

**54.7± ACRES**  
**HINDS COUNTY, MS**  
**\$249,500**



**SMALLTOWN**  
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# THE HINDS 54.7

## PROPERTY PROFILE

### LOCATION:

- 2770 Boyd Road  
Utica, MS 39175
- Hinds County
- 9.2± Miles NE of Utica
- 13± Miles SW of Raymond
- Easy Access to Highway 18  
from Broadwater Road

### COORDINATES:

- 32.13529, -90.51294

### PROPERTY USE:

- Hunting
- Recreational
- Home/Cabin Site
- Investment
- Livestock

### PROPERTY INFORMATION:

- 54.7± Total Acres
- 30± Acres of Plantation Pine
- 20± Acres in CRP
- 13± Acres of Pasture
- 3 Small Ponds
- Tallahalla Creek Frontage
- Internal Trail System
- Power & Water Available
- 32' x 50' Concrete Slab
- Pole Barn
- Paved Road Frontage

### TAX INFORMATION:

- 2024 - TBD



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**ADAM HESTER, ALC**

ASSOCIATE BROKER

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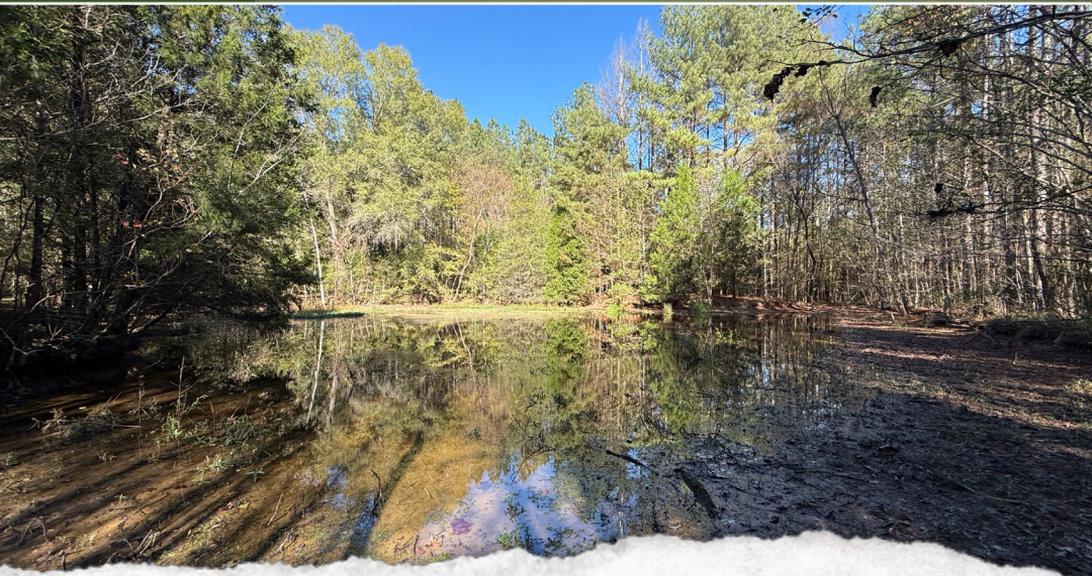
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HINDS 54.7

TAKE A LOOK AT WHAT THIS 54.7± ACRE TRACT IN HINDS COUNTY, MS HAS TO OFFER. Located near the town of Utica, this versatile, income-generating property offers approximately 13 acres of pasture, 30± acres of plantation pine, three small ponds, and a live running creek. Nearly 20 acres are enrolled in CRP, earning an annual payment of \$1,047 through 2030. The property offers paved road frontage on Boyd Road with access to power, and water is on site. Already in place is a 32' x 50' concrete slab with an additional 10' section for a porch, providing the ideal foundation for a country home or weekend cabin. For your equipment, there is a small pole barn to help shield them from the elements. The three ponds are perfect for fishing or livestock, while Tallahalla Creek offers excellent opportunities for exploring, hunting, and enjoying its sand bars. The timber consists of approximately 22-23 year-old thinned plantation pines, with scattered hardwoods along the creek. Known for its wildlife, this area is perfect for hunting trophy deer and turkey. The open land allows for extensive food plots and the planting of oak and fruit trees, making this property a fantastic recreational and investment opportunity.

**Call Adam Hester today to schedule a showing of the Hinds 54.7!**



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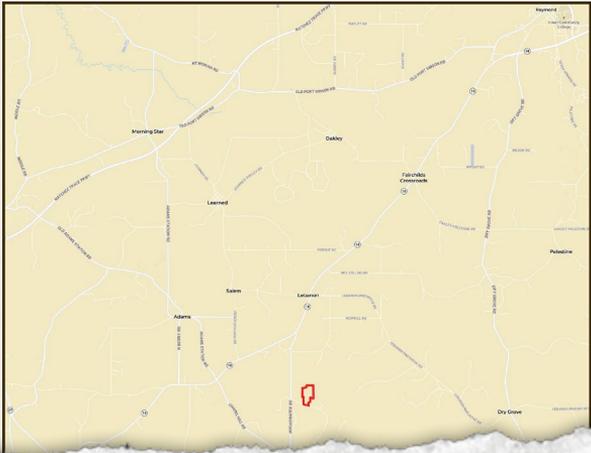
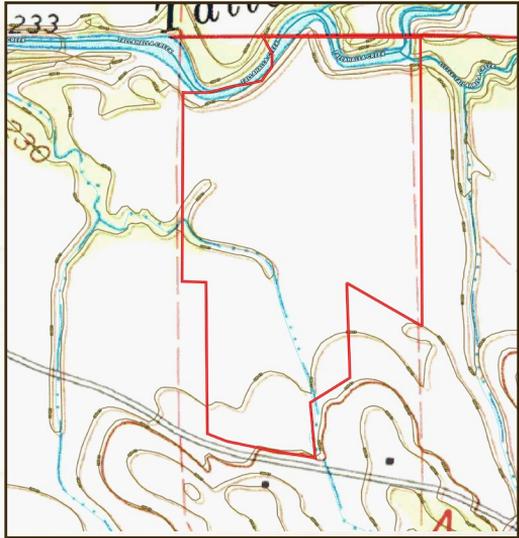
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land id. LINK

# TOPOGRAPHY MAP



Directions From Raymond, MS:  
Travel 8.2 miles on MS-18 W.  
Turn left on Broadwater Road  
and proceed 1.5 miles. Turn left  
on Boyd Road and the property  
will be on your left.

[LINK TO GOOGLE  
MAP DIRECTIONS](#)



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