



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

34.6± ACRES
NESHOBA COUNTY, MS
\$103,800

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE NESHOPA 34.6

PROPERTY PROFILE

LOCATION:

- Hopper Mill Creek Road
Philadelphia, MS 39350
- Neshoba County
- 10± Miles NW of Philadelphia
- 49± Miles NW of Meridian
- 79± Miles NE of Jackson

COORDINATES:

- 32.8512, -89.207

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 34.6± Rural Acres
- Mixed Timber
- Food Plot
- Hunting Stand
- Deer & Turkey
- Trail System
- Paved Road Frontage
- Utilities Available

TAX INFORMATION:

- Parcel #1: 02700-31-010.001
- 2025 Taxes: \$95.13



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
EXECUTIVE BROKER, AR
DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE NESHOBA 34.6

WELCOME TO THE NESHOBA 34.6, LOCATED JUST 10± MILES NORTHWEST OF PHILADELPHIA IN NESHOBA COUNTY, MISSISSIPPI. This 34.6± acre tract offers a great blend of timber, hunting opportunities, and potential homesites, making it an ideal option for both recreational use and a future homestead.

The Neshoba 34.6 features predominantly pine timber with scattered hardwood pockets, providing habitat diversity. A wildlife food plot with an established stand is situated near the center of the tract, creating a good setup for deer and turkey hunting. A well-maintained trail system allows for easy access throughout the Neshoba 34.6.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522


michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



 /35,000+ Followers

MORE ABOUT THE NESHOBA 34.6

Along the north side of Hooper Mill Creek Road, you'll find paved road frontage and an open area that offers multiple potential build sites. Utilities are readily available, with power provided by Central EPA and water through Central Water Association, making the transition from raw land to a homesite that much easier.

The Neshoba 34.6 is conveniently located approximately 49 miles northwest of Meridian and 79± miles northeast of Jackson. The location offers you a quiet rural setting with easy access. If you've been searching for a recreational tract or a place to build in Neshoba County, the Neshoba 34.6 deserves a closer look.

Contact Michael Oswalt today to schedule your private tour and experience #TheSmallTownWay.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

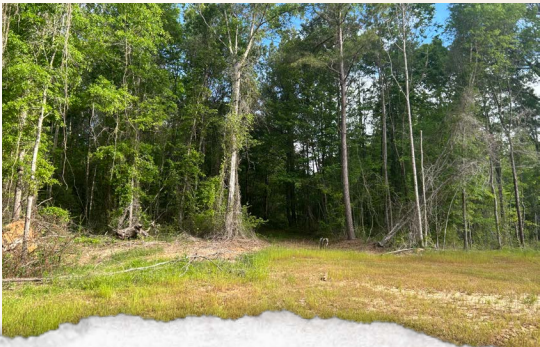
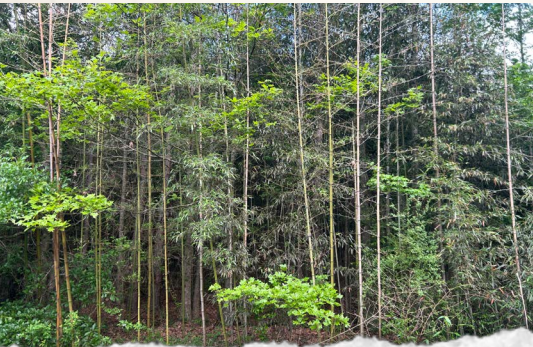
smalltownproperties.com

f/35,000+ Followers

Information is believed to be accurate but not guaranteed.

34.6± ACRES

NESHOBA COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

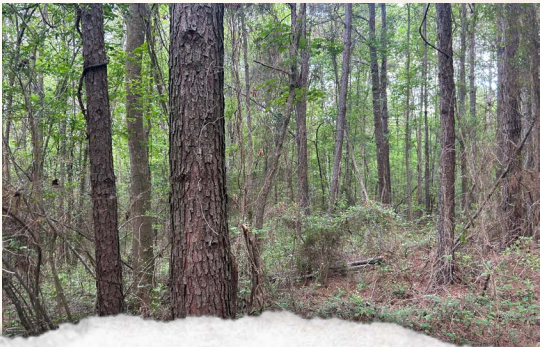
smalltownproperties.com

 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

34.6± ACRES

NESHOBA COUNTY, MISSISSIPPI



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967


O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com



 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

34.6± ACRES

NESHOBA COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

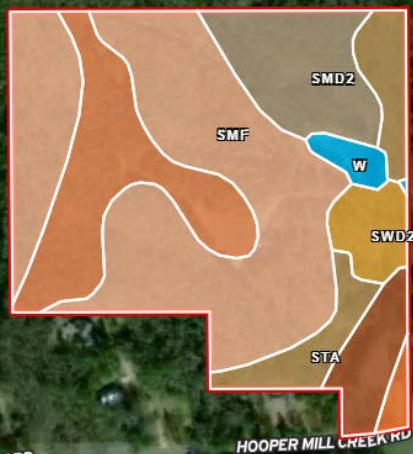
smalltownproperties.com



 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

SOIL MAP



HOOPER MILL CREEK RD

HOOPER MILL CREEK RD

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmF	Smithdale fine sandy loam, 17 to 40 percent slopes	16.71	47.67	0	17	7e
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	6.2	17.69	0	39	3e
SmD2	Smithdale fine sandy loam, 8 to 12 percent slopes, moderately eroded	4.22	12.04	0	48	4e
StA	Stough fine sandy loam, 0 to 2 percent slopes	3.27	9.33	0	31	2w
Kr	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	1.91	5.45	0	76	2w
SwD2	Sweatman silt loam, 8 to 17 percent slopes, eroded	1.63	4.65	0	70	6e
W	Water	0.69	1.97	0	-	-
SaB2	Savannah silt loam, 2 to 5 percent slopes, eroded	0.42	1.2	0	28	2e
TOTALS		35.05	100%	-	31.41	5.05



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

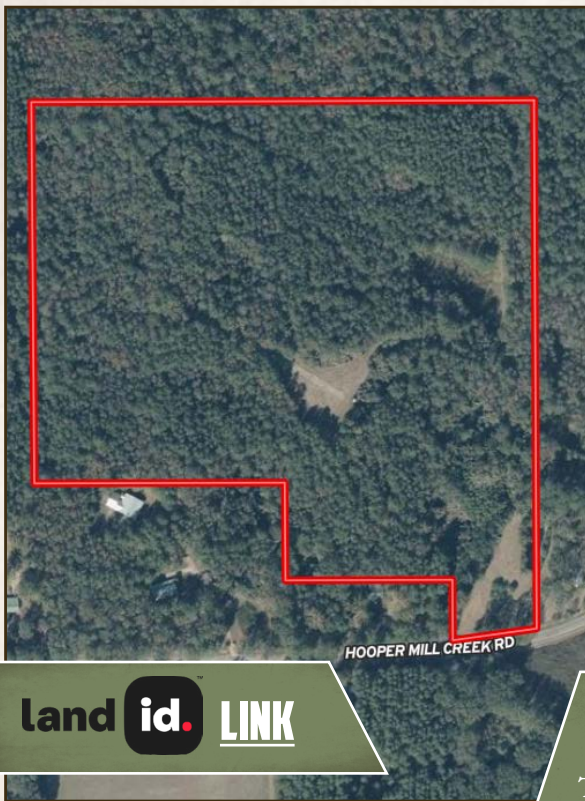
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

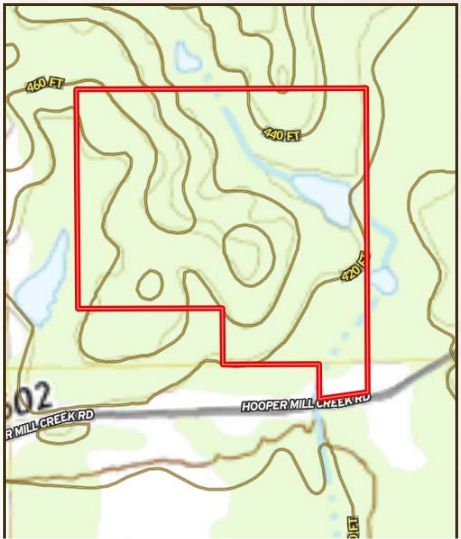


34.6± ACRES

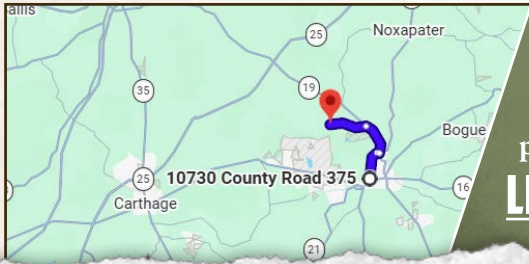
NESHOBA COUNTY, MISSISSIPPI



TOPOGRAPHY MAP



land **id.** LINK



Directions From Philadelphia, MS:
 Travel on Highway 15 for 3 miles.
 Turn right toward MS-19 N, continue
 for 0.2 miles, and then turn left at the
 1st cross street and travel on MS-19 N
 for 3.6 miles. Turn left onto Hooper Mill
 Creek Road and proceed for 4 miles to the
 property on the right.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
 HUNTING PROPERTIES
 & REAL ESTATESM



MICHAEL OSWALT, ALC
 PRINCIPAL BROKER, MS
 EXECUTIVE BROKER, AR
 DESIGNATED BROKER, MO
 C: 662-719-3967
 O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/35,000+ Followers

Information is believed to be accurate but not guaranteed.