

107± Acres

Recreation, Hunting, Timber Investment

Newton County, Conehatta, MS



\$325,000



Expect More. Get More.

Property Information

Location:

- Conehatta Prospect Road, Conehatta, MS

Coordinates:

- 32.4699, -89.2835

Property Use:

- Recreation
- Hunting
- Homesite
- Timber Investment
- Mature Pine & Hardwood Sawtimber

Property Highlights

- 107± Acres
- Water & Power Available
- Box Creek Traverses the Property from NE to SW
- Abundant with Deer & Turkey Signs



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TOM SMITH

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com

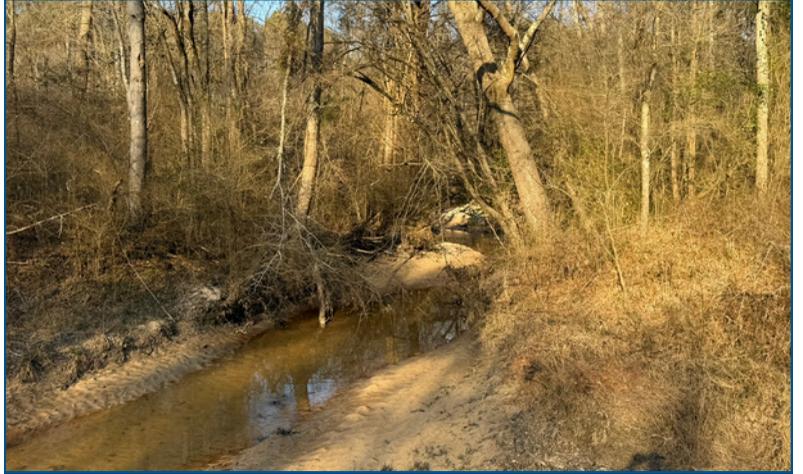
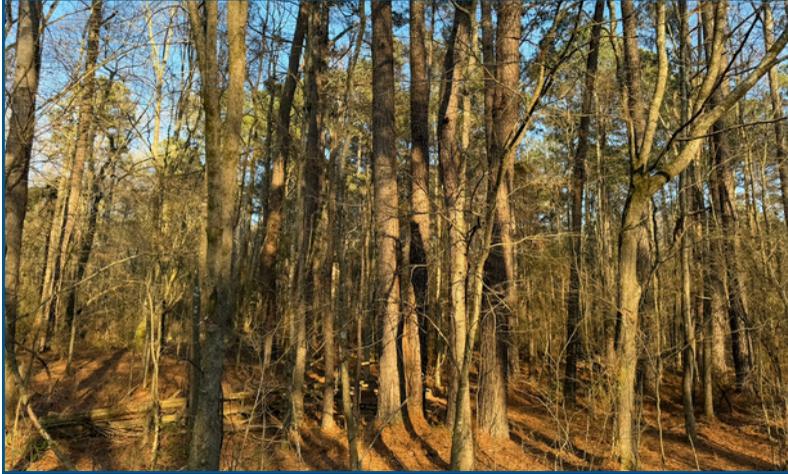
**Call The Land Man
Today!**



The Property

107± Acres

This outstanding 107± acre tract features paved frontage and is ideal for hunting, recreation, and timber investment. The property is primarily mature pine and hardwood sawtimber, with Box Creek running northeast to southwest, enhancing its natural beauty and wildlife habitat. Loaded with deer and turkey sign, with power and water available, and located just 7.4 miles from Sebastopol, MS, this tract is perfect for a homesite or weekend getaway. Call Tom to schedule your showing!



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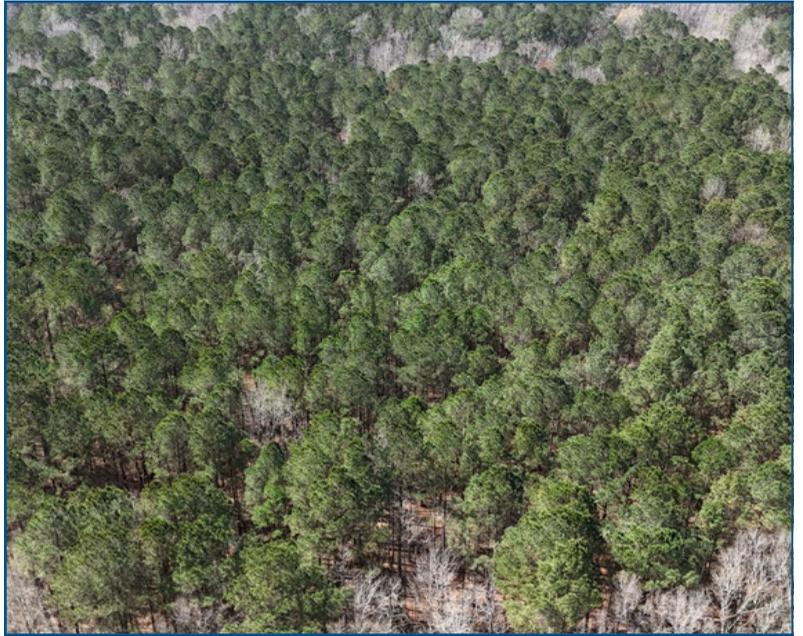
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The Property

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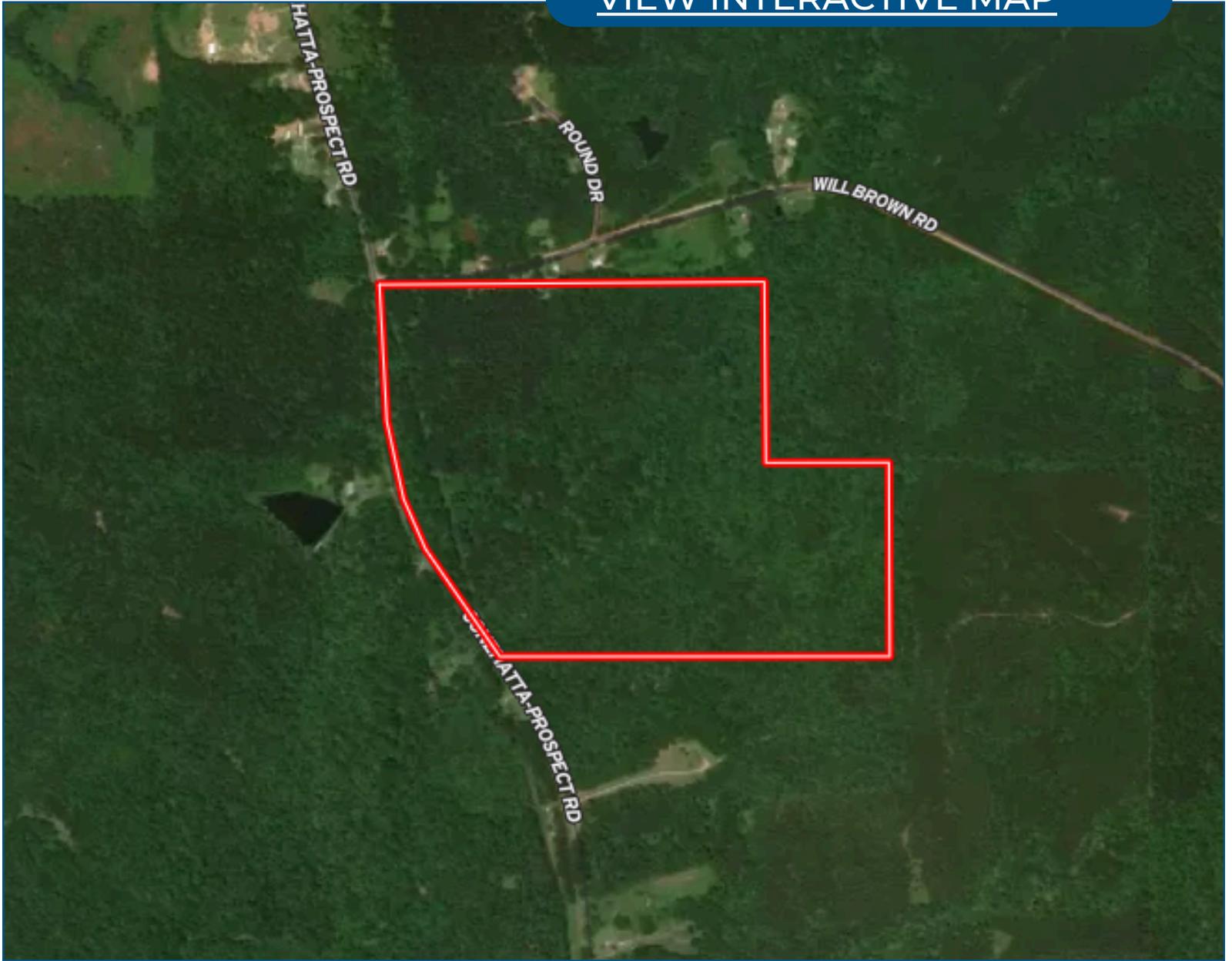
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Aerial Map

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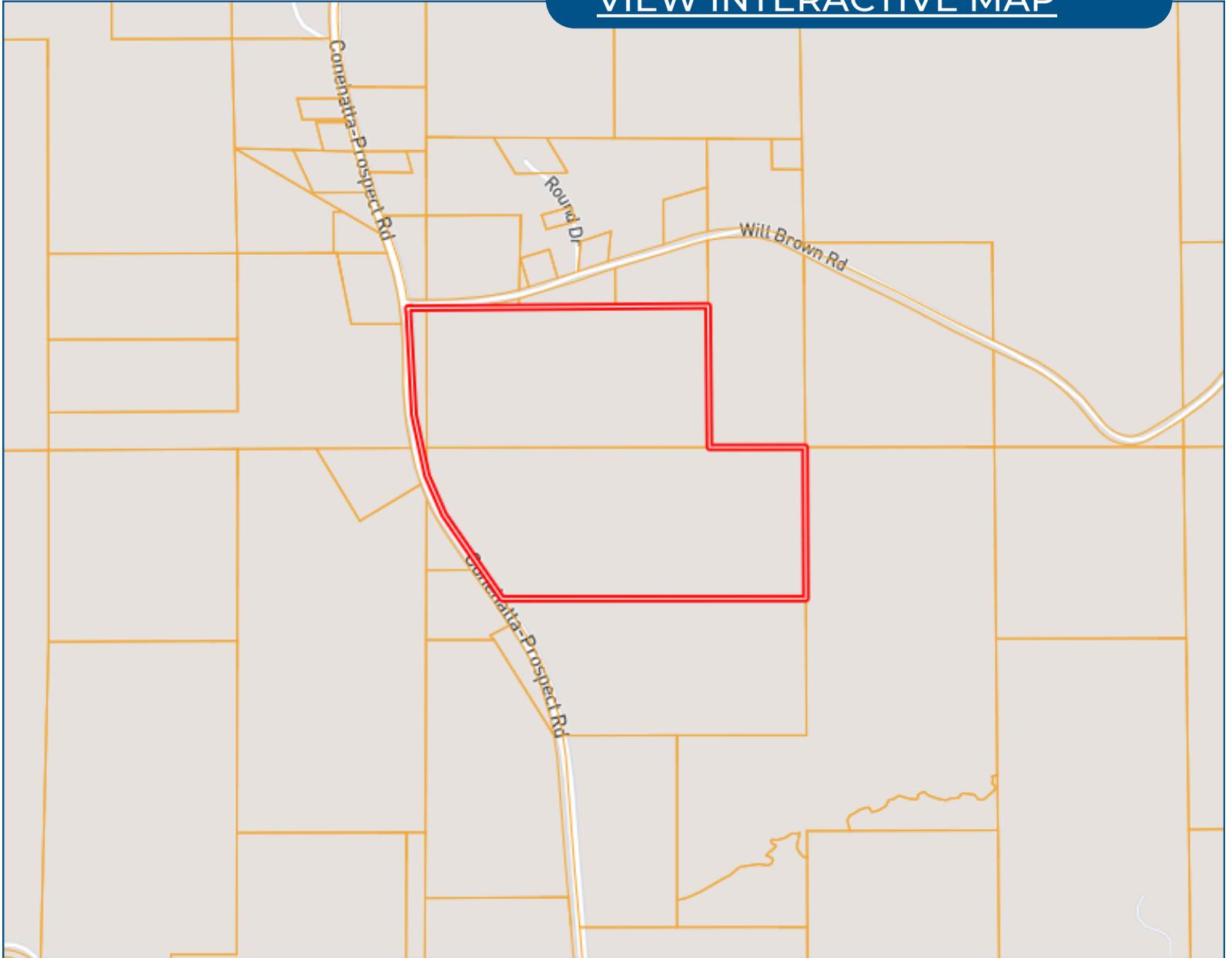
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Ownership Map

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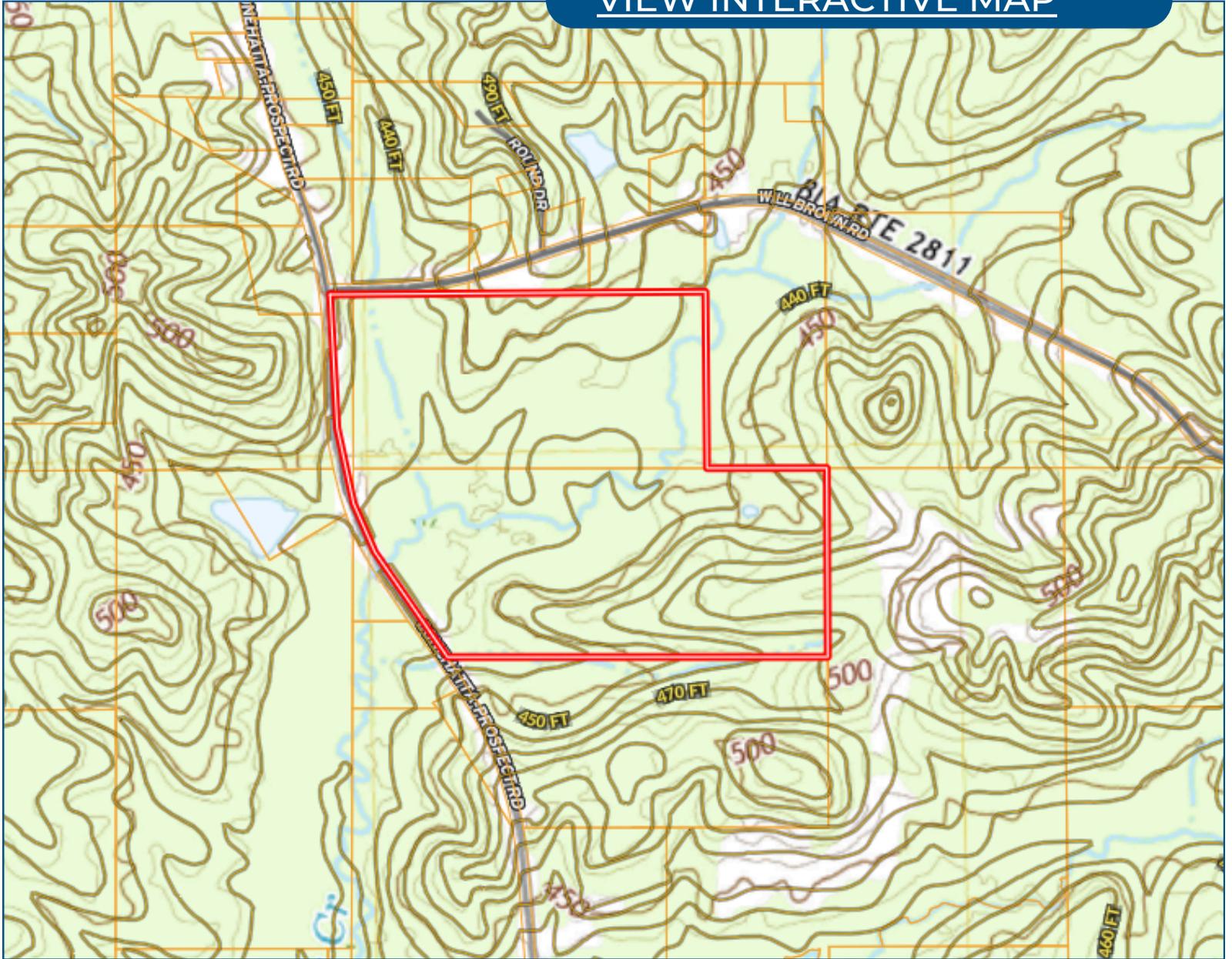
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Topo Map

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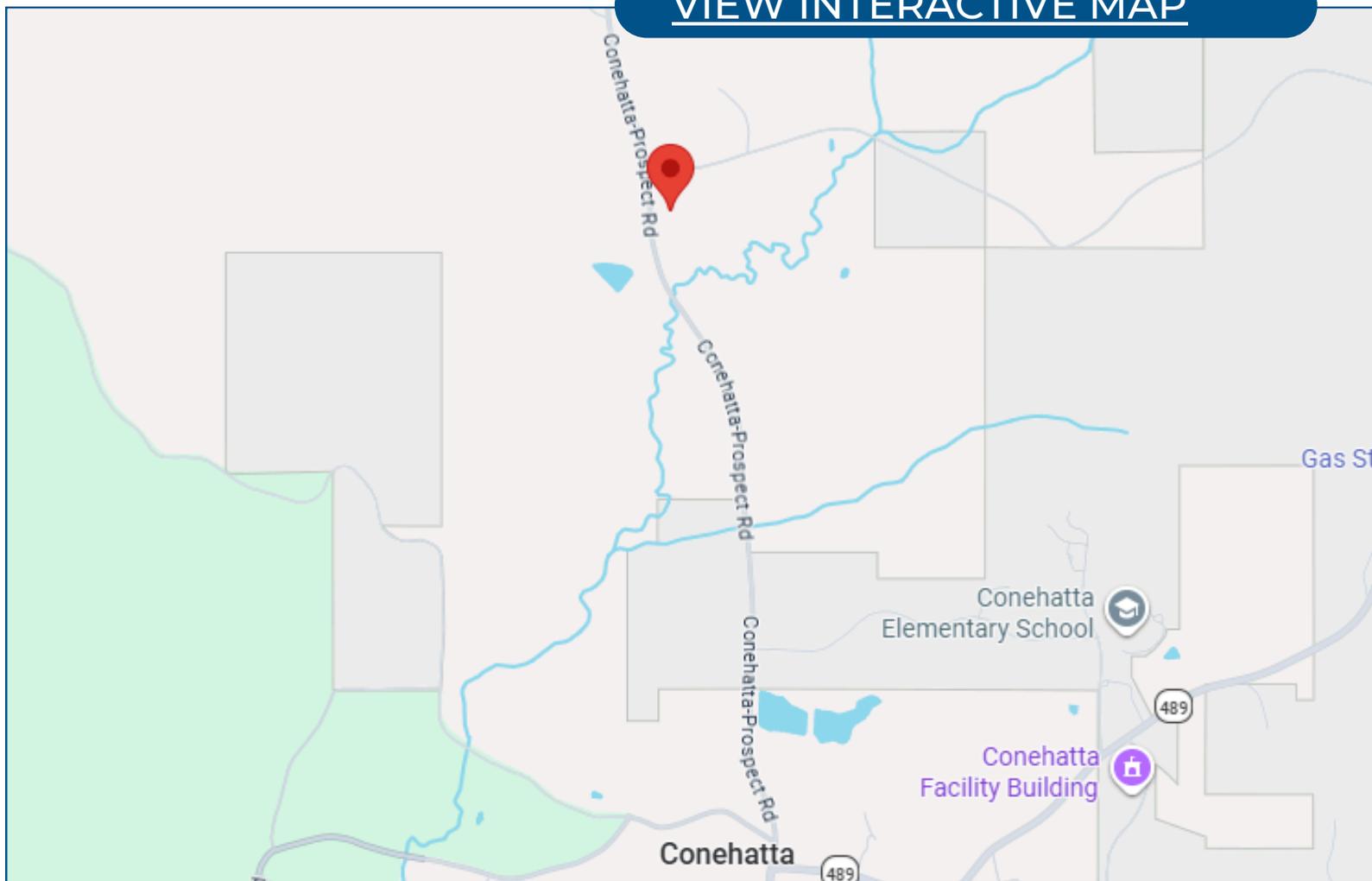
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Directional Map

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Directions from MS-489 in Conehatta, MS: Head toward McDonald Road and in 1.7mi, turn right onto Conehatta Prospect Road. In 0.2mi your destination will be on your right.

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Listing Agent



TOM SMITH
FOUNDER & BROKER, ALC®

24+ Years in Mississippi Land, Ag and Management

Tom Smith is the Principal Broker and founder of Tom Smith Land and Homes, bringing over two decades of real estate expertise and a deep-rooted knowledge of the Mississippi market. A native of Meridian, Mississippi, Tom attended Mississippi State University and launched his real estate career in Madison in 2002.

With a strong background in executive leadership, Tom brings a strategic business mindset to real estate, having previously served in top management roles with major companies such as Wal-Mart and Home Depot, as well as holding CEO positions for retail organizations across the U.S.

Tom is one of the few Realtors in the Southeastern U.S. to hold the prestigious Accredited Land Consultant (ALC) designation from the Realtor Land Institute, which he earned in 2006. He is also a recipient of the APEX Award, recognizing him among the top-performing land brokers in America. His specialties include recreational tracts, timberland investment, commercial properties, and 1031 Tax-Deferred Exchanges.

An avid outdoorsman, Tom enjoys hunting, fishing, boating, and golf in his free time. He and his wife of 29 years, Ellen, make their home in Lake Caroline (Madison), Mississippi, and are proud parents of two daughters—one residing in Lakeland, Tennessee, and the other in Charleston, South Carolina.

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