PROVIDENCE

259 ACRES | NEWTON COUNTY, MISSISSIPPI

TIMBER INVESTMENT / HUNTING / LAKE POTENTIAL

Sartain's Heritage Properties, LLC.
www.sartainsheritage.com



Conceptual aerial illustration • Lake shown is proposed and does not currently exist.

A Well-Balanced Timber & Recreational Investment

Near Meridian, Mississippi

Providence offers 259 acres combining one-year-old cutover, mature hardwood corridors and outstanding recreational potential—all approximately 12.5 miles from Meridian. With diverse wildlife habitat and room to shape a private retreat, this tract pairs long-term timber growth with outdoor enjoyment.

$579,107.00 / $2240 per acre

205 AC
One year cutover

51 AC
Hardwood SMZs

16 AC
Potential lake site

Elevations: approximately 384–496 feet | Whitetail deer & wild turkey habitat

To schedule your private showing contact:

J Parker Sartain
Broker

Cell: 601.506.2398
Office: 601.856.2720

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PROPERTY DETAILS / LOCATION & ACCESS

Diverse Habitat. Long-Term Potential.

Approximately 205 acres of one-year-old cutover and 51 acres of hardwood Streamside Management Zones provide a foundation for timber growth, wildlife cover and recreation. Rolling terrain, creek-bottom habitat and surrounding agricultural areas add to the hunting appeal. Elevations of approximately 384 to 496 feet create the potential for a 16-acre lake to enhance the property's recreational value.



PROPERTY AERIAL / POTENTIAL LAKE SITE



REGIONAL LOCATION

12.5 miles to Meridian
22 miles to Newton I-20 Exit
Section 24 • T7N • R13E
Latitude/Longitude:
32.4404, -88.915

SCAN FOR LANDID MAP

LOCATION & ACCESS

From I-20, take Exit 121 and travel north on Chunky Duffie Road approximately seven miles. Turn right onto Providence Road, which becomes Suqualena Road after crossing the Lauderdale County line. Continue approximately two miles, then turn right onto the woods road across the east adjoining property.

A versatile combination of timber investment, hunting opportunity, hardwood habitat and lake-site potential, within easy reach of Meridian.

Acreages, distances, boundaries and elevations are approximate. Lake site is conceptual and subject to site evaluation and applicable approvals. Access route crosses adjoining property.

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