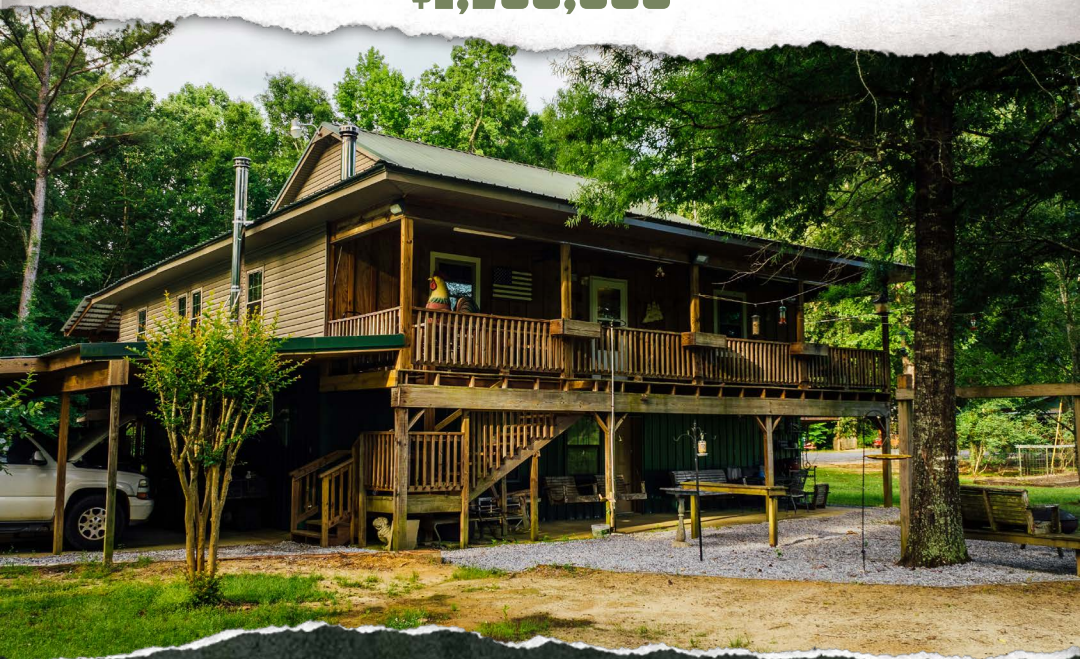




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

245± ACRES WITH A LODGE
NEWTON COUNTY, MS
\$1,200,000



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE NEWTON 245

PROPERTY PROFILE

LOCATION:

- 21959 Hwy 80 E
Hickory, MS 39332
- Newton County
- 3.8± Miles E of Downtown Hickory
- 17± Miles W of Meridian
- 76.7± Miles E of Jackson
- 194± Miles NE of New Orleans, LA

COORDINATES:

- 32.3236, -88.9632

PROPERTY USE:

- Country Estate
- Weekend Getaway
- Hunting & Fishing
- Recreation

TAX INFORMATION:

- 2025 Taxes
 - Parcel 132R-34-00-003.00:
\$2,502.07
 - Parcel 132R-33-00-012.00:
\$265.91

PROPERTY INFORMATION:

- 245± Total Acres
- 2.5± Acre Stocked Lake
- 3,200± SqFt Lodge
 - 4 Bedrooms/3 Baths
 - Outdoor Kitchen
- 3,000± SqFt Shop
 - Office Room
- 2.5± Miles of Extensive Trail System
- 1.4± Miles of Chunky River Frontage
- Mature Hardwoods and Mature Pine
- 2,500± SqFt Tractor Shed
- 5 Box Stands
- 2 Established Food Plots
- Greenhouse
- Storm Shelter
- Camper Shed with 50 Amp Hookup
- Vertical Platform Lift
- Newton County School District
- Deer/Turkey/Small Game



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 245

LOCATED IN THE HEART OF EAST MISSISSIPPI, THIS EXCEPTIONAL 245± ACRE RECREATIONAL AND HUNTING PROPERTY OFFERS THE PERFECT BLEND OF RUSTIC CHARM, OUTDOOR RECREATION, AND COUNTRY LIVING IN NEWTON COUNTY. Situated at 21959 Hwy 80 E in Hickory, the property is conveniently located just 3.8± miles east of downtown Hickory, 17± miles west of Meridian, 76.7± miles east of Jackson, and approximately 194 miles northeast of New Orleans, providing accessibility and privacy for a true countryside retreat.

At the center of the Newton 245 sits a rustic 3,200± square foot lodge featuring four bedrooms and three bathrooms, designed for comfortable gatherings after long days outdoors. The lodge offers the warm character and feel of a true hunting camp while still providing the conveniences needed for full-time living or weekend stays, including a vertical platform lift for accessibility. An outdoor kitchen creates the ideal setting for entertaining family and friends while overlooking the peaceful landscape and surrounding timber.



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com



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

MORE ABOUT THE NEWTON 245

The land is exceptionally diverse and well-suited for recreation and wildlife management. A 2.5± mile trail system provides easy access throughout the property for ATVs, hiking, horseback riding, and hunting. The property features a beautiful 2.5± acre stocked lake for fishing and relaxation, along with approximately 1.4 miles of frontage on the Chunky River, adding scenic beauty and additional recreational opportunities. Mature hardwoods and mature pine timber provide excellent wildlife habitat while creating the natural setting that makes this property feel secluded and untouched.

For the outdoorsman, the Newton 245 is turnkey and ready to enjoy with five box stands and two established food plots already in place. Deer, turkey, and small game are abundant throughout the property, making it an outstanding year-round hunting and recreational tract.



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com



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

MORE ABOUT THE NEWTON 245

Additional improvements include a 3,000± square foot shop with an office space; a 2,500± square foot tractor shed; a greenhouse; a storm shelter; and a camper shed with a 50-amp hookup, offering plenty of storage and functionality for equipment, guests, and property maintenance.

Whether you are looking for a private hunting retreat, family getaway, working recreational property, or country estate, this one-of-a-kind Newton County property offers the space, improvements, river frontage, and outdoor opportunities that are increasingly difficult to find in today's market. If you want to escape the city's hustle, the Newton 245 is worth considering!.

**Contact Derek Eaves or Dennis West today to schedule
a private tour of this solid country estate.**



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com



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

245± ACRES WITH A LODGE

NEWTON COUNTY, MISSISSIPPI



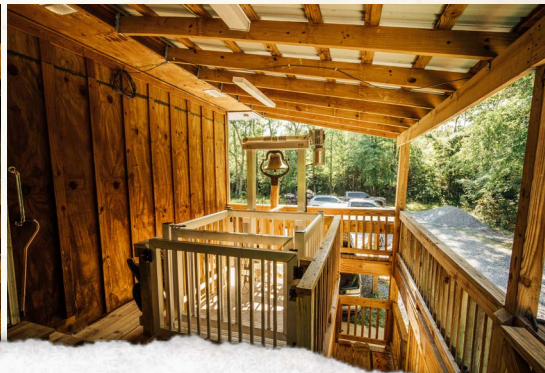
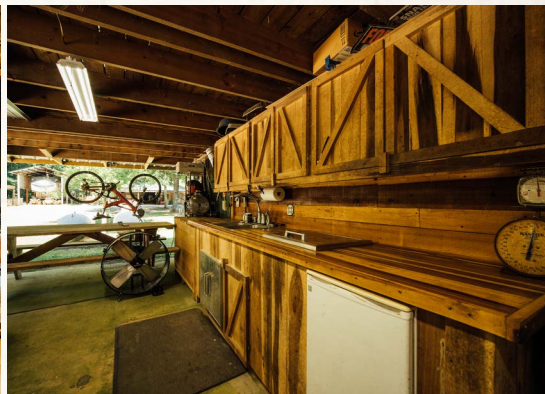
DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

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

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

245± ACRES WITH A LODGE

NEWTON COUNTY, MISSISSIPPI



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

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

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

245± ACRES WITH A LODGE

NEWTON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



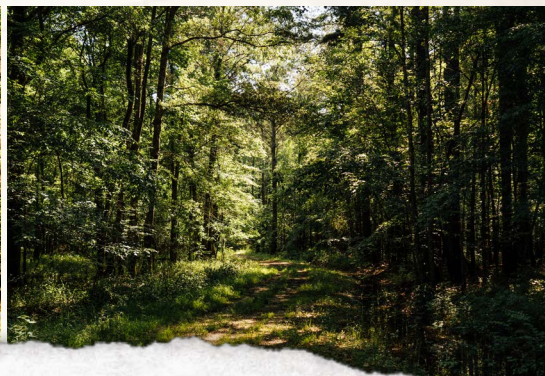
DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

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

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

245± ACRES WITH A LODGE

NEWTON COUNTY, MISSISSIPPI



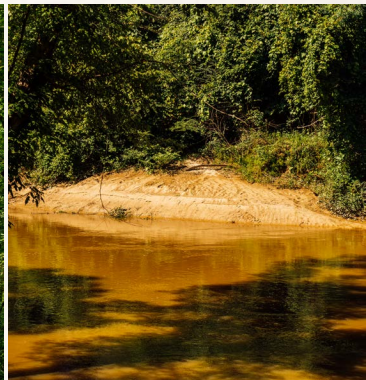
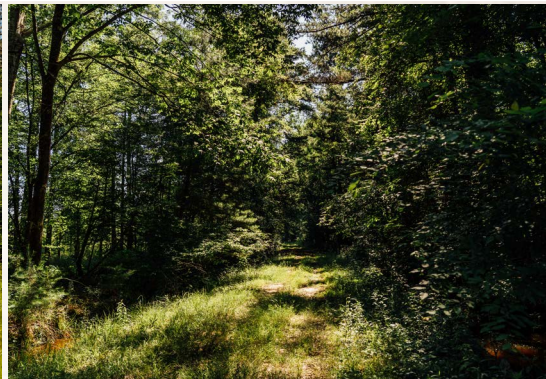
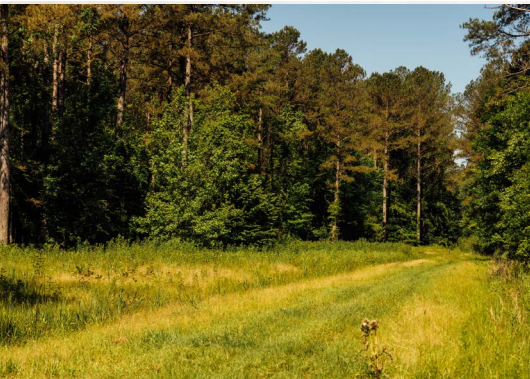
DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

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

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

245± ACRES WITH A LODGE

NEWTON COUNTY, MISSISSIPPI

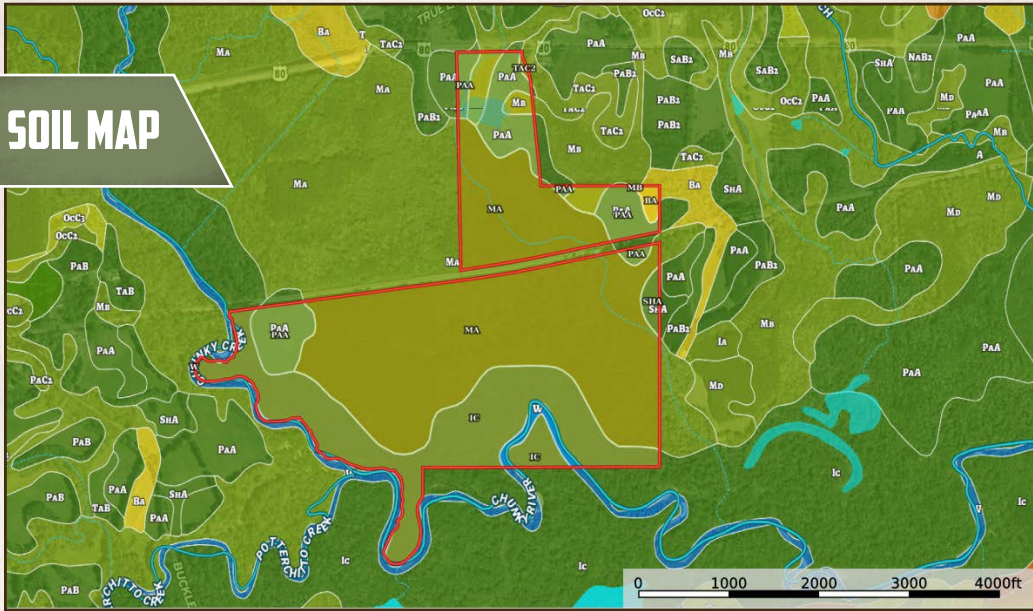


DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

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

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

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ma	Mantachie soils (bibb) (0 to 2 percent slopes)	141.24	57.99	0	69	3w
Ic	Iuka fine sandy loam (ochlockonee) (0 to 2 percent slopes)	61.78	25.36	0	79	2w
PaA	Prentiss very fine sandy loam, level phase (savannah) (0 to 2 percent slopes)	26.85	11.02	0	57	2w
Mb	Mantachie very fine sandy loam, local alluvium phase (bibb) (0 to 2 percent slopes)	6.74	2.77	0	69	3w
W	Water	3.01	1.24	0	-	-
ShA	Stough very fine sandy loam, level phase (quitman) (0 to 2 percent slopes)	2.14	0.88	0	75	2w
Ba	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	1.48	0.61	0	37	5w
TaC2	Tilden very fine sandy loam, eroded gently sloping phase (savannah) (5 to 8 percent slopes)	0.33	0.14	0	47	3e
TOTALS		243.57(*)	100%	-	69.19	2.63



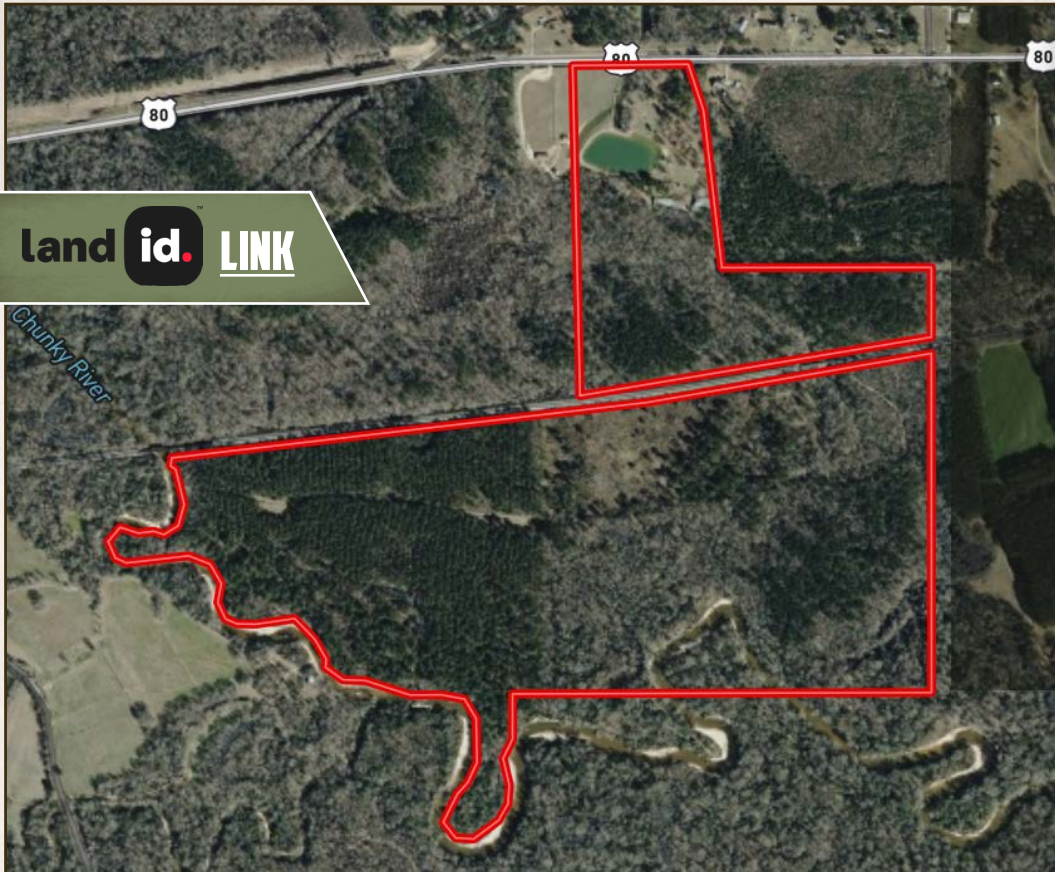
DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

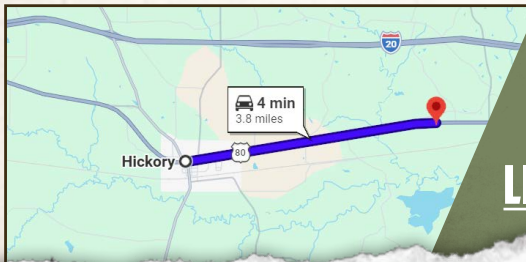
DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

245± ACRES WITH A LODGE

NEWTON COUNTY, MISSISSIPPI



land id. LINK



Directions from Downtown Hickory, MS: Travel 3.8 miles east on Highway 80 to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



DENNIS WEST | MANAGING BROKER
C: 601-248-4396 | dennis@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



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