



Affordable Hunting with House House & 13 ac. +/- Hinds County, MS



AFFORDABLE HUNTING & HURRICANE EVACUATION

13 +/- acre tract of land with 1550 +/- SF house and 900 +/- SF shop. 9 wooded acres, 4 open acres that could be planted to pine for more deer cover or keep land open for horse or two. 2BR, 2BA house with bonus room, utility room and lots of storage. House is remodeled and in great shape with nice front porch for sitting and visiting and vinyl siding exterior so no paint maintenance. Shop has concrete floor and shingle roof that does not leak.

Located just south of Raymond MS with frontage on Highway 18 adjoining 900 acres to the north and west is farm and timber land. Outstanding hunting in this area and numerous deer killed on this tract. Many 150"+ bucks killed within 1 mile in every direction of this property. You can literally walk out your back door and be on stand in 5 minutes! (Deer and turkeys in photos killed on adjoining 900 acres of farm and timber land). Only 20 miles from Highway 27 exit off I-55 at Crystal Springs and 10 miles from Highway 18 exit off I-20 at Jackson. Nearby quality of life amenities include Hinds Community College <http://www.hindscc.edu/> concerts, plays and sports and the Eagle Ridge Golf Course, Battle of Raymond Military Park <http://battleofraymond.org/> and the Castle of Raymond <http://thecastleofraymond.com/>.

\$140,000.00

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