

**37.03± ACRES  
WITH A MOBILE HOME  
HINDS COUNTY, MS**

**\$385,000**



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# THE HINDS 37.03

## PROPERTY PROFILE

### LOCATION:

- 5215 Cox's Ferry Road
- Bolton, MS 39041
- Hinds County
- 20± Miles W of Flora
- 10± Miles N of Bolton

### COORDINATES:

- 32.492088, -90.487718

### PROPERTY USE:

- Residential
- Weekend Getaway
- Hunting
- Fishing
- Recreational

### PROPERTY INFORMATION:

- 37.03± Surveyed Acres
- 4± Acre Stocked Fishing Pond
- 2019 Hamilton Mobile Home
- Pole Barn
- Loaded with Deer and Turkey
- Plantation Pine-Hardwood Mix
- Established Trails
- Gentle Rolling Terrain

### TAX INFORMATION:

- TBD
- Parcel 4967-0817-001



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**ADAM HESTER, ALC**

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

[adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

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# WELCOME TO THE HINDS 37.03

**SEARCHING FOR YOUR LITTLE SLICE OF HEAVEN?** Take a look at what all this 37.03± surveyed acre tract has to offer! Located on the highly sought after Cox's Ferry Road, the property is approximately 20 miles west of Flora in Hinds County, MS. For further reference, the property lies two miles west of the Madison County line and 2.5 miles southeast of the Big Black River.

Two of the most requested property features are a stocked fishing pond and place to stay. This little piece of paradise has both! A 4± acre pond is approximately seven years old and has been stocked with coppernose bluegill and F1 tiger bass. On average, the pond is at a depth of around 8 feet, with the deeper parts being roughly 14 feet. If you're not up for fishing, enjoy watching the sunset and wildlife from the pier. The remainder of the property primarily consists of rolling terrain with 20± year old plantation pine, scattered hardwoods, a food plot and an established trail system. This combination of terrain and timber, coupled with the surrounding land has made the Hinds 37.03 a deer and turkey haven! For any equipment, there is a covered pole barn to help shelter them from the weather.



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# MORE ABOUT THE HINDS 37.03

When you need a place to sleep or relax out of the elements, enjoy the 2019 Hamilton Hodges Farmhouse Mobile Home. The home is serviced by underground utilities and was situated to give an amazing view of the pond. The 16' x 76' home, offers three bedrooms and two bathrooms. Additional features include an upgraded AC/Heating unit, free standing electric fireplace, and electric appliances. The primary bathroom is complete with a spa tub and stand alone shower. There is a covered front porch as well as a covered back deck that offers one of the best views of the property. The home has been strictly used as a weekend getaway and is in great condition.

A tract of this kind and size that truly offers year-round enjoyment for the entire family is rare to find. Hunt deer in the fall and winter, chase longbeards in the springtime, and fish year-round. This property is ideal for a permanent residence or a weekend getaway. The Hinds 37.03 is a small acreage tract that checks the boxes.

**Call Adam Hester today to schedule a private tour.**



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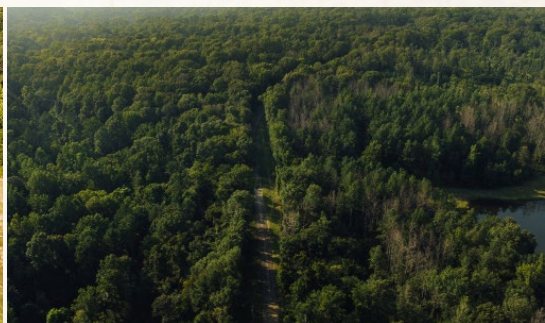
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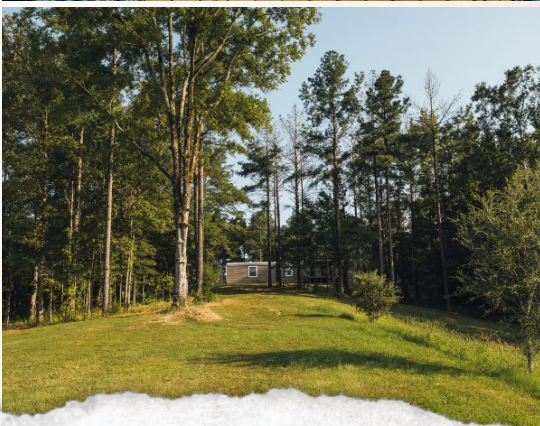
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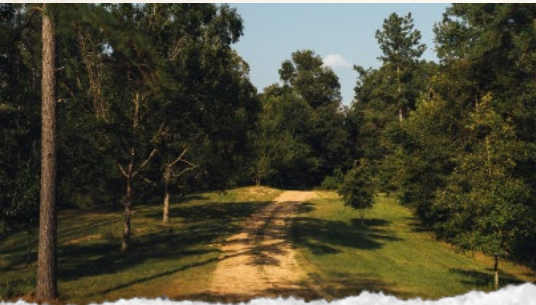
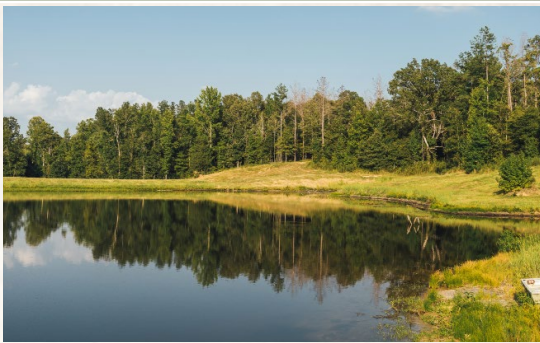
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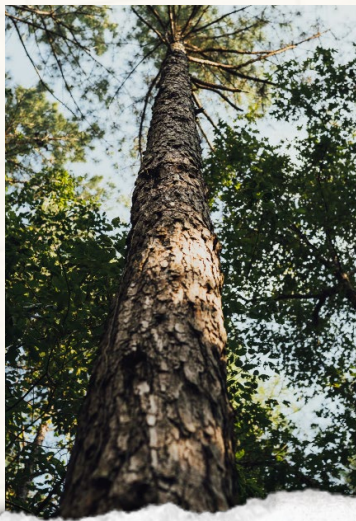
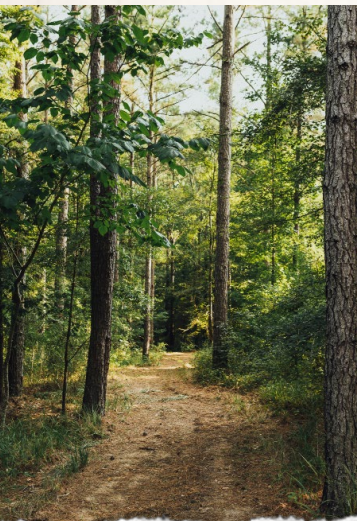
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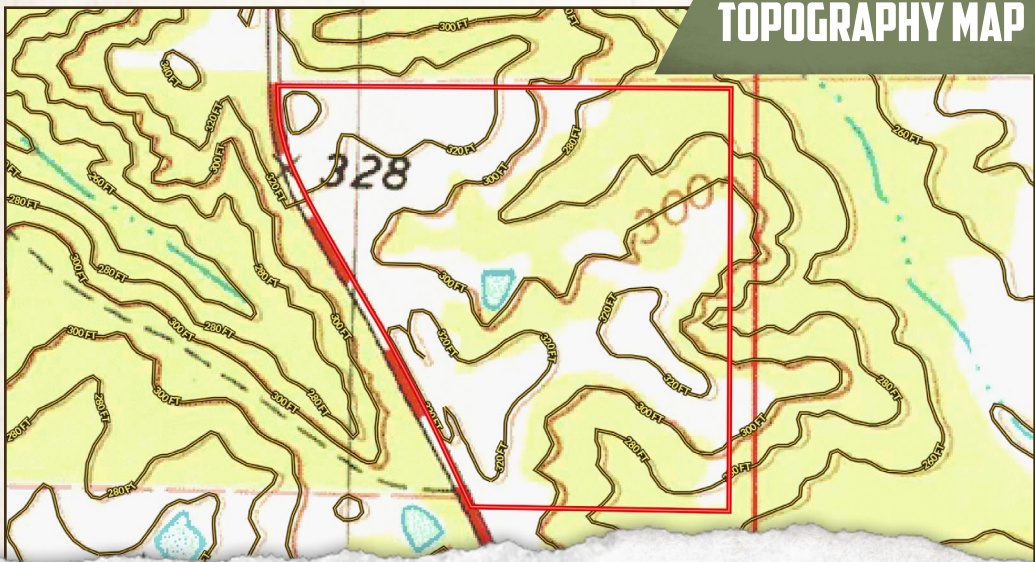
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land id. LINK



TOPOGRAPHY MAP



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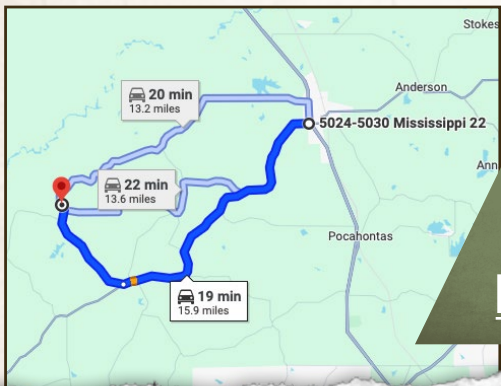
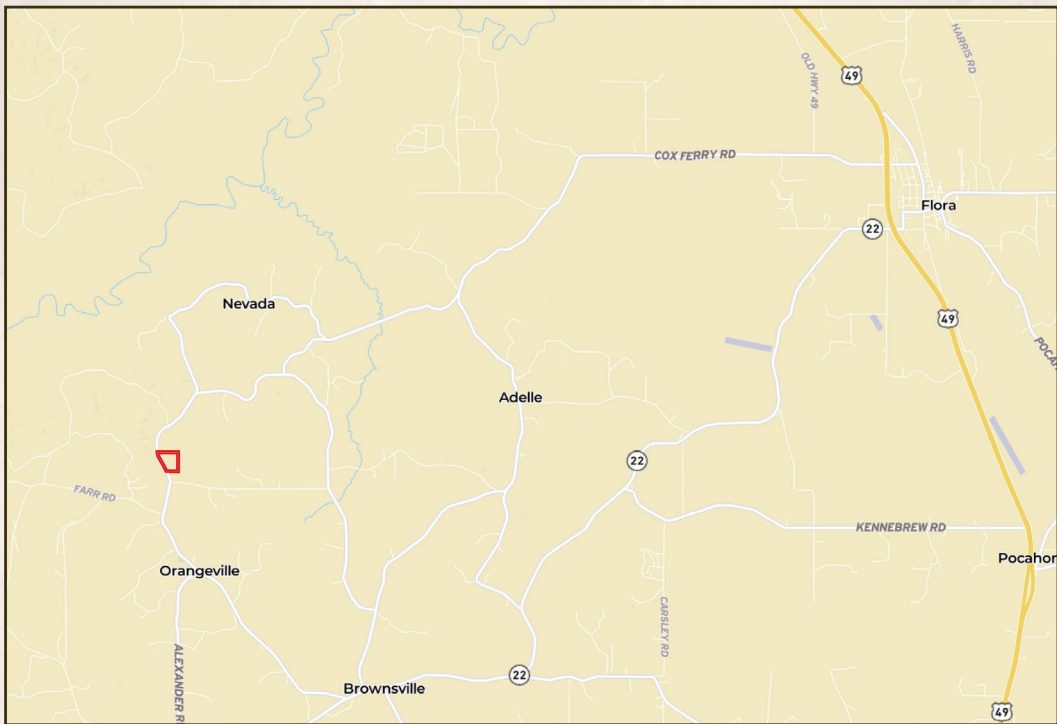
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Directions from the Intersection of US-49 and MS-22 Flora, MS:  
Drive west on MS-22 for 11.6 miles.  
Turn right onto Cox's Ferry Road and in 4.4 miles, the property gate will be on your right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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