

300± Acres in Hinds County, MS

\$660,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

Office 769-888-2522

Property Profile

Hinds County Deer Grounds

Location:

- Hinds County, MS
- Frontage on Broadwater Road & Clubhouse Road
- 9± Miles Northeast of Utica
- Beaver Meadow Community

Coordinates:

- 32.136360, -90.519996

Property Information:

- 300± Acres
- Established Trail System
- Outstanding Wildlife Habitat
- Hardwood Timber & Cutover
- Rolling Terrain, Creek Bottom
- Power and Water Available
- Additional Acreage Available

Property Use:

- Deer
- Turkey
- Camp Sites

Tax Information:

- Parcel #: Part of 49630402004 & Others, Taxes \$1,197 Estimated



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DENNIS WEST

ASSOCIATE BROKER

C: 601-248-4396

O: 769-888-2522

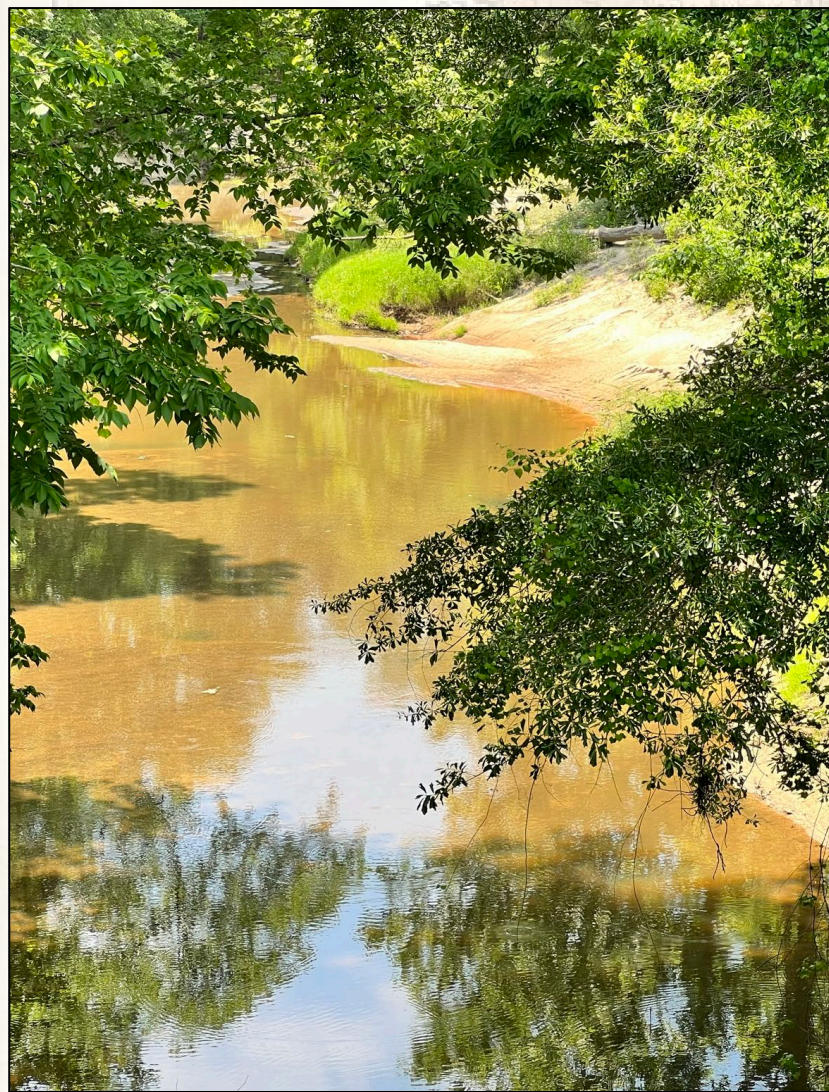
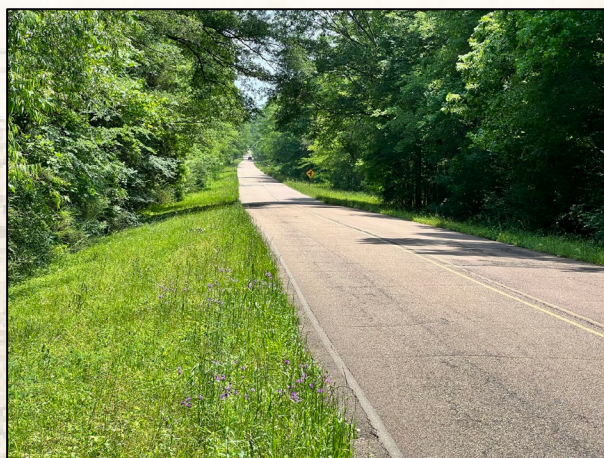
dennis@smalltownproperties.com

P.O. Box K - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

Searching for a recreational property in Central MS? This 300± acre tract, located in Hinds County, is ideal for the outdoor enthusiast looking for a pure, hunting property with hardwood timber, cutover and creek frontage. Situated approximately 9 miles northeast of Utica, this tract provides hunting opportunities for deer, turkey, and small game.



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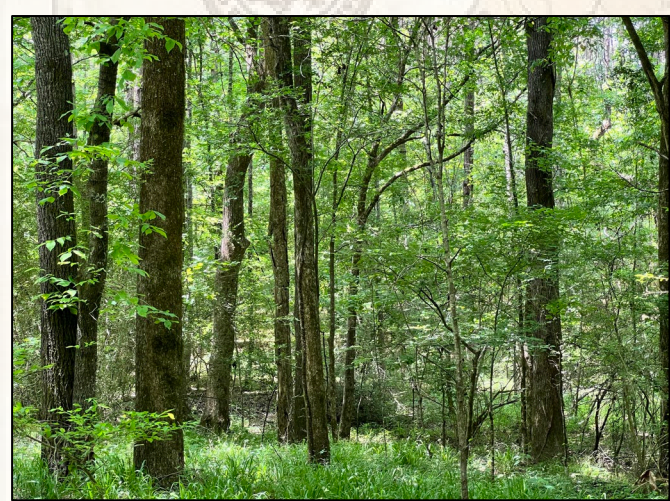
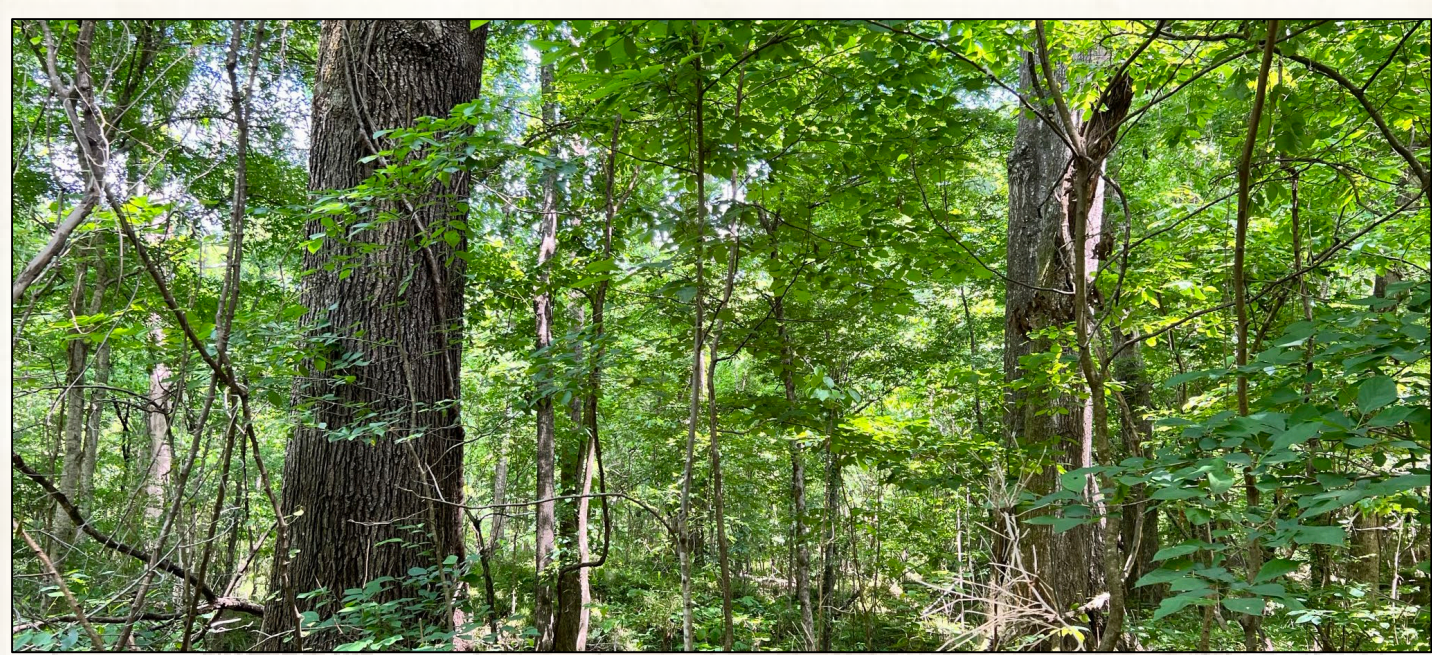
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The property make-up consists of rolling terrain, intermittent streams, lake sites and creek bottom. You will find a good mix of recent cutover, and hardwood timber along Tallahalla Creek. A well established interior trail system makes all parts of the property accessible. There is plenty of county road frontage to pick a cabin site without disturbing the recreational aspects of this tract. Utilities are available. This area has a great reputation for outstanding turkey hunting and deer hunting. Seller will reserve all pine timber. The property is located less than 30 minutes from the Jackson metro area, 23 minutes from I-55 in Crystal Springs and 2.5 hours from Baton Rouge, LA. To schedule a private showing, contact Dennis West today. Additional land is available and a survey will determine the final acreage.



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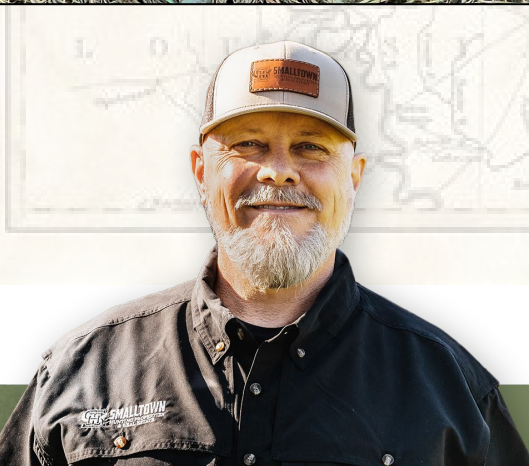
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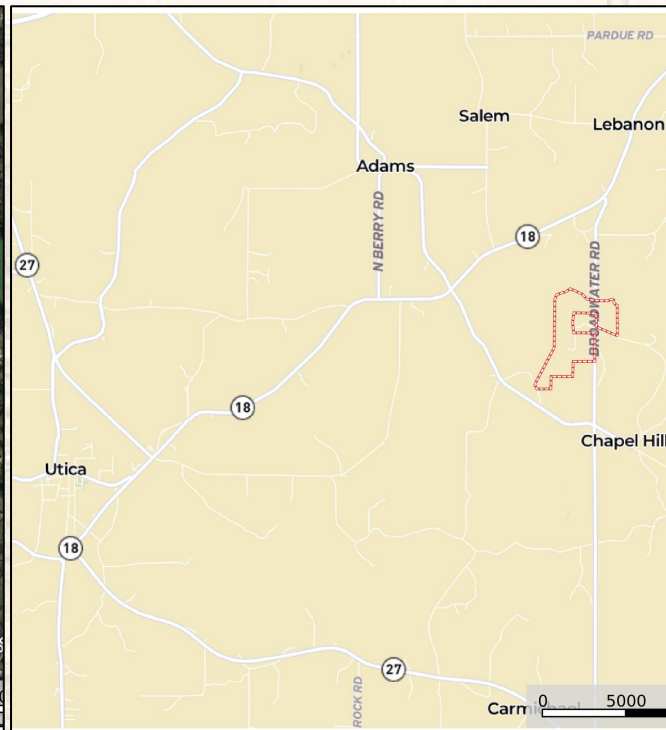
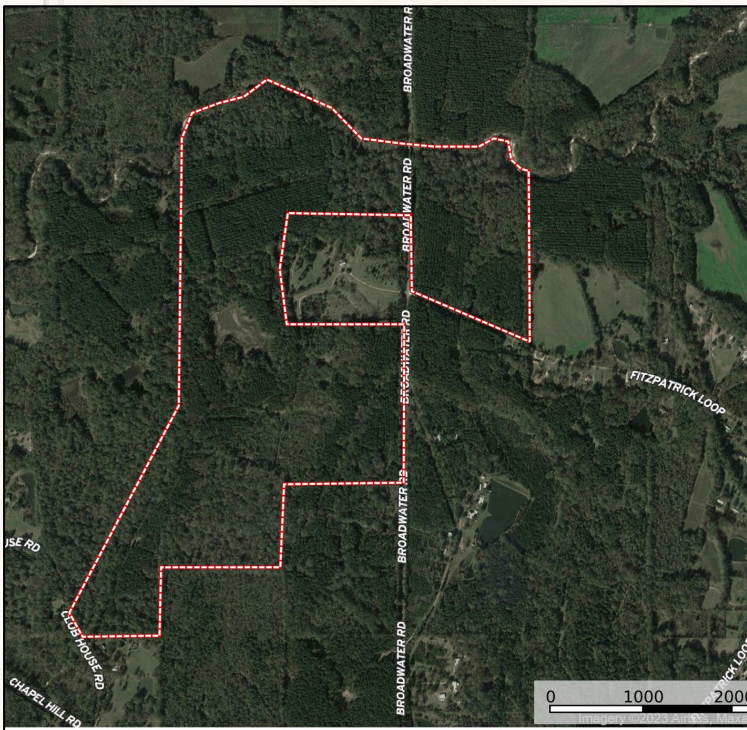
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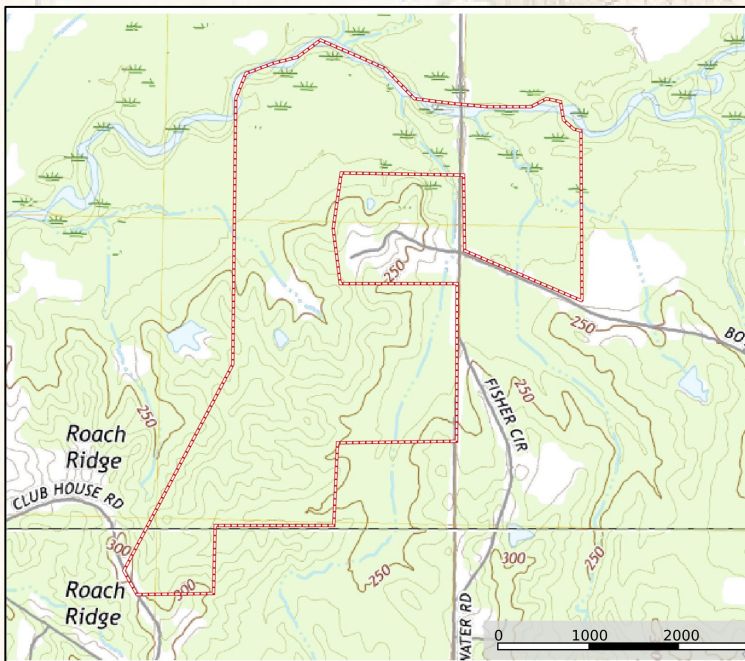
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Google Map Link



MapRight Link



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