

194± ACRES
NEWTON COUNTY, MS
\$575,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE NEWTON 194

PROPERTY PROFILE

LOCATION:

- Pleasant Ridge Road
- Hickory, MS 39332
- Newton County
- 19± Miles W of Meridian
- 85.7± Miles N of Hattiesburg
- 199± Miles N of New Orleans
- 146± Miles N of Mobile, AL

COORDINATES:

- 32.35246, -88.98036

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Potential Cabin Site
- Timber Investment

PROPERTY INFORMATION:

- 194± Total Acres
- 2.5± Acre Duck Hole
- 1.87± Miles of Chunky River Frontage
- 340'± of Frontage on Pleasant Ridge Road
- Towering Oaks, Pines, and Mixed Hardwoods
- Flat Terrain and Some Rolling Hills
- Extensive Trail System
- Deer, Duck, Turkey, and Other Small Game

TAX INFORMATION:

2024 Taxes

- Parcel 118R-17-00-001.00: \$357.25
- Parcel 131R-21-00-003.00: \$224.23



DENNIS WEST | MANAGING BROKER
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WELCOME TO THE NEWTON 194

LOCATED IN HICKORY, MISSISSIPPI, THIS PREMIER $194\pm$ ACRE PROPERTY IN NEWTON COUNTY OFFERS A RARE COMBINATION OF RECREATION, HUNTING, AND TIMBER INVESTMENT OPPORTUNITIES. With direct access on Pleasant Ridge Road, just 5 miles from Interstate 20, $19\pm$ miles west of Meridian, $85.7\pm$ miles north of Hattiesburg, $146\pm$ miles north of Mobile, and $199\pm$ miles north of New Orleans, the property is both secluded and conveniently accessible.

This tract borders the scenic Chunky River and boasts $1.87\pm$ miles of pristine river frontage, providing plenty of fishing and water recreation. The land features $340\pm$ of gravel road frontage on Pleasant Ridge Road. The property enjoys a flat to gently rolling terrain and is adorned with towering oaks, pines, and mixed hardwoods. An extensive trail system winds throughout the acreage, making it perfect for getting to your favorite hunting stand, trail riding, and easy navigation to the property's many features, including a $2.5\pm$ acre duck hole. This tract is a sportsman's paradise, offering prime hunting for deer, turkey, ducks, and small game, along with fishing on the Chunky River.



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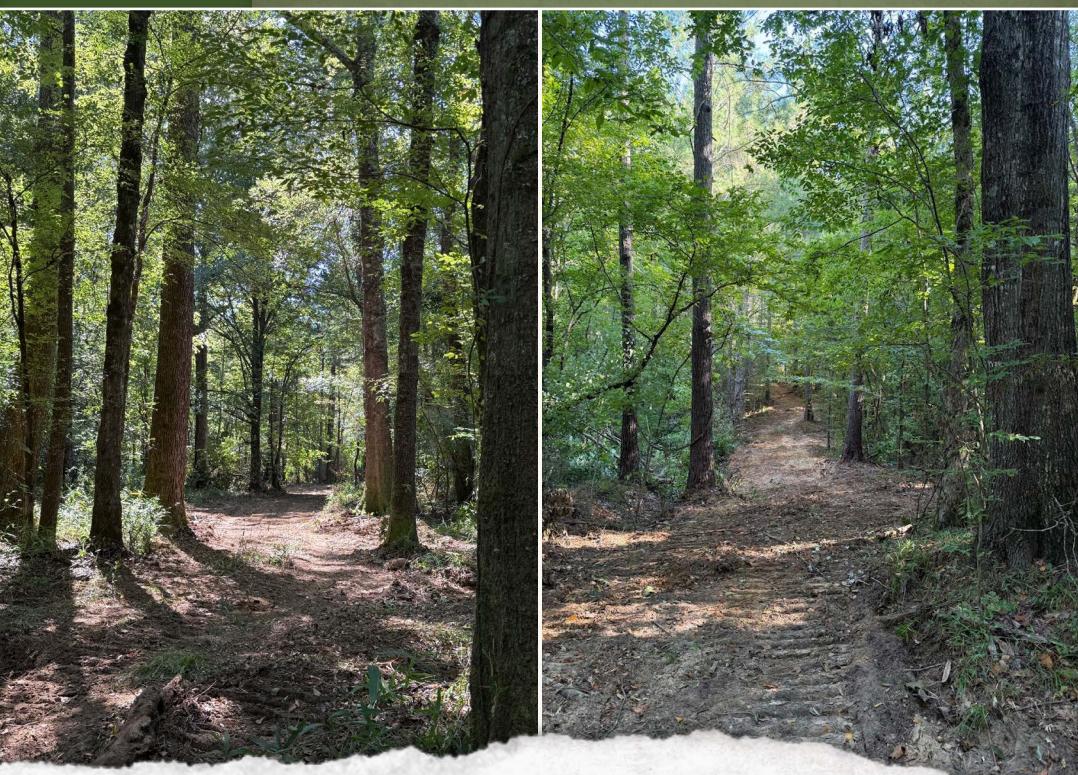


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MORE ABOUT THE NEWTON 194

With abundant natural beauty that is hard to find and diverse landscapes, the property also holds potential as a timber investment and the perfect site for a recreational cabin retreat. For those seeking a multi-use property, this acreage delivers unmatched versatility, whether for hunting, weekend recreation, trail riding, or long-term investment. With its strategic location, abundant wildlife, and expansive river frontage, this Newton County property is an outstanding opportunity to own a piece of Mississippi's Chunky River frontage.

To experience all this property has to offer, schedule your showing with **Dennis West** or **Derek Eaves**.



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2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

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NEWTON COUNTY, MISSISSIPPI

land **id.** **LINK**



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NEWTON COUNTY

Newton



Directions from Exit #121 off I-20 in Chunky, MS: At the end of the ramp turn left onto Chunky Duffee Road and travel 1.2 miles. Turn right onto Highway 80 and continue 1.5 miles. Turn right onto Mount Pleasant Church Road and proceed 1.7 miles. Turn left onto Pleasant Ridge Road and travel 0.7 miles to the property and sign on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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