7 miles and turn left onto Skinner Place Road. Travel 0.4 miles and the property is on the left.



*Call me today!*

**PRESTON SMITH**, MANAGING BROKER  
Preston@TomSmithLand.com  
601.990.5070 office | 601.209.7150 cell



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**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



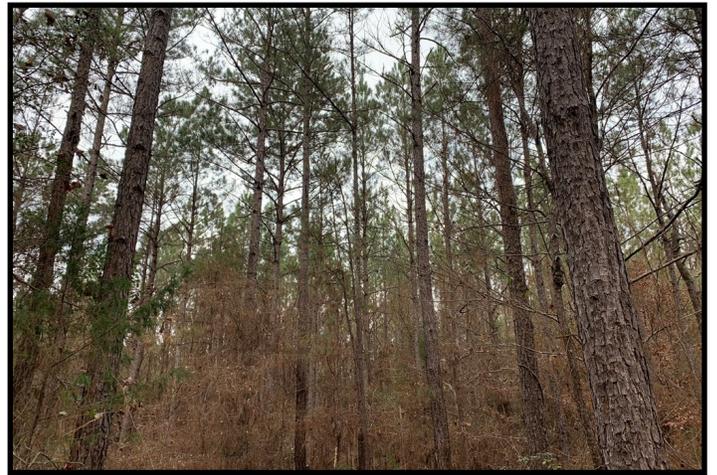
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Aerial Map



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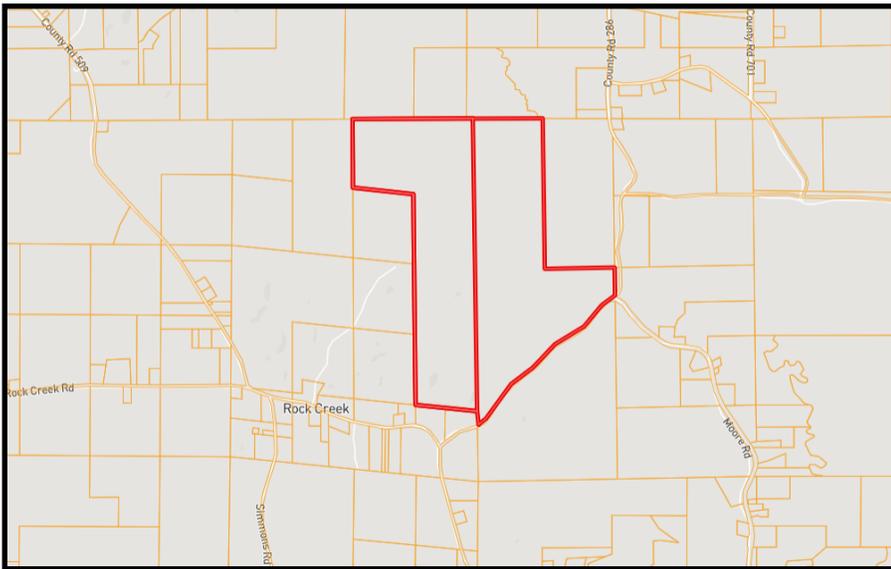
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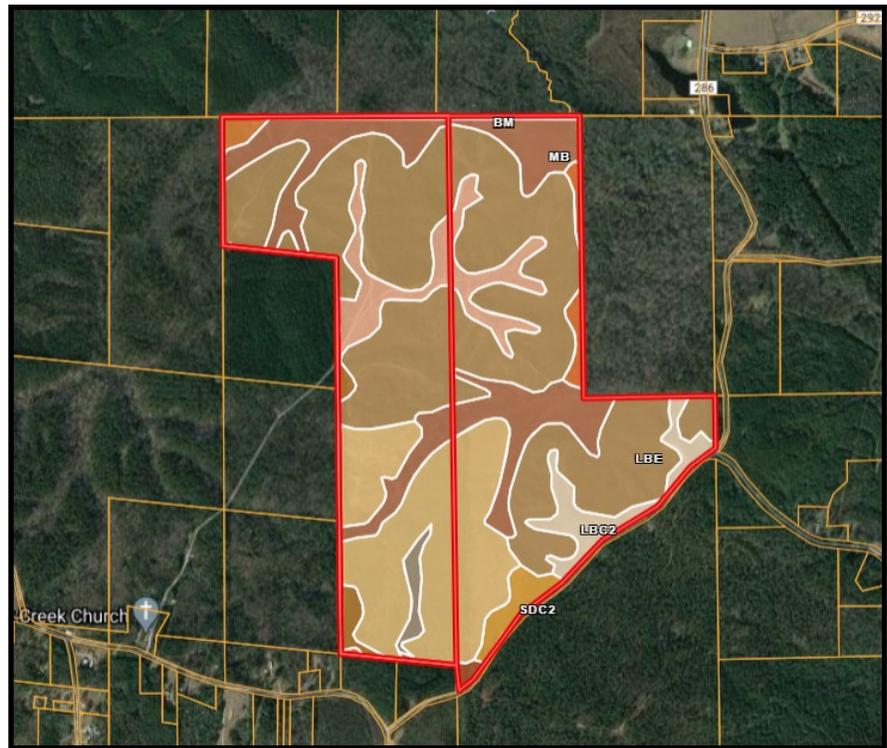
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# Ownership Map

CODE	DESCRIPTION	ACRES	%	CAP
LBE	Lauderdale-Boswell complex, strongly sloping and mod steep phases (lauderdale-arundel-sweetman) (12 to 17 percent slopes)	175	48.1%	7e
Ba	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	4.23	1.2%	5w
LBE	Lauderdale-Boswell complex eroded gently sloping phases (lauderdale-arundel) (5 to 8 percent slopes)	13.29	3.7%	4e
SDC2	Shubuta fine sandy loam, eroded gently sloping phase (5 to 8 percent slopes)	5.98	1.6%	3e
RA2	Ruston fine sandy loam, eroded gently sloping phase (5 to 8 percent slopes)	1.2	0.3%	3e
NA2	Nacogdoches loam, eroded gently sloping phase (heshoba) (5 to 8 percent slopes)	3.4	0.9%	3e
SDC	Shubuta fine sandy loam, gently sloping phase (5 to 8 percent slopes)	22.54	6.2%	3e
SM2	Smithdale fine sandy loam, 8 to 12 percent slopes	0.3	0.1%	4e
NA2	Nacogdoches loam, eroded strongly sloping phase (williamville)	72.66	20%	6e
NB3	Nacogdoches sandy clay loam, severely eroded gently sloping phase (heshoba) (5 to 8 percent slopes)	4.49	1.2%	4e
MB	Mantachie very fine sandy loam, local alluvium phase (bibb) (0 to 2 percent slopes)	55.49	15.3%	3w
SM2	Smithdale fine sandy loam, 12 to 17 percent slopes, eroded	2.52	0.7%	6e
BM	Bibb-Mantachie association, frequently flooded	2.4	0.7%	5w

# Soil Map



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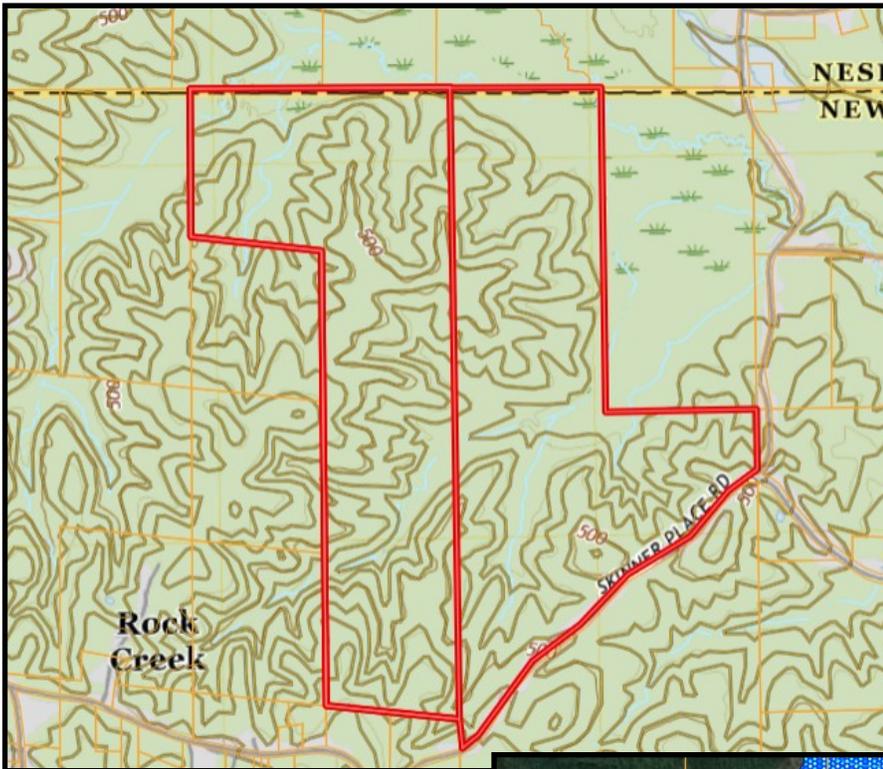
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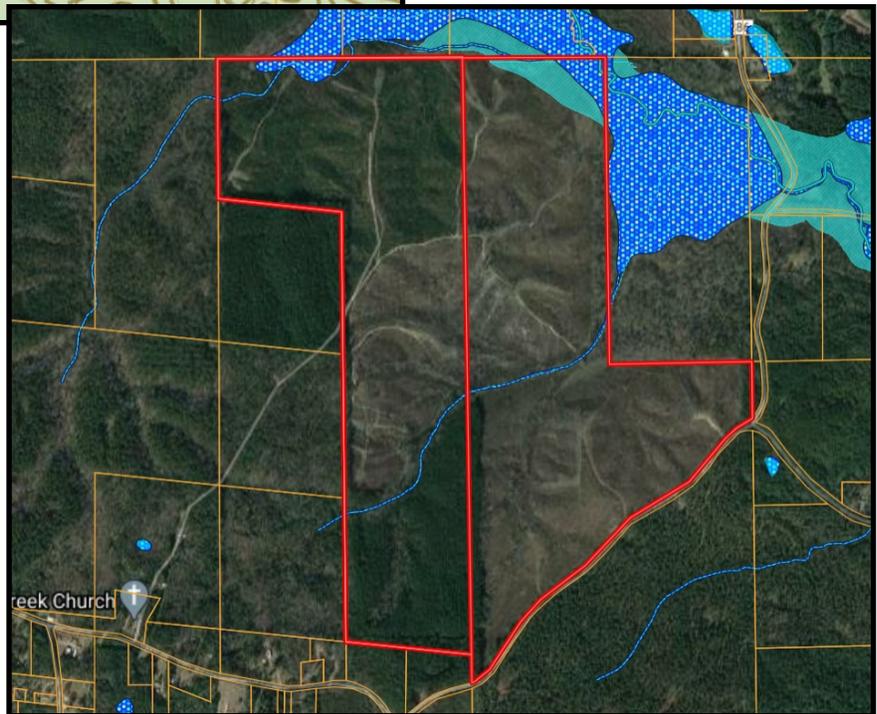
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Topography  
Map

Flood  
Map



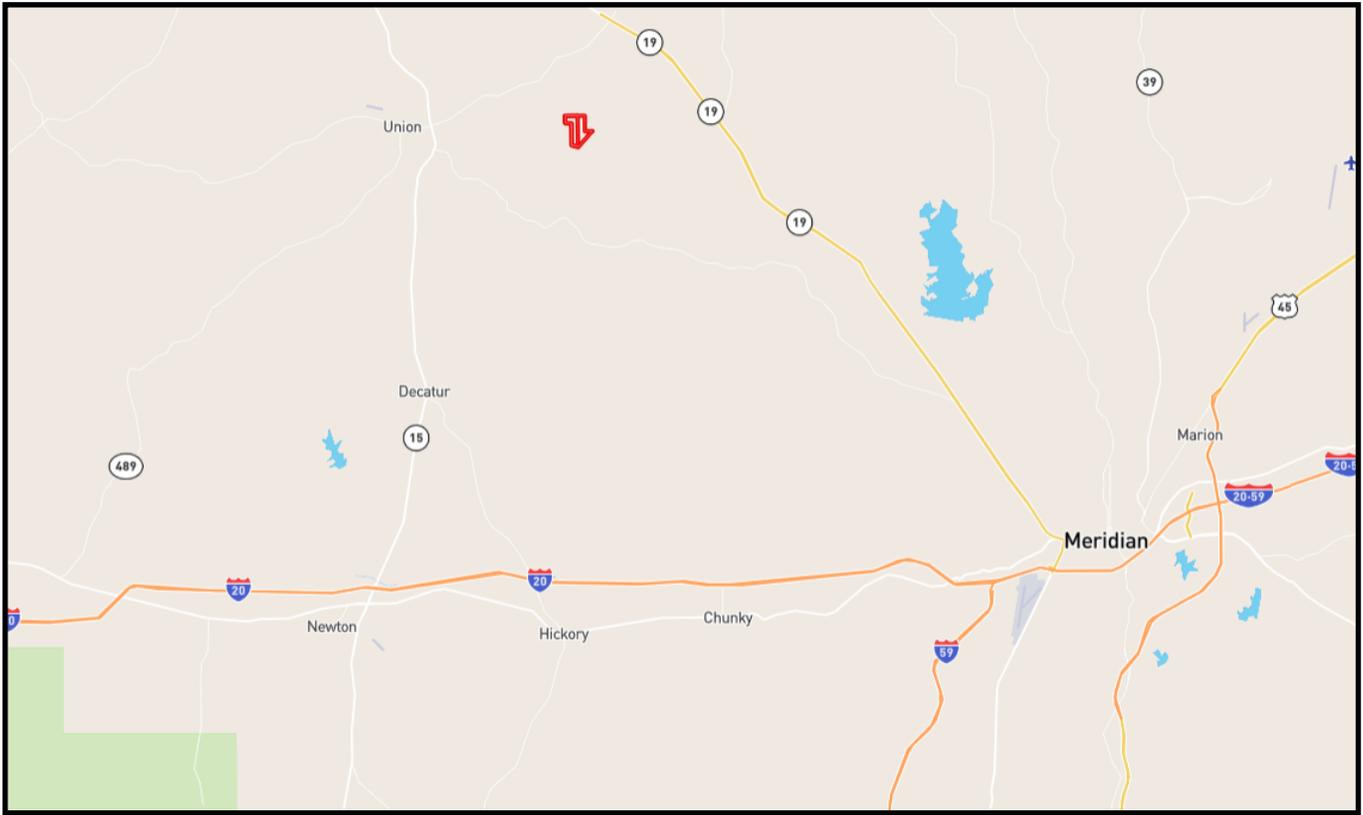
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## Directional Map

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