

**79± ACRES**  
**NESHOBA COUNTY, MS**  
**\$197,105**



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

OFFICE (769) 888-2522

# THE NESHOPA 79

## PROPERTY PROFILE

### LOCATION:

- County Road 270  
Union, MS 39365
- Neshoba County
- 3± Miles NE of Union
- 28± Miles NW of Meridian
- 66± Miles NE of Jackson

### COORDINATES:

- 32.6205, -89.0847

### PROPERTY USE:

- Recreational
- Hunting
- Investment
- Homesite

### PROPERTY INFORMATION:

- 79± Acres
- Pine/Hardwood Mix
- Gravel Road Frontage
- Deer and Turkey
- Water: Central Water Association
- Power: Central EPA

### TAX INFORMATION:

2024 - \$230.70

- Parcel #: 13000-20-002.000



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**MICHAEL OSWALT, ALC**

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE NESHOPA 79

**WELCOME TO THE NESHOPA 79, LOCATED JUST THREE MILES NORTHEAST OF UNION, MISSISSIPPI.** This recreational timberland tract features a pine/hardwood mix that looks to have been cutover in the early 90's, according to historical imagery. As you arrive at the property along the south side of County Road 270, you will notice an old wood road along the northwest corner. This dim road leads to what appears like an old dirt pit that is now almost completely covered in pine timber. Heading south, you can almost follow the road all the way to the southern boundary. The entire property is timbered aside from the old dirt pit area. This place should make a great long-term timberland investment.



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# MORE ABOUT THE NESHOBA 79

There are plenty of areas to push out wildlife plots and create a few new roads. The new plots, paired with the scattered white oaks, should keep the deer close. Old scrapes were noted on the initial inspection, and the woods look too good not to hold some birds.

If building a camp or home is in your plans, the Central Water Association and Central EPA service utilities in this area. The location is convenient, being roughly 28 miles northwest of Meridian and about 66 miles northeast of Jackson.

**Contact Michael Oswalt today if you've been looking for a recreational timberland investment in Neshoba County.**



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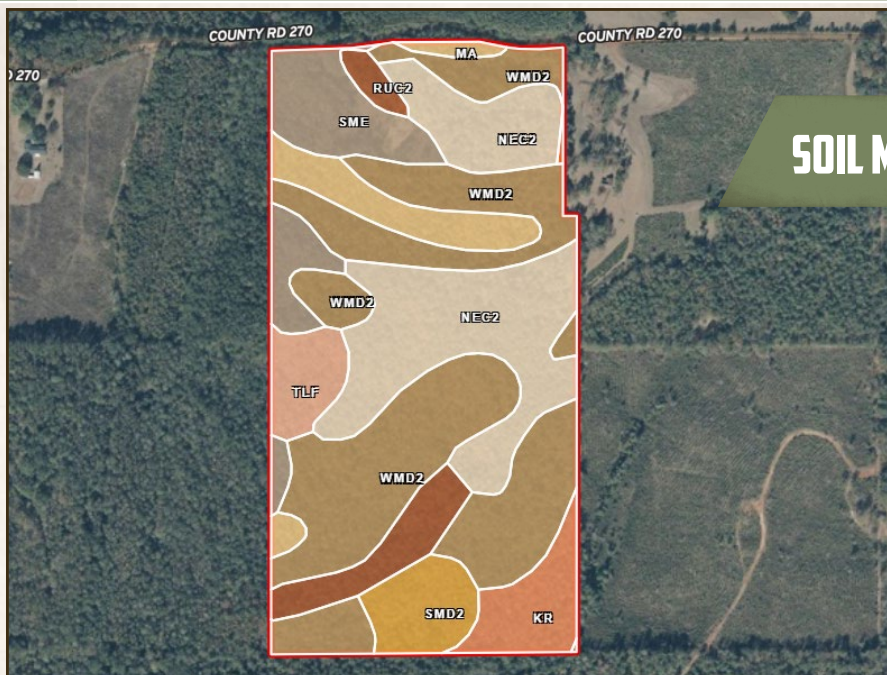
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## SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WmD2	Williamsville loamy sand, 8 to 17 percent slopes eroded	30.83	39.49	0	68	6e
NeC2	Neshoba silt loam, 5 to 8 percent slopes, eroded	18.79	24.07	0	72	3e
SmE	Smithdale fine sandy loam, 12 to 17 percent slopes, eroded	7.84	10.04	0	66	6e
Ma	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	5.23	6.7	0	78	2w
RuC2	Ruston fine sandy loam, 5 to 8 percent slopes, eroded	4.62	5.92	0	67	3e
Kr	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	3.96	5.07	0	76	2w
SmD2	Smithdale fine sandy loam, 8 to 12 percent slopes, moderately eroded	3.77	4.83	0	48	4e
TIF	Troup-Lucy complex, 17 to 25 percent slopes	2.98	3.82	0	42	7e
NeB2	Neshoba silt loam, 2 to 5 percent slopes, eroded	0.07	0.09	0	75	2e
TOTALS		78.09(	100%	-	67.84	4.57



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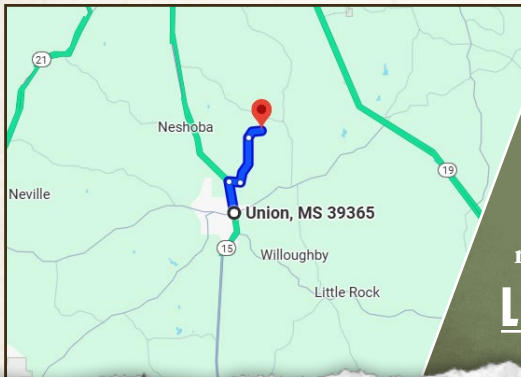
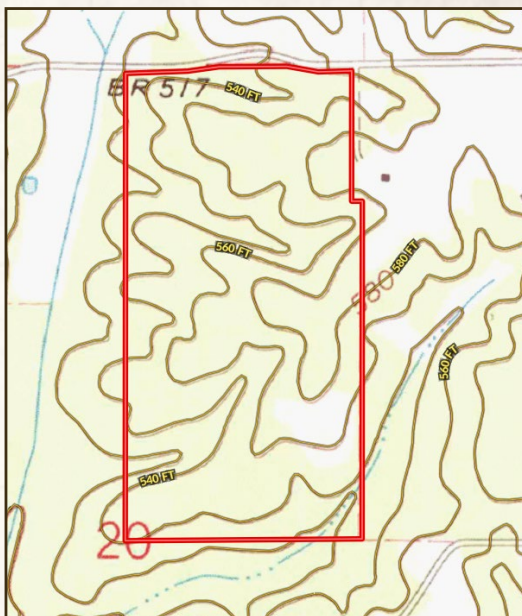
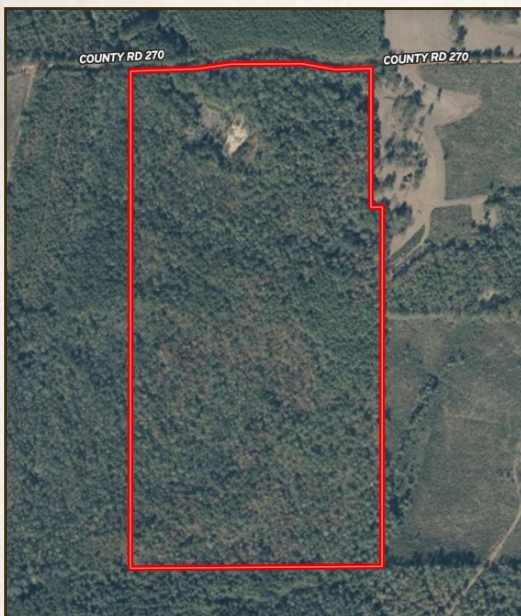
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land id. LINK

# TOPOGRAPHY MAP



Directions From MS-15 N in Union, MS: Travel 1.3 miles northwest on MS-15 N. Turn right onto Co Rd 262 and travel 0.5 miles. Continue straight onto Co Rd 501 and proceed 1.9 miles. Turn right onto Co Rd 270 and in 0.7 miles the property will be on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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