



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



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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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  
C: 601-248-4396 | dennis@smalltownproperties.com



DEREK EAVES | LAND SPECIALIST  
C: 662-803-2001 | derek@smalltownproperties.com



# WELCOME TO THE NEWTON 194

**LOCATED IN HICKORY, MISSISSIPPI, THIS PREMIER 194± 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± miles west of Meridian, 85.7± miles north of Hattiesburg, 146± miles north of Mobile, and 199± miles north of New Orleans, the property is both secluded and conveniently accessible.

This tract borders the scenic Chunky River and boasts 1.87± miles of pristine river frontage, providing plenty of fishing and water recreation. The land features 340'± 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± 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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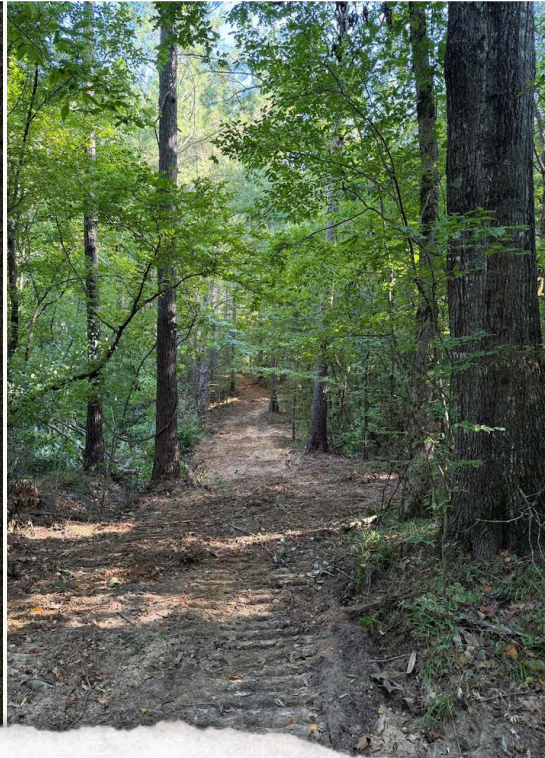
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# MORE ABOUT THE NEWTON 194

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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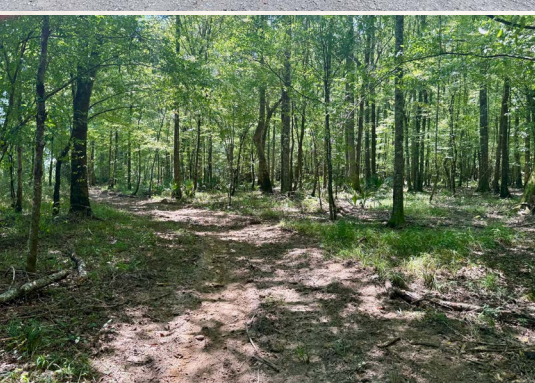


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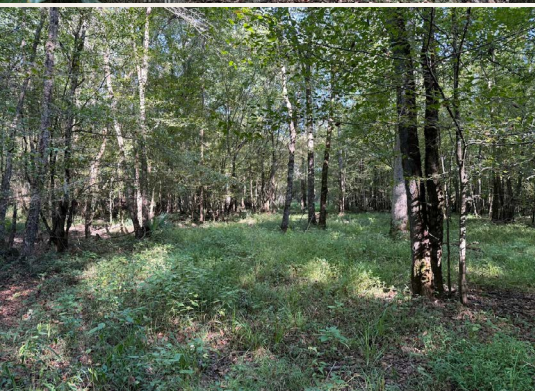


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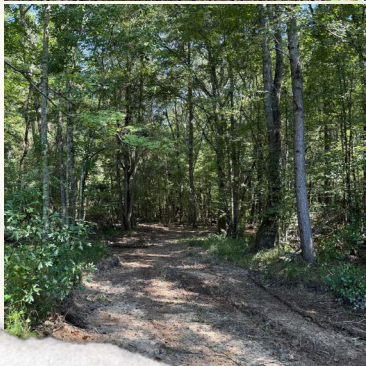
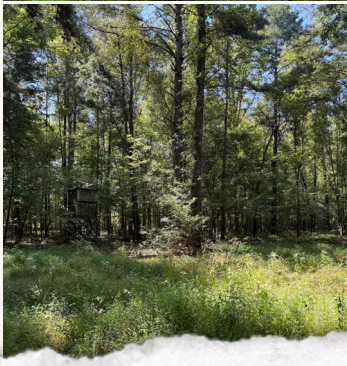
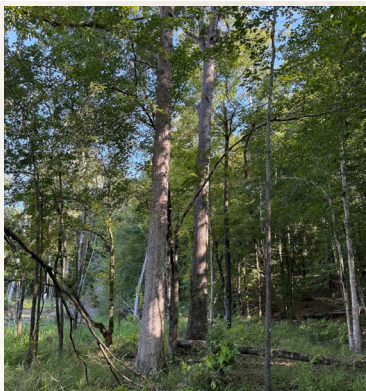


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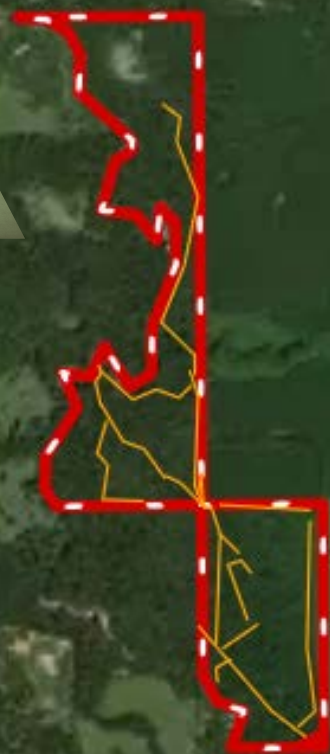
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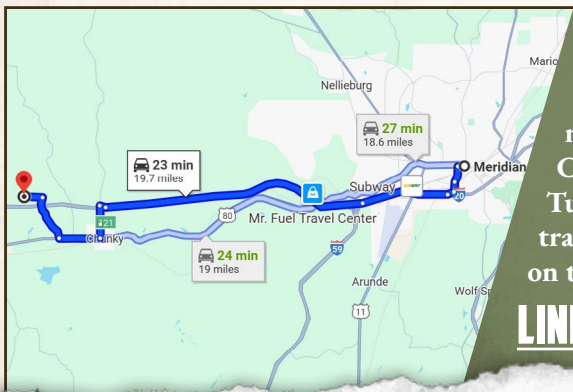


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Directions from Exit #121 off I-20 in Chunky, MS: At the end of the ramp turn left onto Chunky Duffee Road and travel 1.2 miles. Turn right onto Highway 80 and continue 1.5 miles. Turn right onto Mount Pleasant Church Road and proceed 1.7 miles. Turn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