

61+/- Acres

Collinsville

Newton County, MS



\$219,500



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Property Information

Location:

- 20 Mi NW of Meridian, MS
- 20 Mi SE of Philadelphia, MS

Property Use:

- Recreational
- Hunting

Coordinates:

- 32.5697876, -88.9303061

Property Highlights

- 61 acres
- Potential home sites
- Power and water available
- Great road system throughout
- Hardwoods and Pines
- 2 fenced in pastures
- 2 food plots
- Threat Branch Creek
- Half acre pond stocked with Bass, Bream and Catfish
- Cattle Pond
- Road Frontage on Hwy 19 and Meredith Road
- Deer and Turkey
- Bluff overlooking Threat Branch Creek

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The Property

61+/- Acres

Welcome to your own slice of Mississippi paradise. This beautiful 61± acre property in Newton County offers the perfect combination of recreation, pastureland, timber, and natural beauty, making it an ideal hunting tract, farm, weekend retreat, or future homesite. The property features two fenced pastures, with a scenic ½-acre lake located in one of the pastures, creating a peaceful setting for livestock, fishing, wildlife, or relaxing by the water. With road frontage on Highway 19 and Meredith Road, this tract offers convenient access and multiple possibilities for future use. One of the standout features is Threat Branch Creek, which runs through the property beneath a beautiful mix of hardwoods and pine. A scenic bluff overlooking the creek provides an incredible view and would make a great spot for a cabin, campsite, or quiet place to enjoy the land. For the outdoorsman, this property is already set up to enjoy. Established food plots attract deer and turkey, while the mix of hardwoods, pine timber, creek bottoms, pasture, and water creates excellent wildlife habitat. Whether you're looking for a recreational getaway, hunting property, small farm, timber investment, or a place to build your dream home, this property offers a natural beauty, versatility, and character that's hard to find!



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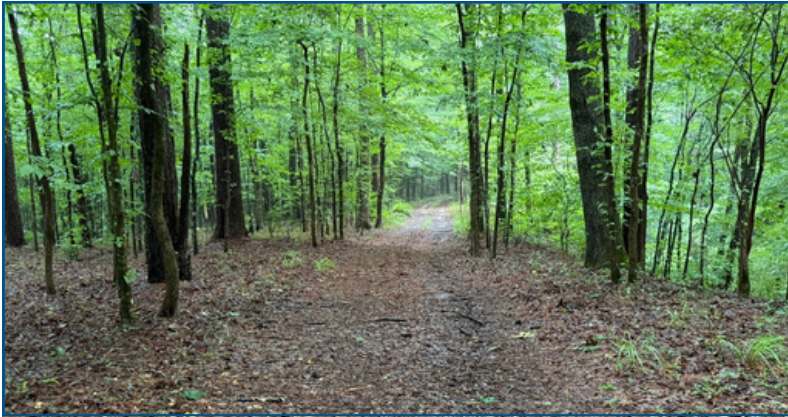
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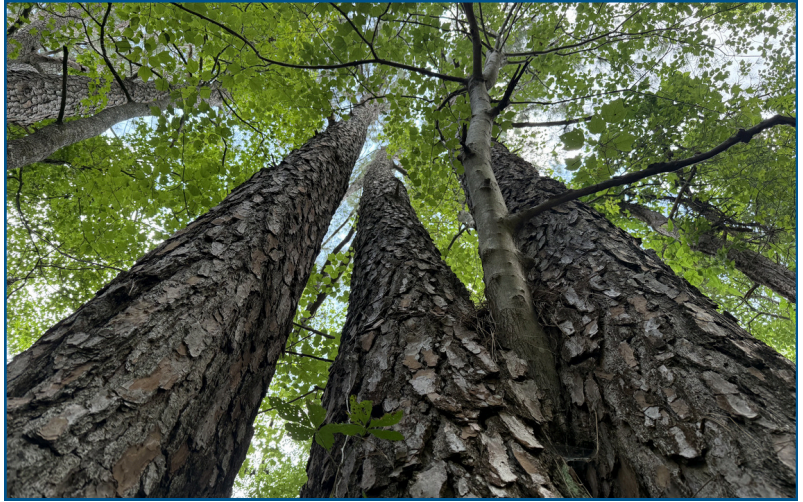
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The Property



- Great road system
- Bridge over creek



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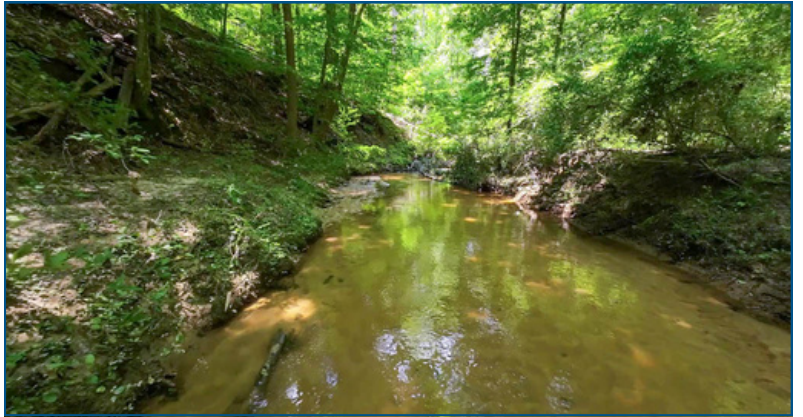
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Aerial Photos



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Aerial Map



[VIEW INTERACTIVE MAP](#)



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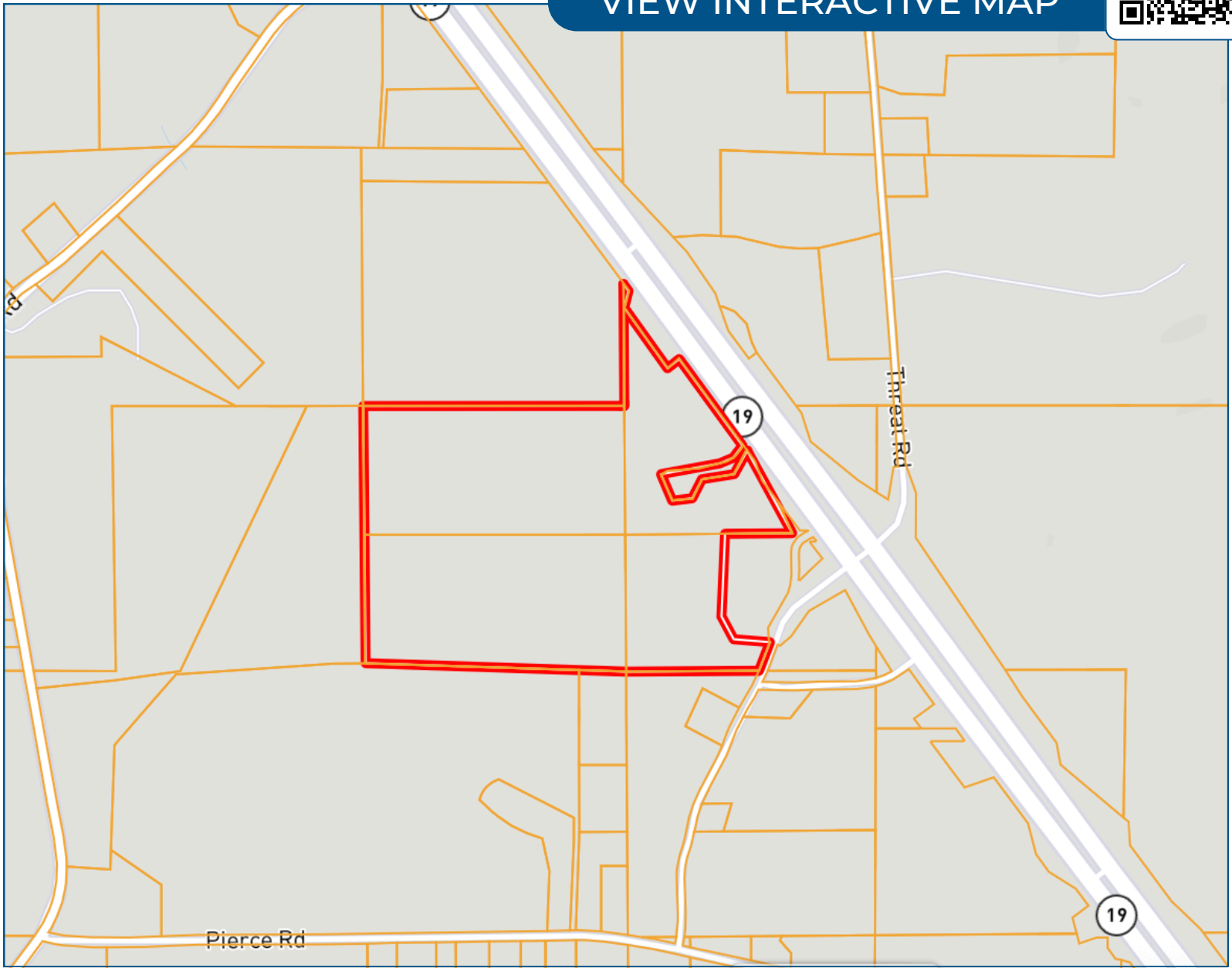
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Ownership Map



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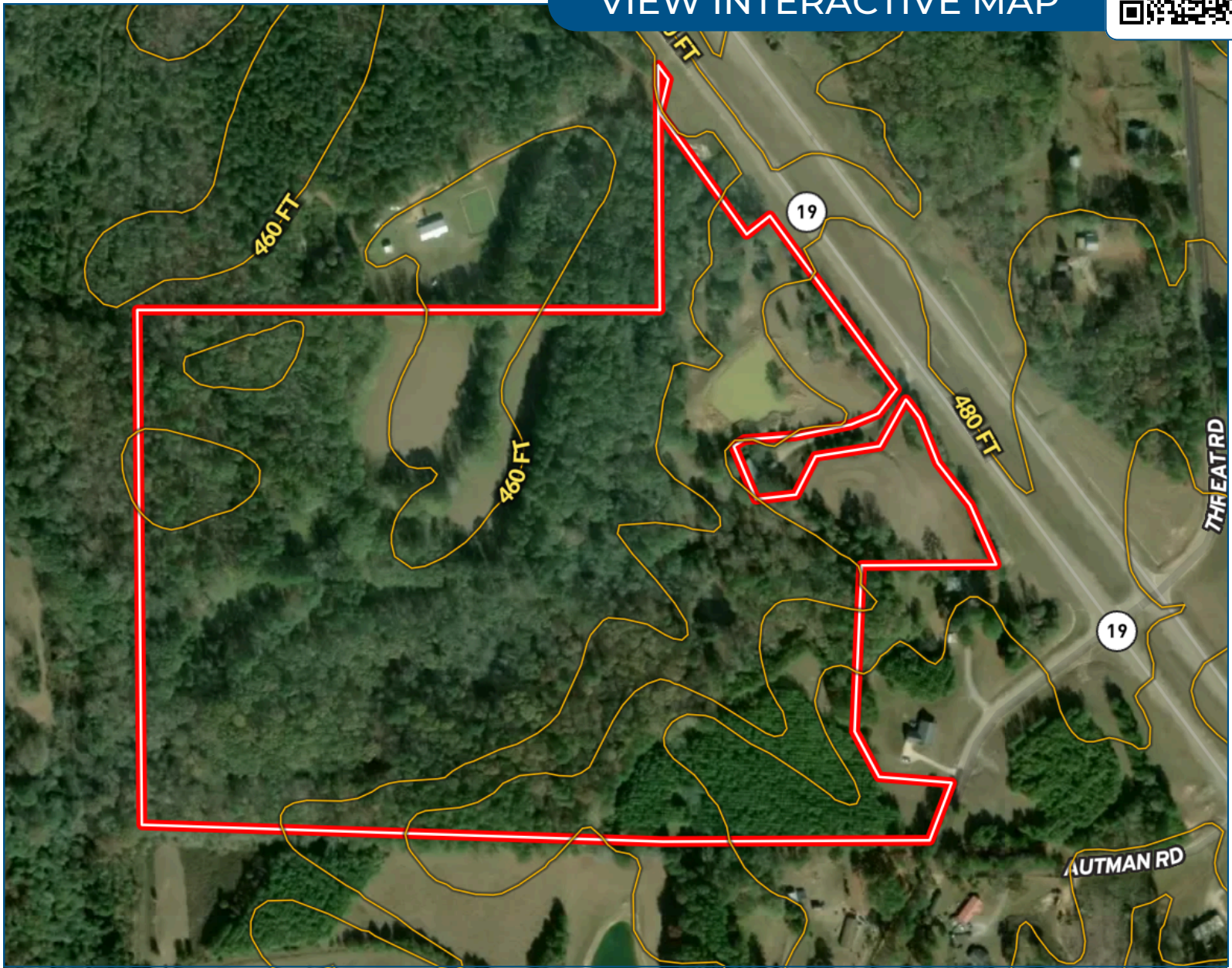
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Topo Map



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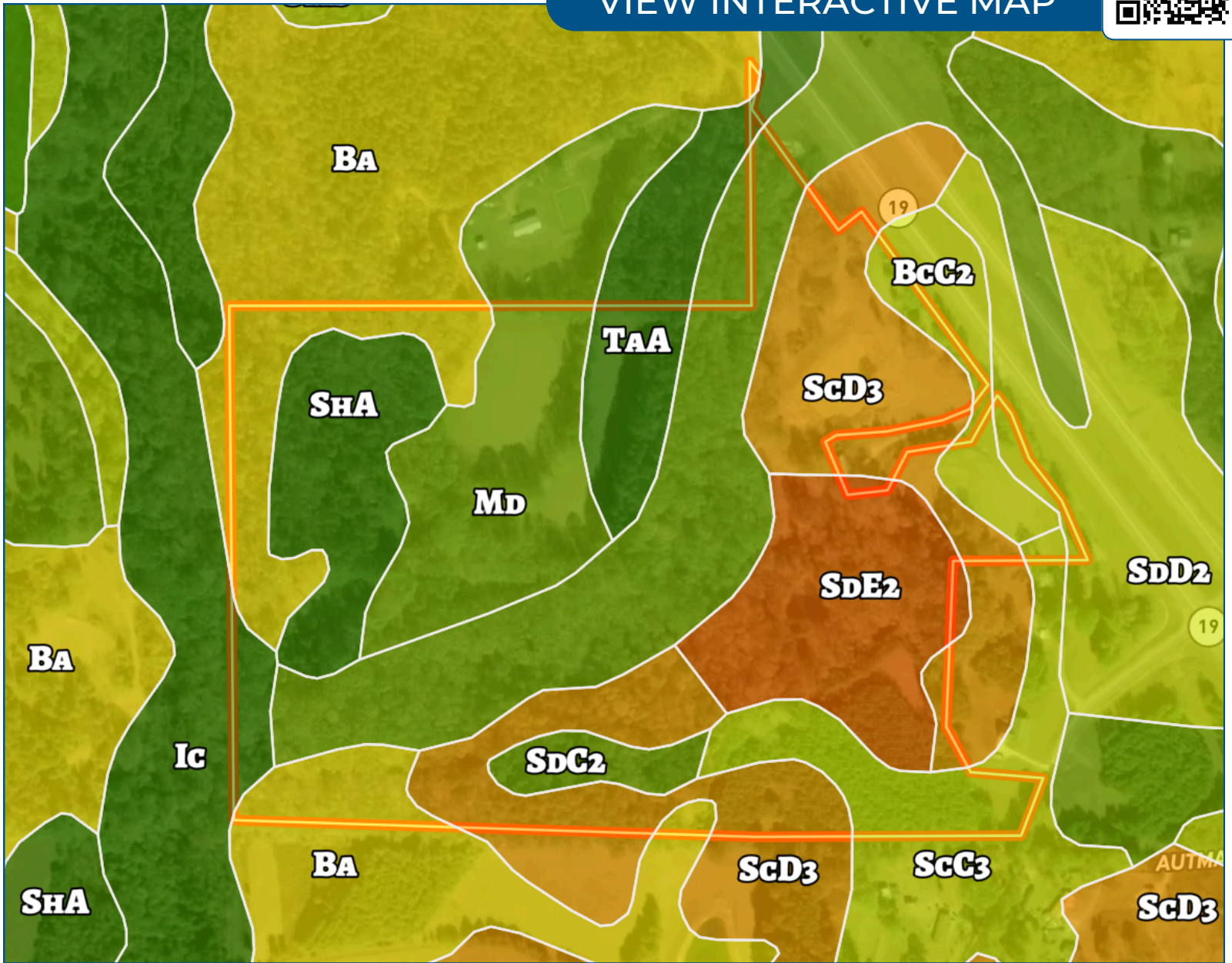
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Soil Map



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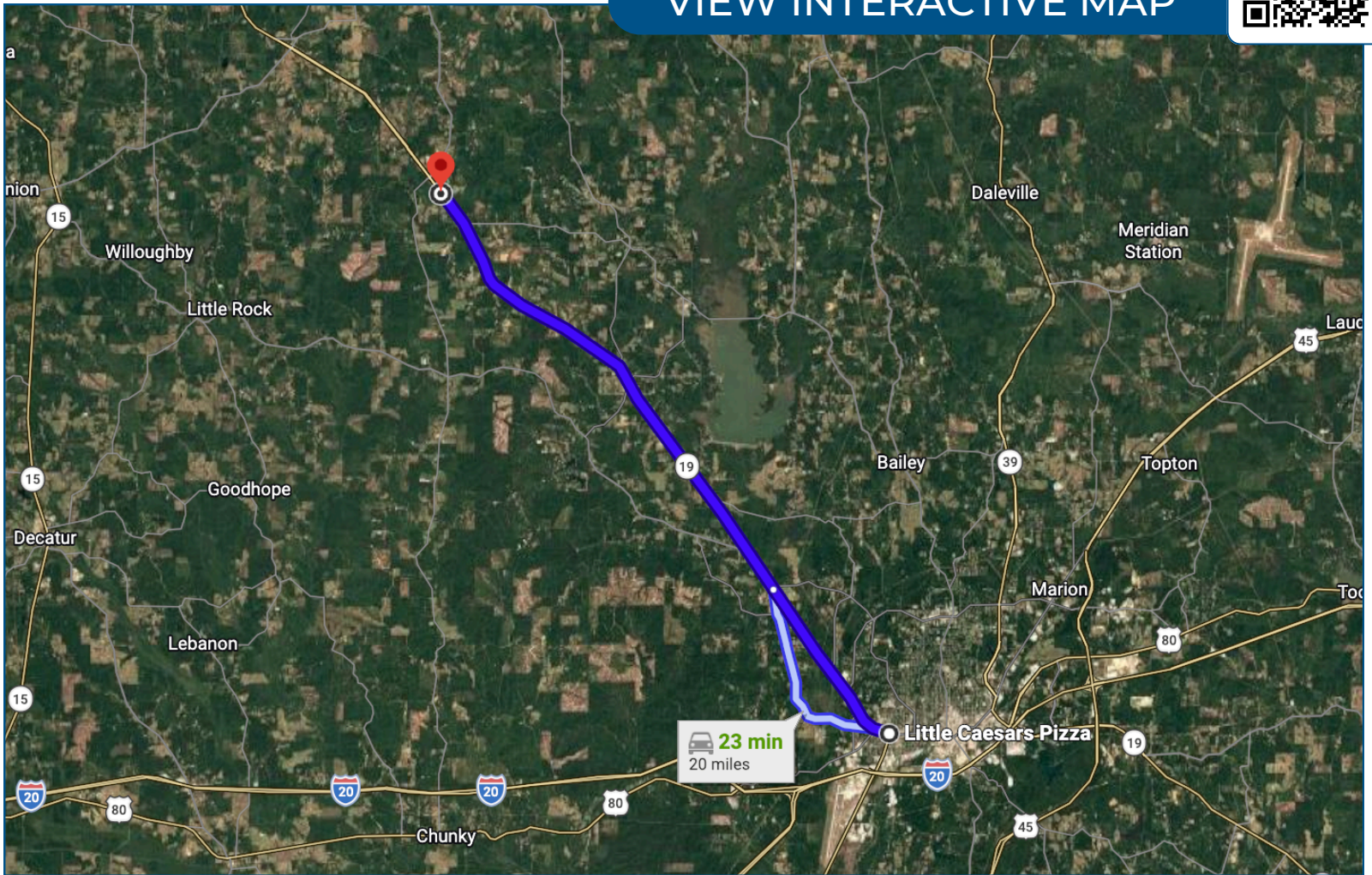
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Directional Map



VIEW INTERACTIVE MAP



From the intersection of Hwy 19 N and 8th Street in Meridian, Mississippi, continue onto MS-19 N. Continue straight on MS-19 N for 19 Mi. Take a sharp left onto MS-19 S and in .2 Mi the location will be on your right.



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