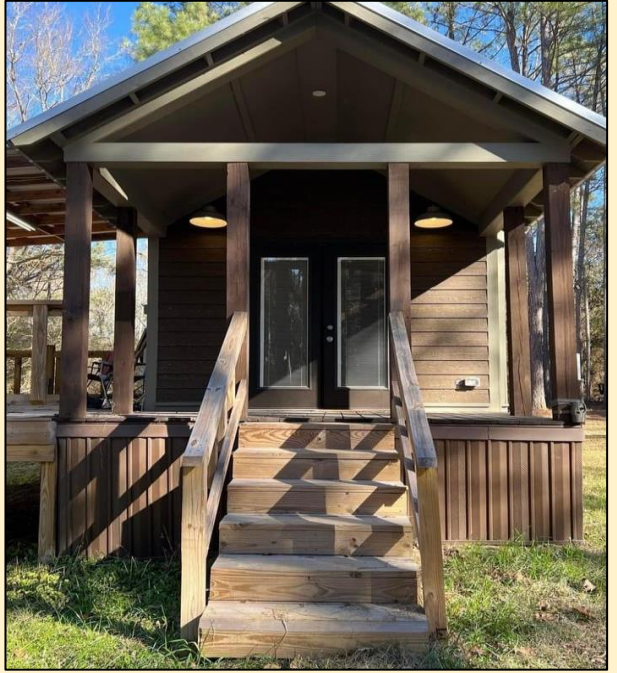


28.89± Acre Turn-Key Hunting Tract Copiah County, MS



- 28.89± Surveyed Acres
- Pristine Cabin with Porch
- Metal Pole Barn
- Loaded with Deer & Turkey
- Established Trail System
- Seven Food Plots
- Hardwood-Pine Mix
- Live Creek
- 40 Minutes from Jackson, MS

\$215,000



3153 New Zion Road, Utica, MS 39175



call me today!

ADAM HESTER, REALTOR®

Adam@TomSmithLand.com

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Are you looking for a property that will get you excited? This 28.89 surveyed acre tract is located southeast of Utica, MS, in Copiah County and offers great hunting and comfort for family and friends!

The pristine “cabin” is a 2020 modular home that is approximately 480 sq. ft. It has had minimal use and offers hardwood floors, one bedroom, one bathroom, two bunk beds, and a loft area for two. Additional features include a ductless mini-split air system, electric fireplace, washer/dryer combo and a large porch overlooking the property.

The property make-up consists of a hardwood pine mixture with gently rolling terrain. The internal trail system navigates throughout and will lead you to one of seven food plots and the live running creek. In regard to wildlife, you will have the opportunity to chase after deer and turkey, as the the property has had minimal hunting pressure over the past 2 ½ years.

Small acreage tracts with this much to offer are a hard find. So, whether you are looking to set down roots in the country, a weekend getaway or your personal hunting property...this place is worth the look!



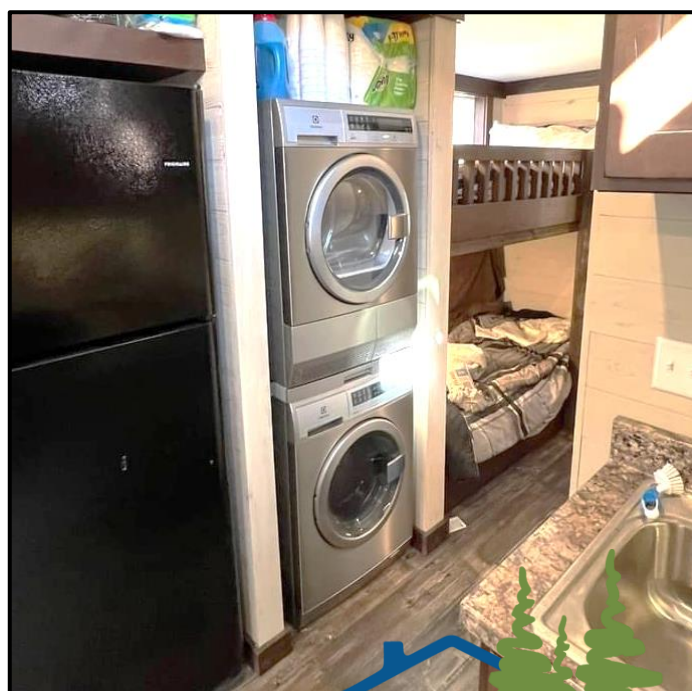
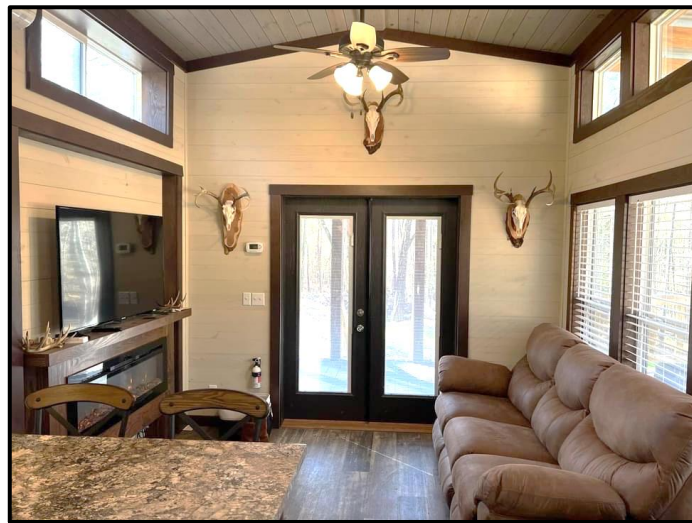
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CAMERA 1 08 JAN 2022



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77°F CAMERA 1 02 JAN 2022



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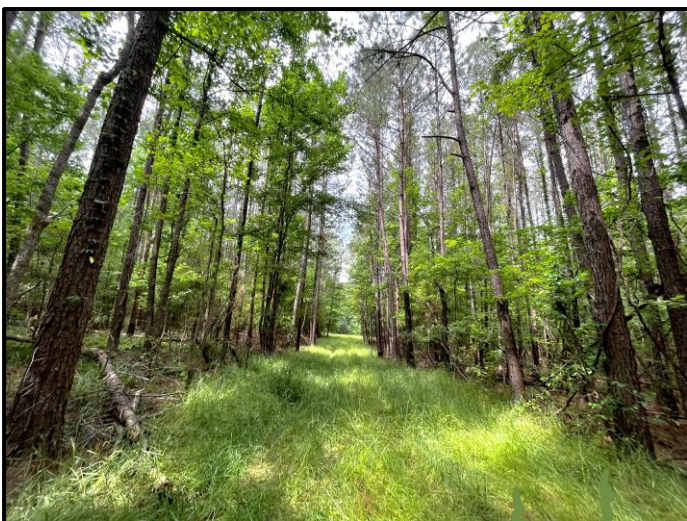
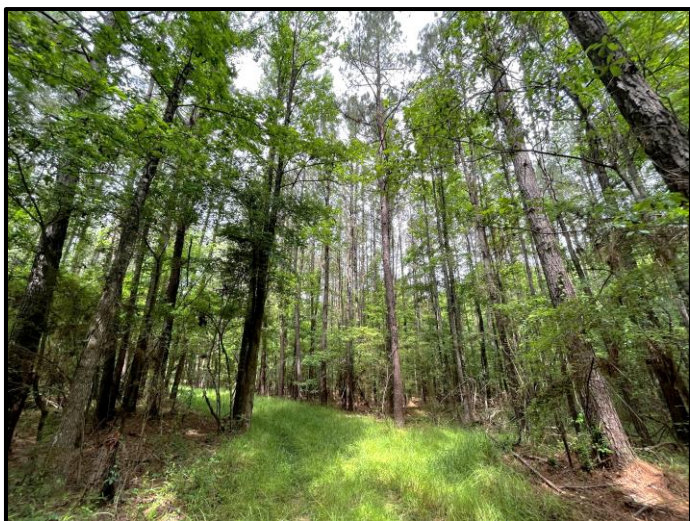
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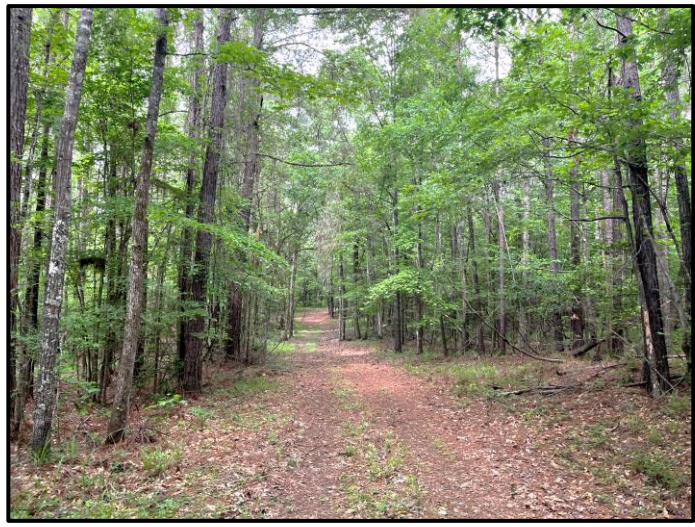
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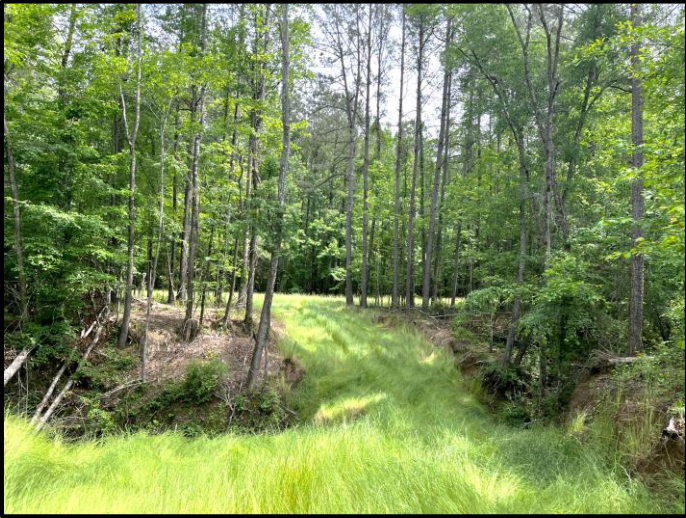


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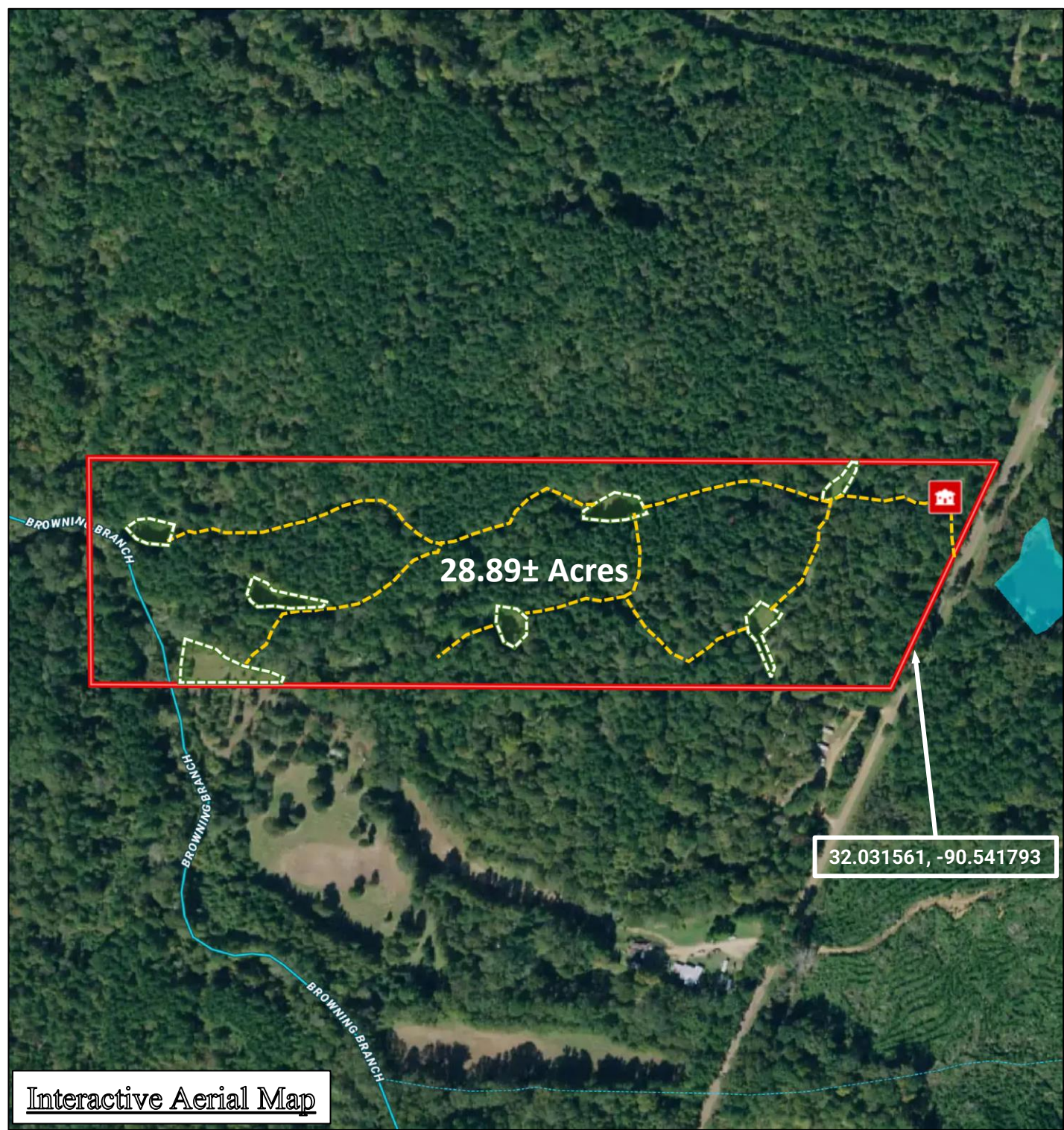
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Interactive Aerial Map

32.031561, -90.541793

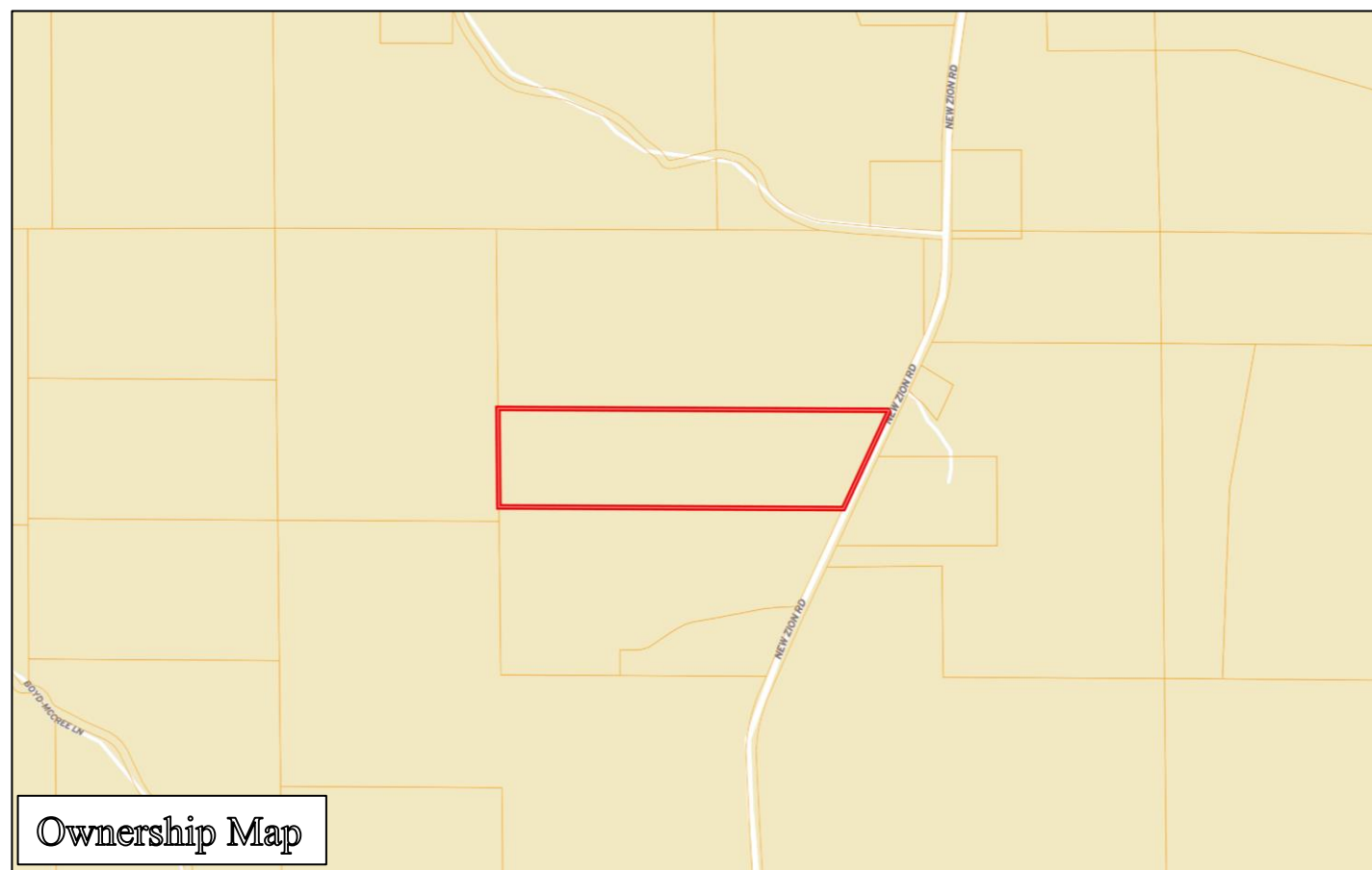


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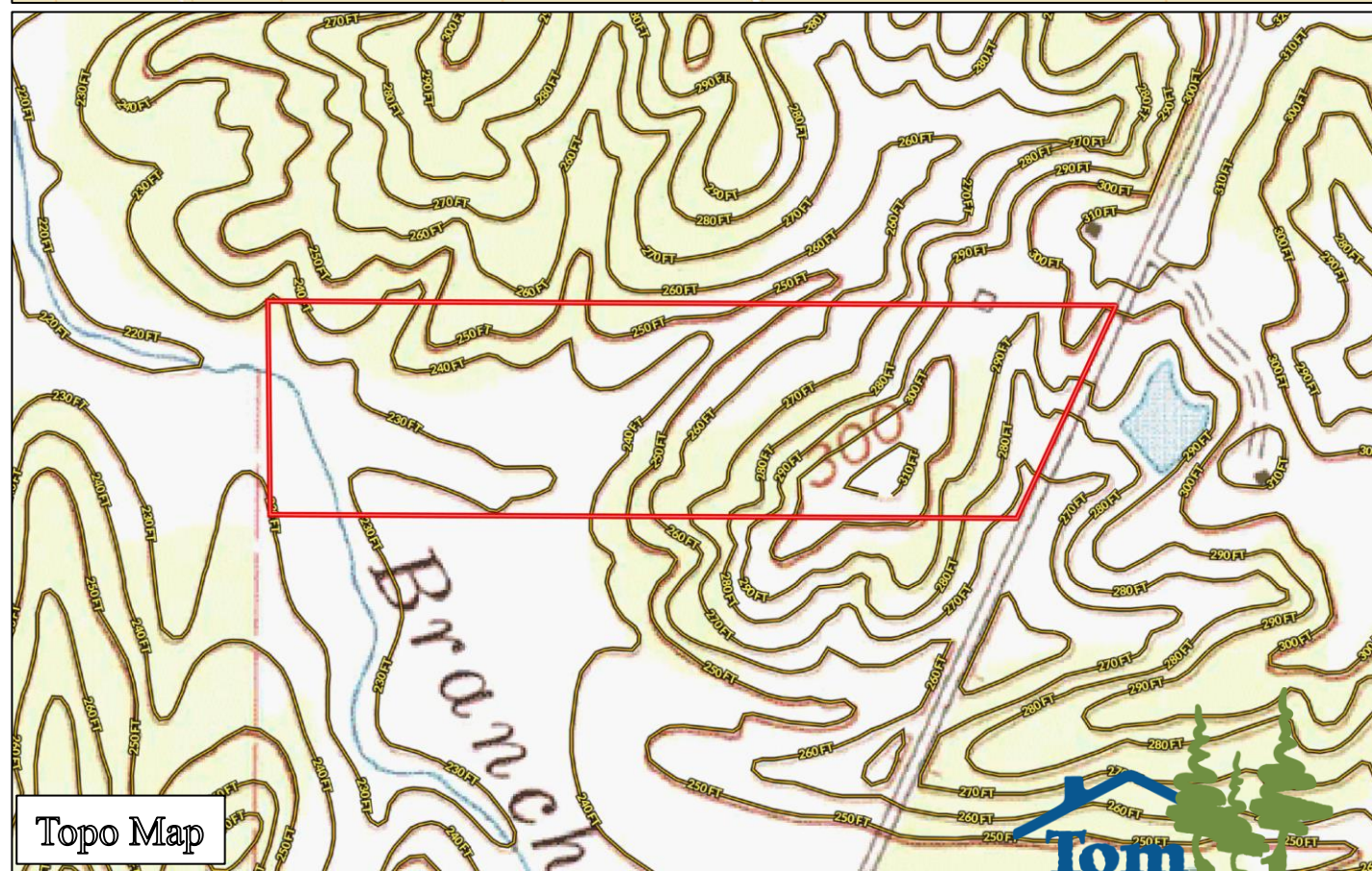


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Ownership Map



Topo Map



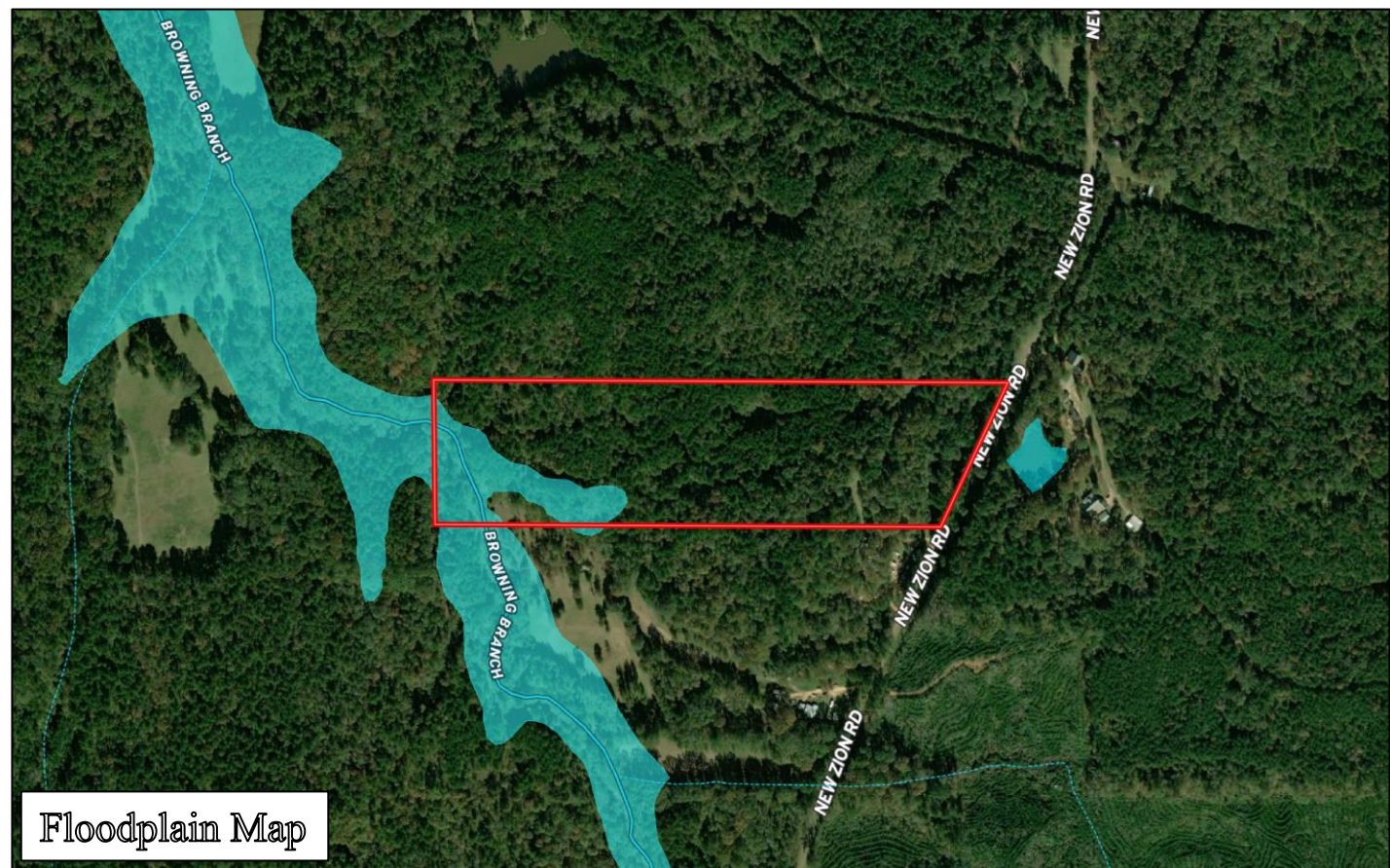
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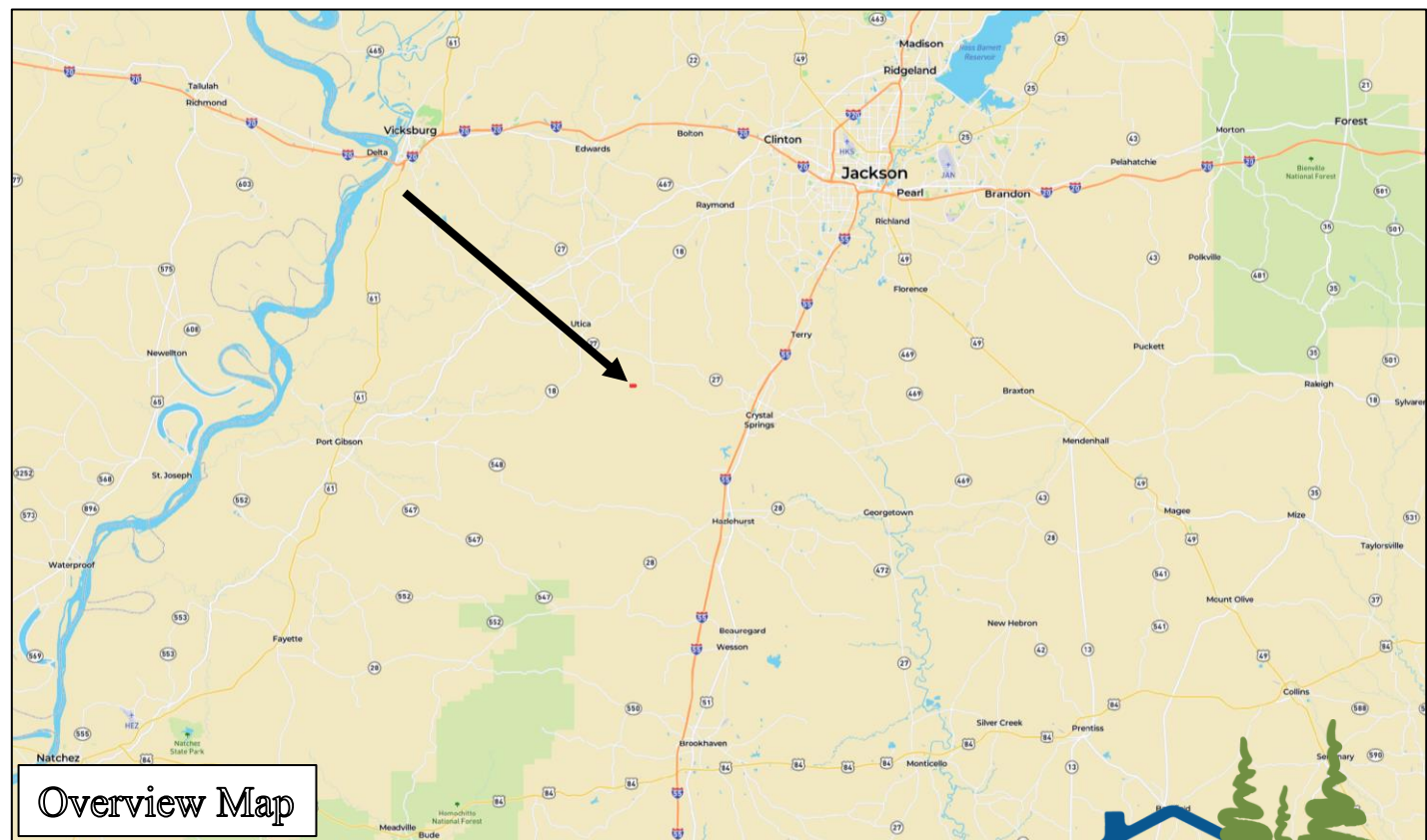


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Floodplain Map



Overview Map



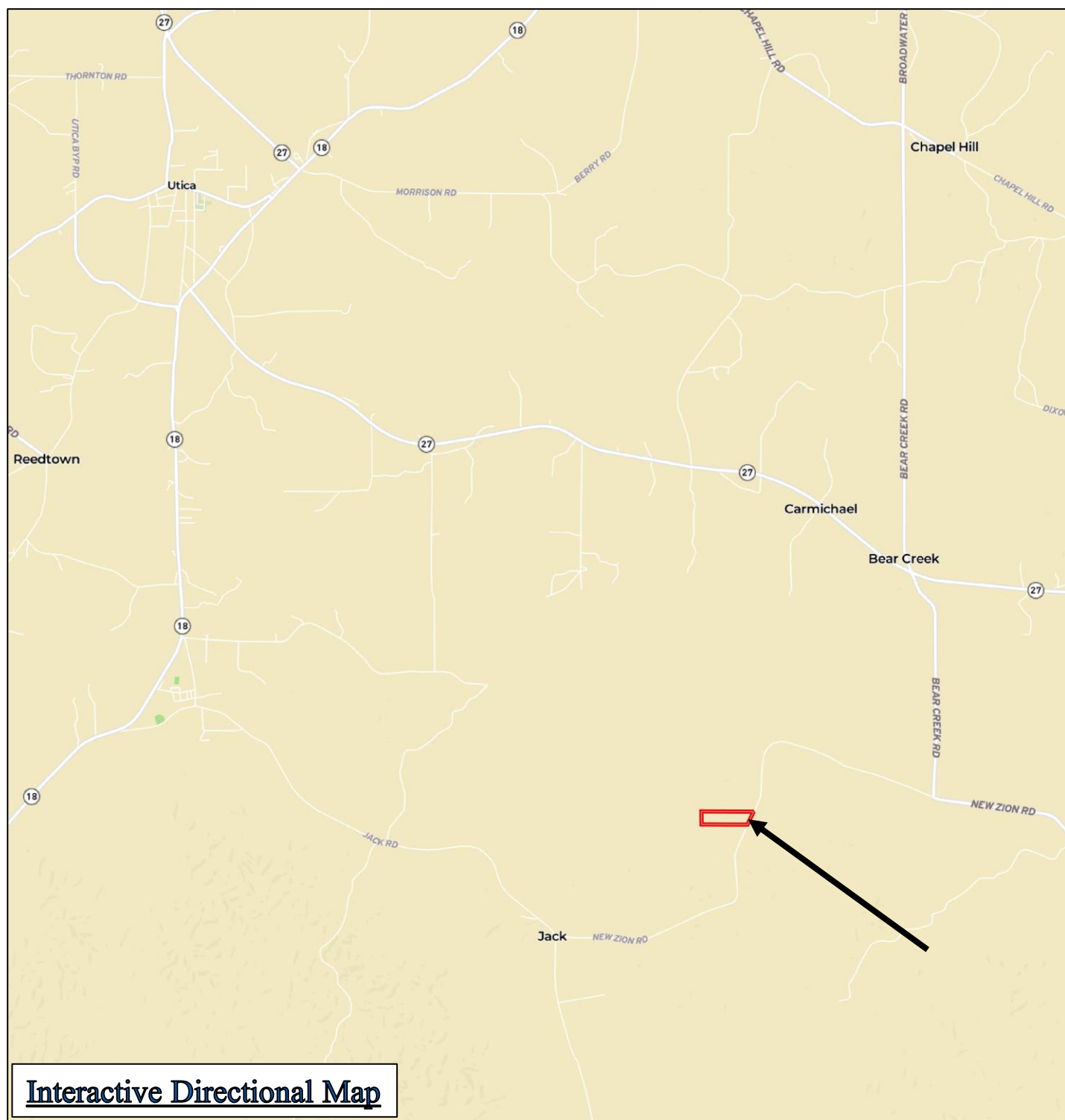
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Directions from Utica, MS: From the intersection of Highway 18 and Highway 27 in Utica, drive southeast on MS-27 for 6.9 miles. Turn right onto Bear Creek Road and drive for 2 miles. Turn right onto New Zion Road and in 2.2 miles, the property gate will be on your right.

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