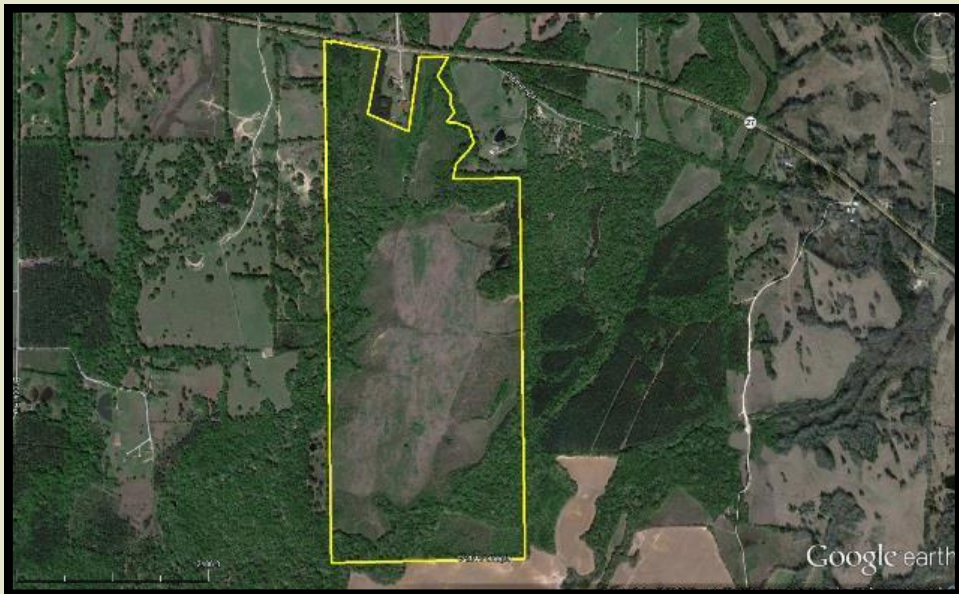




Utica 334

334 ac. +/-
Hinds County, MS



UTICA 334 FARM/TIMBER/HUNTING

If you are looking for a proven trophy deer hunting property with maximum investment flexibility in a great location you will NEVER find another tract like this one.

334+/- deer infested acres east of Utica and only 13 miles from the Highway 27 exit off I-55 at Crystal Springs. 30 minute drive from Capitol Street in Jackson and less than 2 hour drive from Bourbon Street in New Orleans. Hinds County is #2 out of 82 counties in Magnolia Trophy Records and this property has more than its share of Hinds County trophy bucks.

Look at this cash flow:

*44+/- acres of CRP riparian hardwoods paying \$2431 per year through 2018

*Fallow farmland with CCC crop base paying \$5516 per year

*Hunting lease value of \$5000 per year minimum

*45+/- acres of creek bottom hardwoods and upland hardwoods for timber investment and wildlife

*Outstanding site index for pine plantation reforestation project

*Small fishing pond that could be built bigger

Want more deer and a great timber investment? Plant the open land in pine plantation.

Want immediate cash flow with no additional investment and a free dove field? Lease the open land to a nearby farmer with his planting your dove field as part of the lease agreement.

Need pasture ground for a cow/calf or other cattle operation? This property has a long history as cattle ground.

\$2125.00 per acre

CONTACT:

T. LOGAN RUSSELL
601.259.4789

lrussell@sartainsheritage.com

Sartain's Heritage Properties

106 First Choice Drive

Madison, MS 39110

Phone: 601-856-2720

Fax: 601-853-6765

www.SartainsHeritage.com

