

54± Acres in Hinds County, MS

\$225,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

Office 769-888-2522

Property Profile

Hinds County Deer Grounds

Location:

- Hinds County, MS
- Frontage on Broadwater Road & Boyd Road
- 9± Miles Northeast of Utica

Coordinates:

- 32.133471, -90.519178

Property Information:

- 54± Acres
- Outstanding Wildlife Habitat
- 25+ Yr Old Pine Timber, Hardwood Timber
- Flat Terrain, Creek Bottom
- Power and Water Available

Property Use:

- Deer
- Turkey
- Timber

Tax Information:

- Parcel #: 49630396000 Taxes \$250 Estimated



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DENNIS WEST

ASSOCIATE BROKER

C: 601-248-4396

O: 769-888-2522

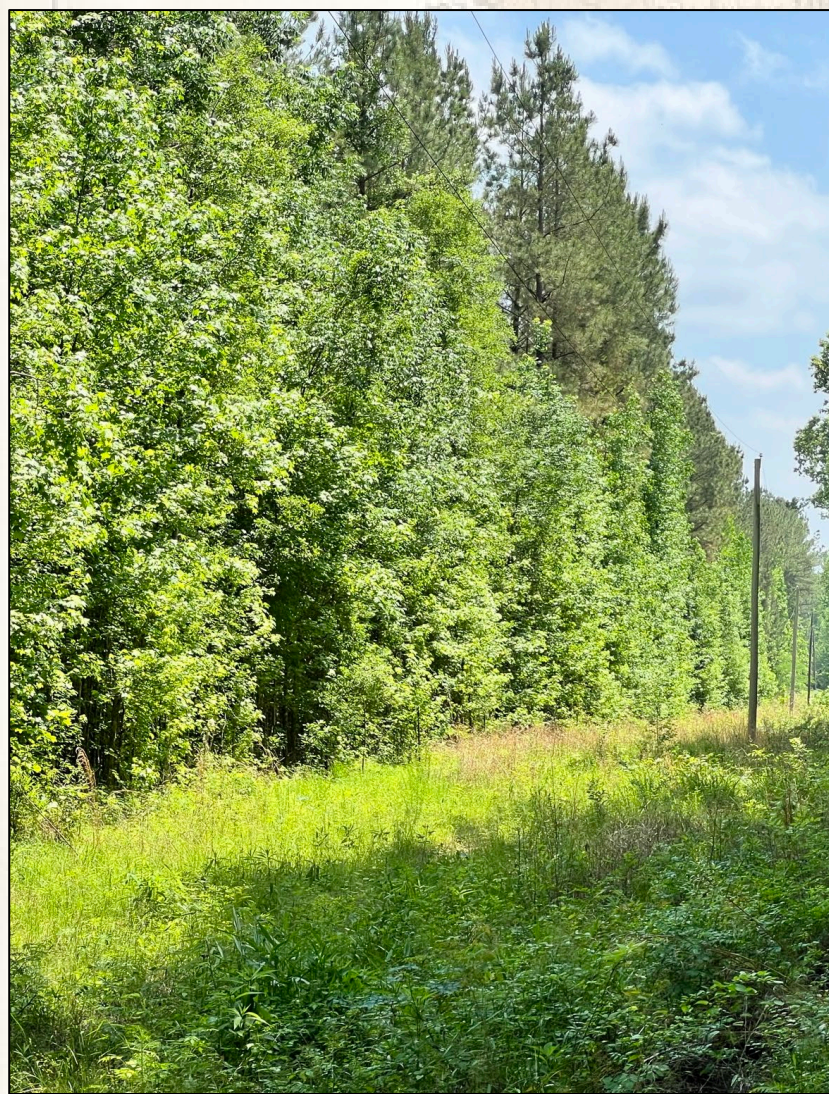
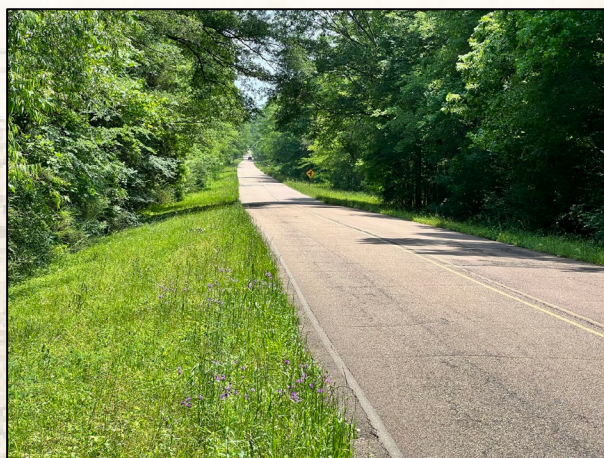
dennis@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Have you been searching for a recreational property in Central MS? This 54± acre Hinds County tract is ideal for the outdoor enthusiast searching for a pure, hunting property with a timber investment. Located approximately 9 miles northeast of Utica, this parcel provides hunting opportunities for deer, turkey, and small game.



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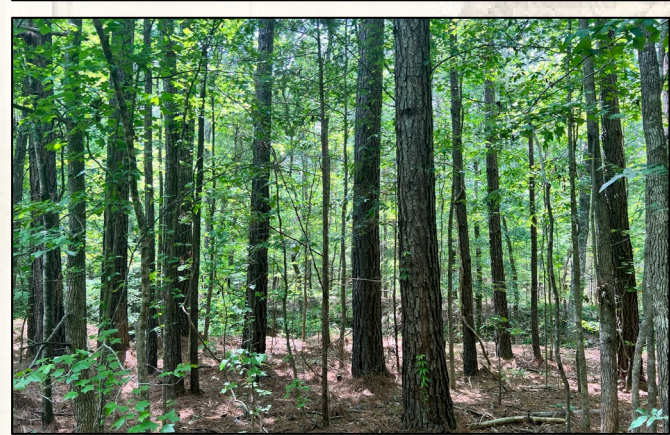
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The property make-up consists of flat terrain, and creek bottom along Broadwater Road and Boyd Road as well as a good mix of older planted pine and mature hardwood timber along Tallahalla Creek. An interior trail traverses through the property giving access to all parts of this place. Frontage along Boyd Road has a couple of potential cabin sites without disturbing the recreational aspects of the property. This area has a great reputation for outstanding turkey and deer hunting and if you like bow hunting in large timber, we need to take a ride. The timber is a good investment and provides income for now and the future. Utilities are nearby. Situated less than 30 minutes from the Jackson Metro area, 23 minutes from I-55 at Crystal Springs and 2.5 hours from Baton Rouge, this is a must see property! To know more, call Dennis West today.



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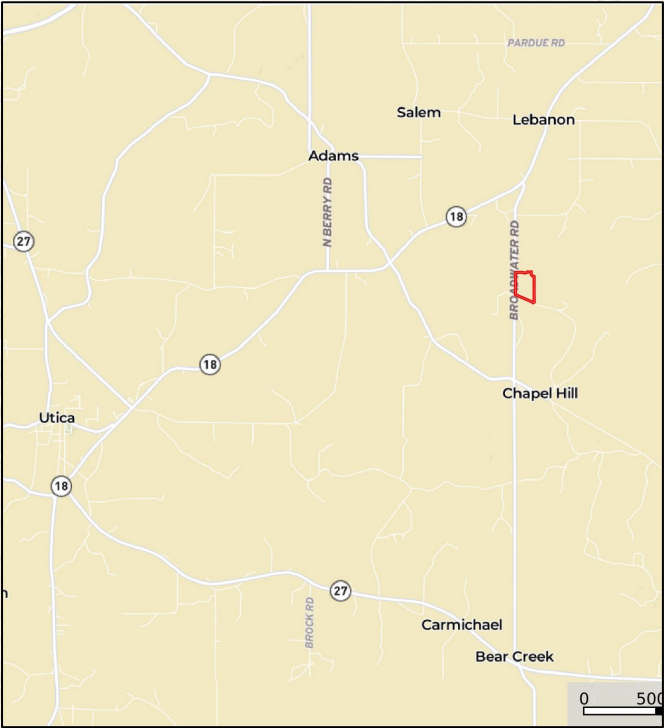
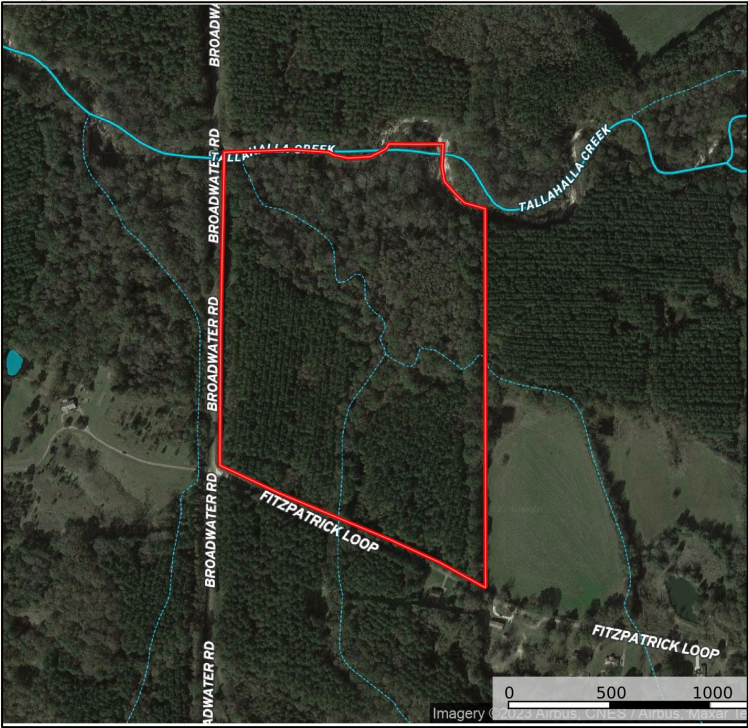
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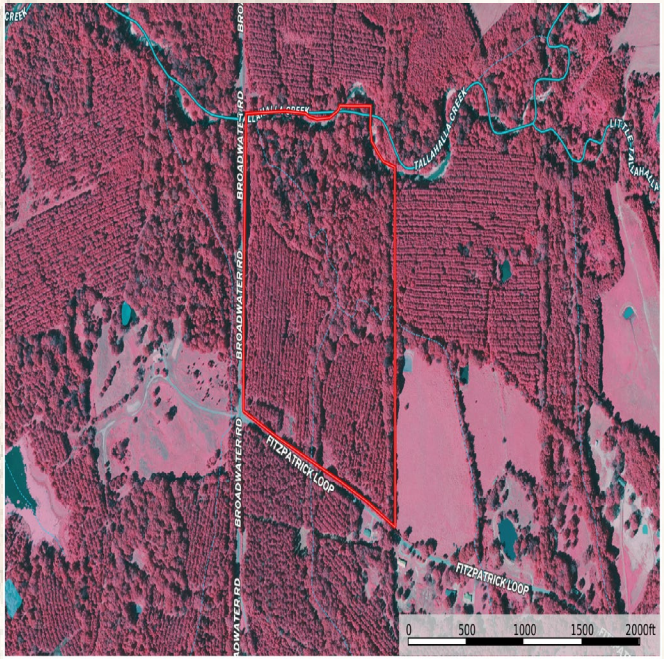
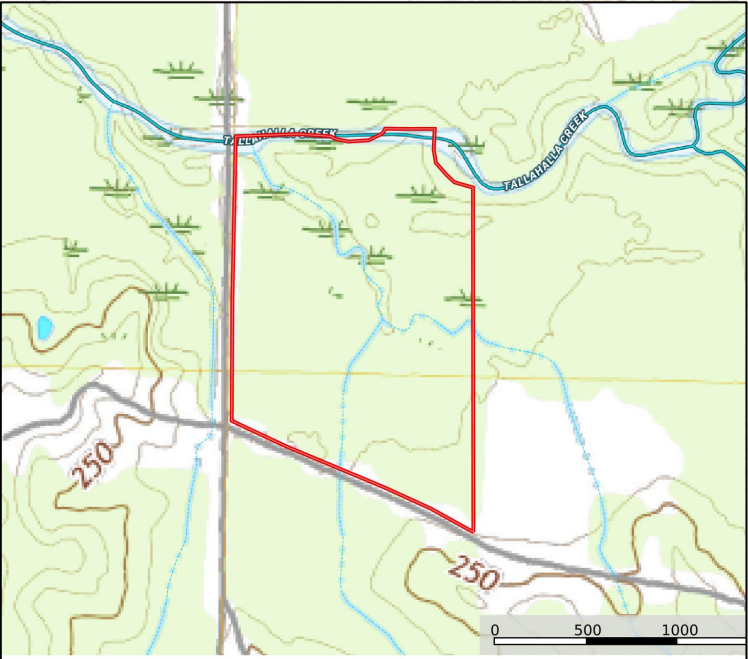
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Google Map Link



MapRight Link



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