

**212± ACRES**  
**NEWTON COUNTY, MS**  
**\$477,000**



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

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# THE NEWTON 212

# PROPERTY PROFILE

## LOCATION:

- 307 Willis Road  
Decatur, MS 39327
- Newton County
- 4.5± Miles NW of Decatur
- 10± Miles N of I-20
- 28± Miles NW of Meridian

## COORDINATES:

- 32.4851, -89.1707

## TAX INFORMATION:

- Taxes 2024: \$744.91
- Parcel #1: 052R-04-00-003.00
- Parcel #2: 052R-04-00-001.00
- Parcel #3: 052R-03-00-002.00

## PROPERTY USE:

- Recreational
- Hunting & Fishing
- Timber Investment

## PROPERTY INFORMATION:

- 212± Surveyed Acres
- Pine Timber
- Road Frontage
- Interior Road System
- Wildlife Food Plots
- Shared Pond
- Pull-Behind Camper
- Equipment Shed
- Power and Private Well on Site



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### MICHAEL OSWALT, ALC

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# WELCOME TO THE NEWTON 212

**WELCOME TO THE NEWTON 212, A SURVEYED TRACT LOCATED JUST 4.5 MILES NORTHWEST OF DECATUR, MISSISSIPPI, IN NORTH-CENTRAL NEWTON COUNTY.** This 212± acre property consists predominantly of 2017-planted pine timber, offering an excellent blend of recreational use today with long-term timber investment upside.

With ample road frontage along both Willis Road and Crossroads Road, access is easy and flexible, especially from a hunting standpoint. The tract is well laid out with an existing perimeter and interior road system, making it easy to navigate the property. Several wildlife food plots are established, with plenty of room to expand, creating the needed habitat for deer and turkey hunting. You will find a small, shared pond along the west side of the property for your future fishing needs.



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# MORE ABOUT THE NEWTON 212

Included with the property is a 2009, 32-foot Keystone Cougar pull-behind camper, along with power and a private well already on site, providing a comfortable base camp from day one. Additional improvements include a 50' x 22' equipment shed for storage and land management needs.

Conveniently located just 10 miles north of Interstate 20 and approximately 28 miles northwest of Meridian, this property offers the perfect combination of accessibility, recreation, and investment potential. Whether you're looking for a hunting tract, timberland, or a weekend getaway with room to grow, the Newton 212 is a strong choice!

**Call Michael Oswalt today to schedule a private tour  
and experience #TheSmallTownWay!**



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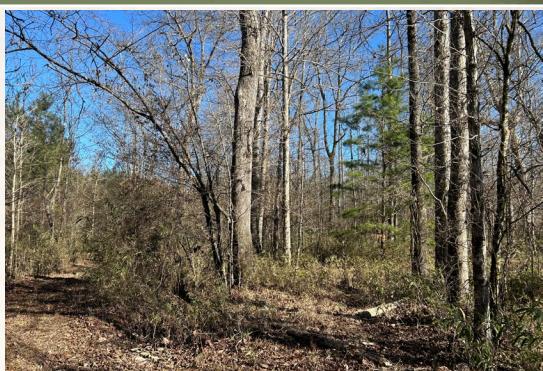
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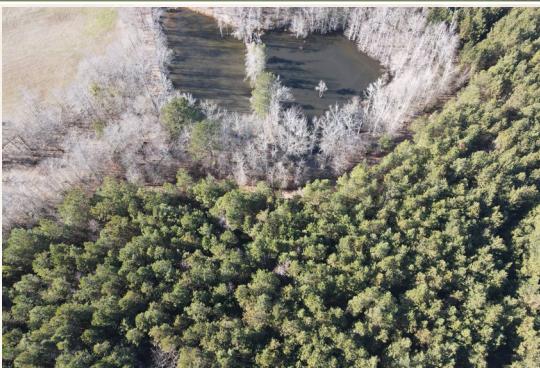


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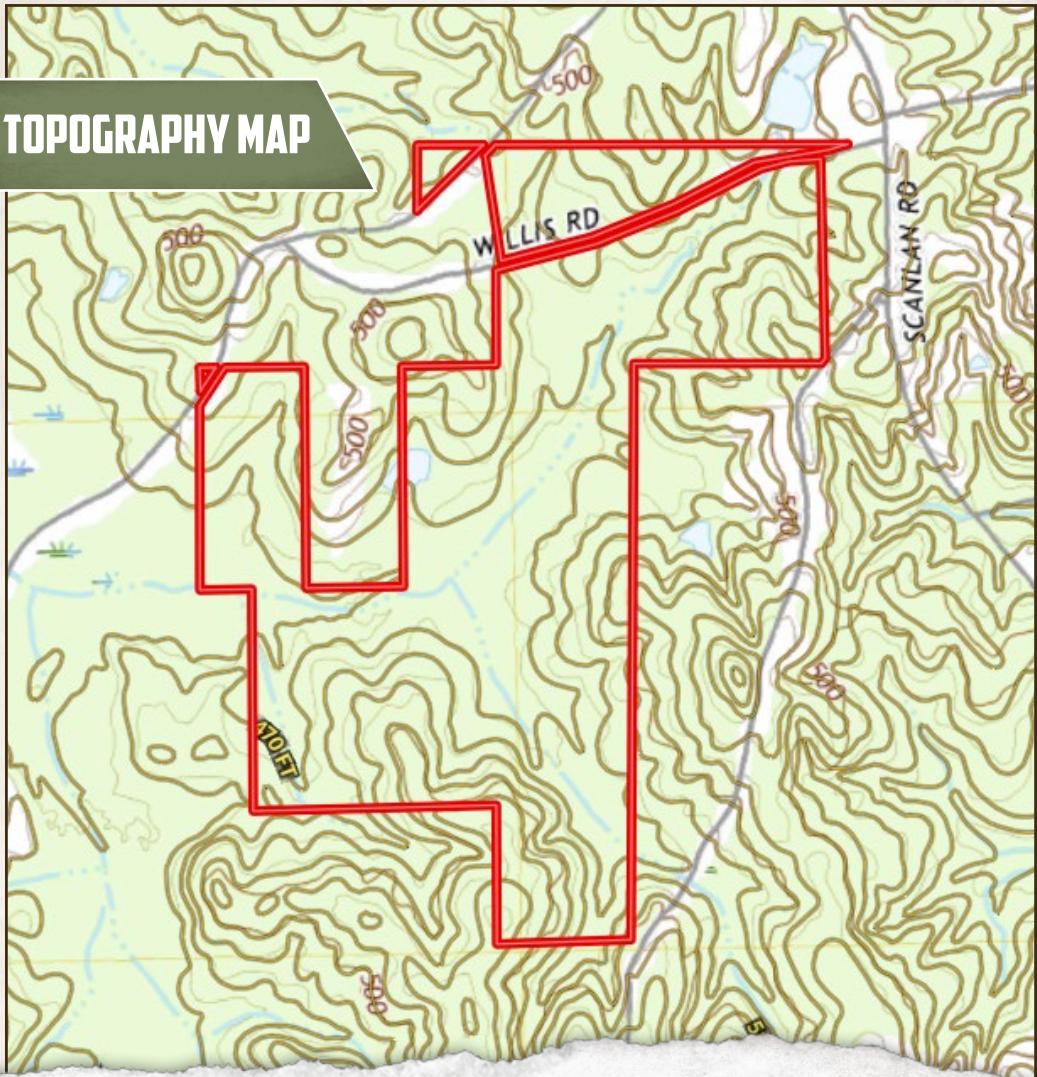
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## TOPOGRAPHY MAP



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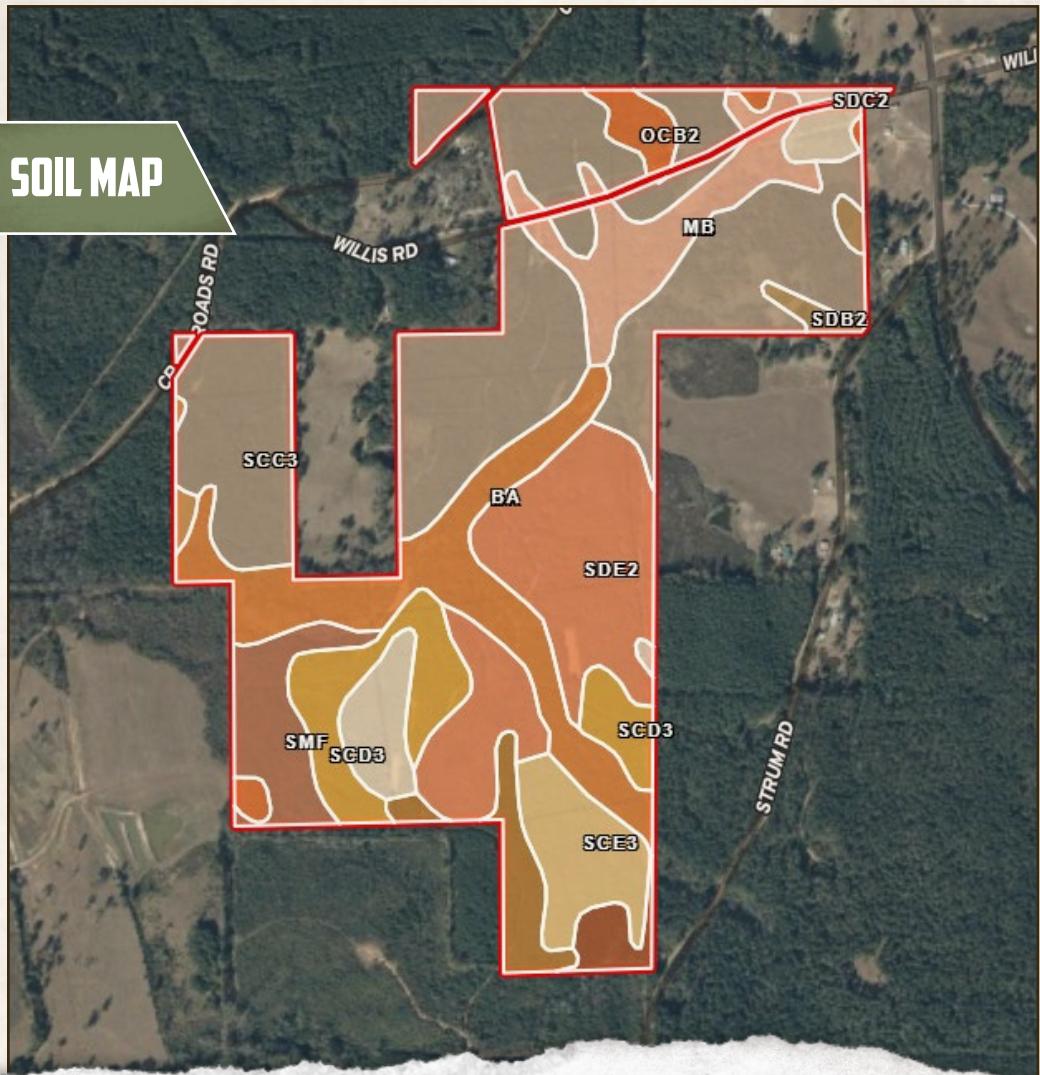
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## SOIL MAP



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# SOIL MAP LEGEND

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ScC3	Shubuta clay loam, severely eroded gently sloping phase (5 to 8 percent slopes)	75.52	35.76	0	56	4e
ScE2	Shubuta fine sandy loam, eroded strongly sloping phase (sweatman) (12 to 17 percent slopes)	33.56	15.89	0	67	7e
Ba	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	25.43	12.04	0	37	5w
ScD3	Shubuta clay loam, severely eroded sloping phase (8 to 12 percent slopes)	15.49	7.33	0	55	6e
Mb	Mantachie very fine sandy loam, local alluvium phase (bibb) (0 to 2 percent slopes)	14.28	6.76	0	69	3w
ScE3	Shubuta clay loam, severely eroded strongly sloping phase (sweatman) (12 to 17 percent slopes)	10.78	5.1	0	62	7e
SmF	Smithdale fine sandy loam, 17 to 35 percent slopes	9.68	4.58	0	17	7e
SdC2	Shubuta fine sandy loam, eroded gently sloping phase (5 to 8 percent slopes)	9.27	4.39	0	64	3e
RaC2	Ruston fine sandy loam, eroded gently sloping phase (5 to 8 percent slopes)	6.41	3.04	0	51	3e
OcB2	Ora and Dulac soils, eroded very gently sloping phases (ora-providence) (2 to 5 percent slopes)	4.56	2.16	0	54	2e
SdE	Shubuta fine sandy loam, strongly sloping phase (sweatman) (12 to 17 percent slopes)	3.1	1.47	0	71	7e
SdB2	Shubuta fine sandy loam, eroded very gently sloping phase (2 to 5 percent slopes)	2.32	1.1	0	65	2e
PaC2	Prentiss very fine sandy loam, eroded gently sloping phase (savannah) (5 to 8 percent slopes)	0.82	0.39	0	47	3e
TOTALS		211.2 2(*)	100%	-	55.23	4.87



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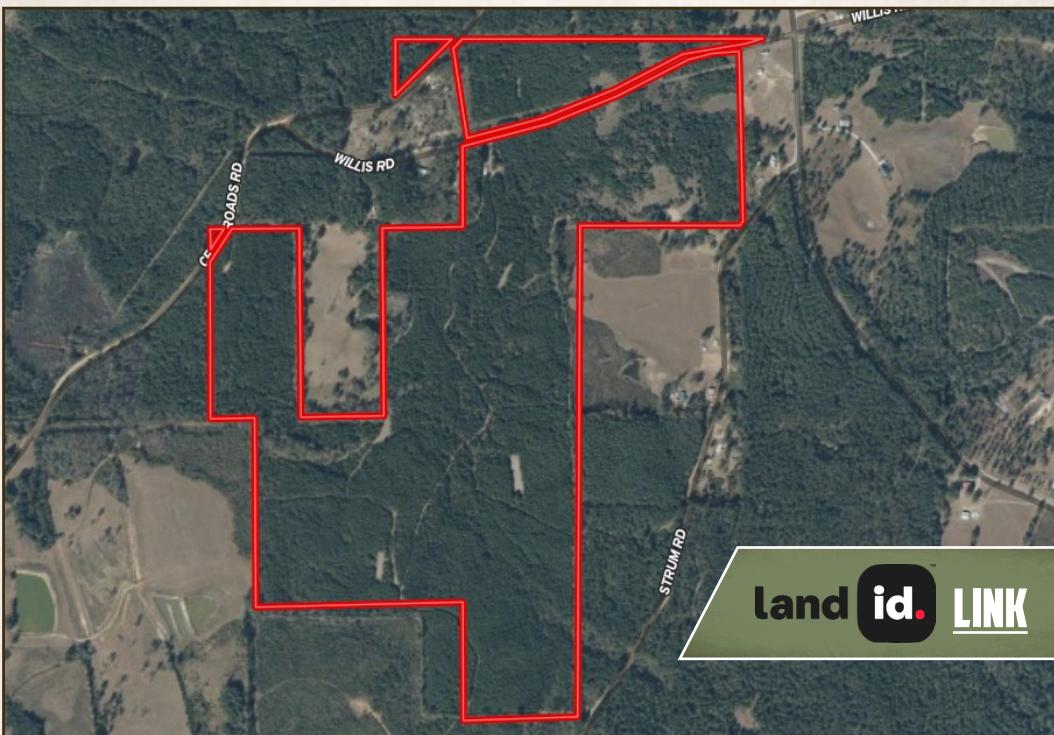
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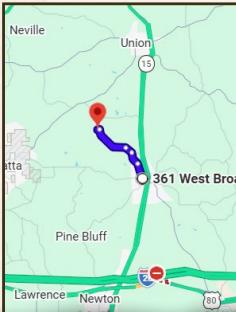
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land **id.** [LINK](#)



Directions From the Intersection of W Broad Street and N 8th Avenue in Decatur, MS: Travel 1.1 miles on N 8th Avenue. Continue on Decatur Carthage Road for 0.9 miles. Remain straight on Decatur Stratton Road and proceed 0.6 miles. Make a slight left on Scanlan Road and travel 2.5 miles. Turn left on Willis Road and in 0.1 mile, the property is located on both sides.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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