

NEW



## Hunting & Timber Hwy 8 Houston

102 +/- Acres (\$2,450/acre) | Chickasaw County, MS | \$249,900



### ADDRESS

0 Highway 8 East  
Houston, MS 38851

### LOCATION

From the courthouse square in Houston, go east on Hwy 8 approx. 5.2 miles to the property on the left.

From the intersection of Hwy 8 and Hwy 45-Alt., go west on Hwy 8 approx. 13 miles to the property on the right.

### PROPERTY SUMMARY

Welcome to your own sportsman's paradise situated in the fertile soils of the Houlka Creek bottom just southeast of Houston, MS, and only a mile from the Natchez Trace Parkway. This naturally beautiful property has road frontage and several access points on MS Hwy 8 and County Road 94. You can be in your deer stand in just minutes. The pine plantations are all merchantable and ready to thin or harvest now! With lots of established internal roads, food plots ready to plant, and a diverse mix of pine and hardwoods, you will be well on your way to harvesting trophy whitetails and wily gobblers. The amazing amount of natural wildlife food plants and natural cover has created great habitat throughout the property. A beautiful natural slough provides fishing opportunities. 14.2 acres are enrolled in the Conservation Reserve Program (CRP). The contract expires in 2024 but may be renewed.

[nationalland.com/listing/highway-8-hunting-timber-homesite](https://nationalland.com/listing/highway-8-hunting-timber-homesite)



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