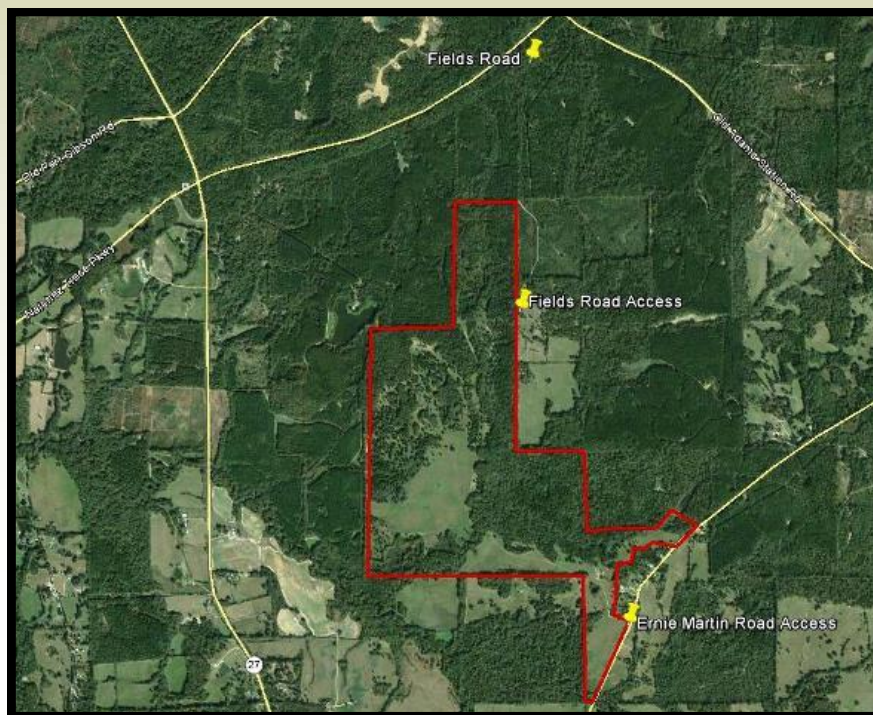




CROSSROADS 620

620 ac. +/-
Hinds County, MS



620+/- acres of deer and turkey paradise west of Utica with double road access off Ernie Martin Road from the east and Fields Road from the north. Situated in the Five Mile Creek drainage only 9 miles from the Big Black River in an area of Hinds County well known for trophy bucks and good turkey hunting. Excellent stand of pine and hardwood timber. Fishing pond. Duck Hole. Good access to utilities.

*313 +/- acres enrolled in CRP Grassland paying \$13,744 per year through 9-30-17

*Balance in hardwood and pine timber recently appraised at \$419,000 (9-2015)

Great timber investment with CRP cash flow! CRP expires on 9-30-17. Lots of options on 10-1-17 including put CRP grass back into row crops or reforest CRP for more wildlife habitat or possibly re-enroll in CRP or keep in grass for hay production/cattle grazing. Property is well situated relative to Highway 18 and Highway 27 (close by but no frontage or road noise) so it is easy to get to and quiet once you are there.

Only 1 mile from this property to the Crossroads Grocery (at intersection of Highway 27 and Old Port Gibson Road) which means easy access to the Natchez Trace and the Natchez Trace National Scenic Trail (horses, hiking and mountain biking).

Asking price of \$2500 per acre. Seller is willing to divide into two parcels of approximately 340 acres and 280 acres, both with public road access and good access to utilities.

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