

WELL-MAINTAINED RECREATIONAL TRACT WITH A HOME 132± ACRES IN HINDS COUNTY, MS

DRONE LINK

\$824,950

- 132± ACRE PROPERTY IN HINDS COUNTY, MS FRONTING MORRISON ROAD
- BEAUTIFULLY REMODELED HOME ORIGINALLY BUILT IN 1925
- 3 BEDROOMS, 2 FULL BATHROOMS WITH LUXURIOUS FEATURES
- OPEN AND ENTERTAINMENT-FRIENDLY KITCHEN WITH DIRECT ACCESS TO THE OUTDOOR PATIO
- WINDOW TREATMENTS AND KITCHEN APPLIANCES INCLUDED
- NEW TANKLESS WATER HEATER SYSTEM
- 60K GENERAC GENERATOR (200 AMP) WITH

AUTOMATIC TRANSFER SWITCH

- TWO STORAGE BUILDINGS AND A NEW 40'X100' STEEL TRUSS POLE BARN
- APPROXIMATELY 115± ACRES OF ROLLING PASTURES FOR HAY PRODUCTION
- MATURE HARDWOOD VEINS AND SMZ'S COVERING 15-18± ACRES, PROVIDING EXCELLENT WILDLIFE HABITAT
- IDEAL FOR CATTLE RANCHING OR HORSE OPERATIONS
- OFFERING ENDLESS DESIGN POSSIBILITIES FOR YOUR DREAM RANCH



**TOM
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Call The Land Man Today!

TomSmithLandandHomes.com



Information is believed to be accurate but not guaranteed.



This 132± acre property in Hinds County, MS, is situated on Morrison Road and has exceptional beauty. Originally built in 1925, the current owners purchased the home in 2012 and have since undertaken meticulous remodeling and upgrades with unparalleled craftsmanship and materials. With three bedrooms and two full bathrooms, one of which features a luxurious steam shower equipped with its own stereo and lighting system, the home is designed for comfort and relaxation. The kitchen is ideally suited for entertaining, featuring an open plan and convenient access to the outdoor patio and party area. All window treatments and kitchen appliances are included with the property. Noteworthy features of the home include a new tankless water heater system and a 60K Generac Generator(200 Amp) with an automatic transfer switch. The property also offers two storage buildings and a newly constructed 40'X100' Steel truss pole barn. The land is truly stunning, encompassing approximately 115± acres of rolling pastures currently used for hay production. Additionally, mature hardwood veins and SMZs span roughly 15-18± acres, creating exceptional habitats for deer and turkey. This property provides an opportunity to witness its remarkable beauty and explore the potential it holds for you and your family. It can transform into an excellent cattle ranch or horse operation. The property offers a blank canvas to design your dream ranch precisely as you envision it.



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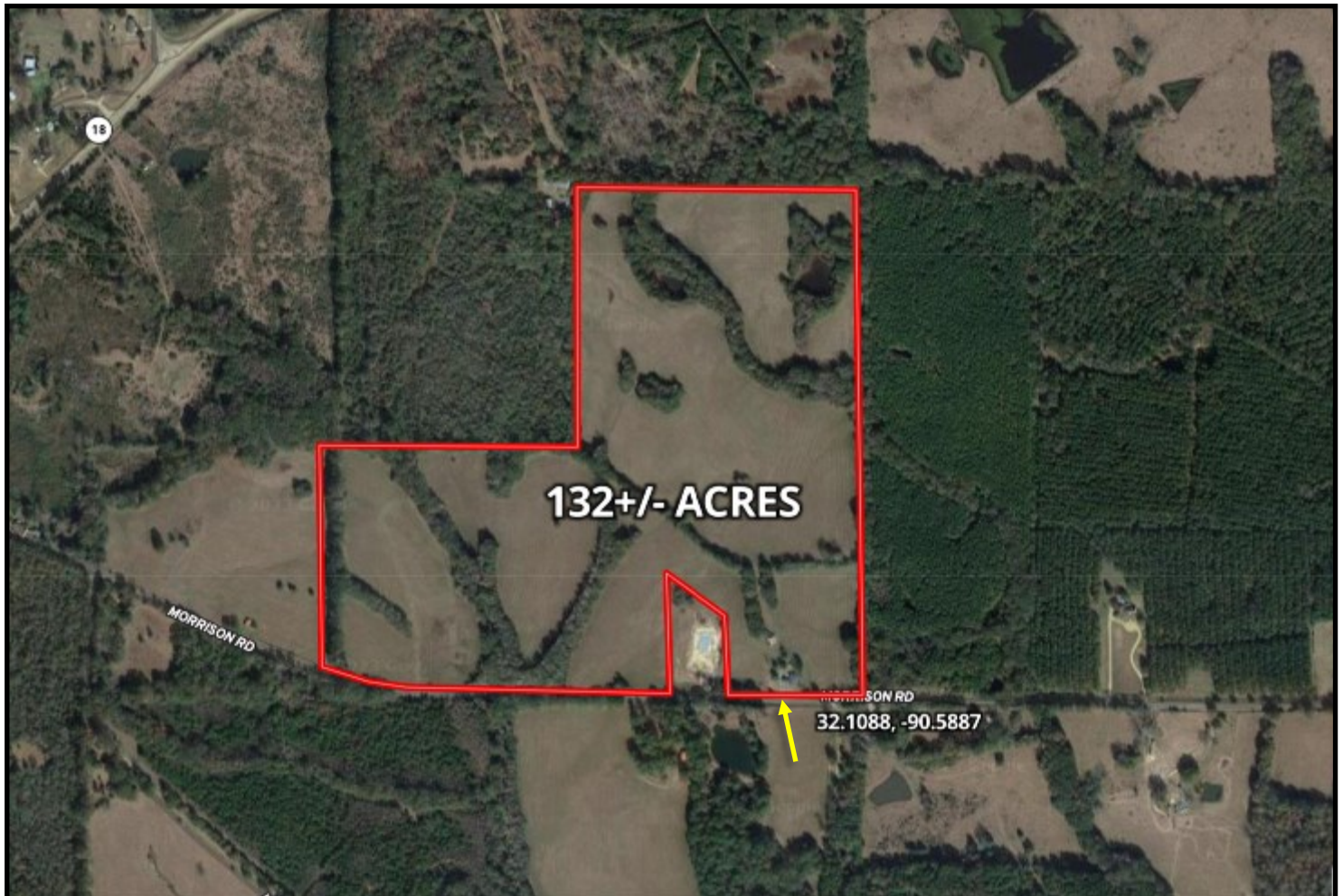
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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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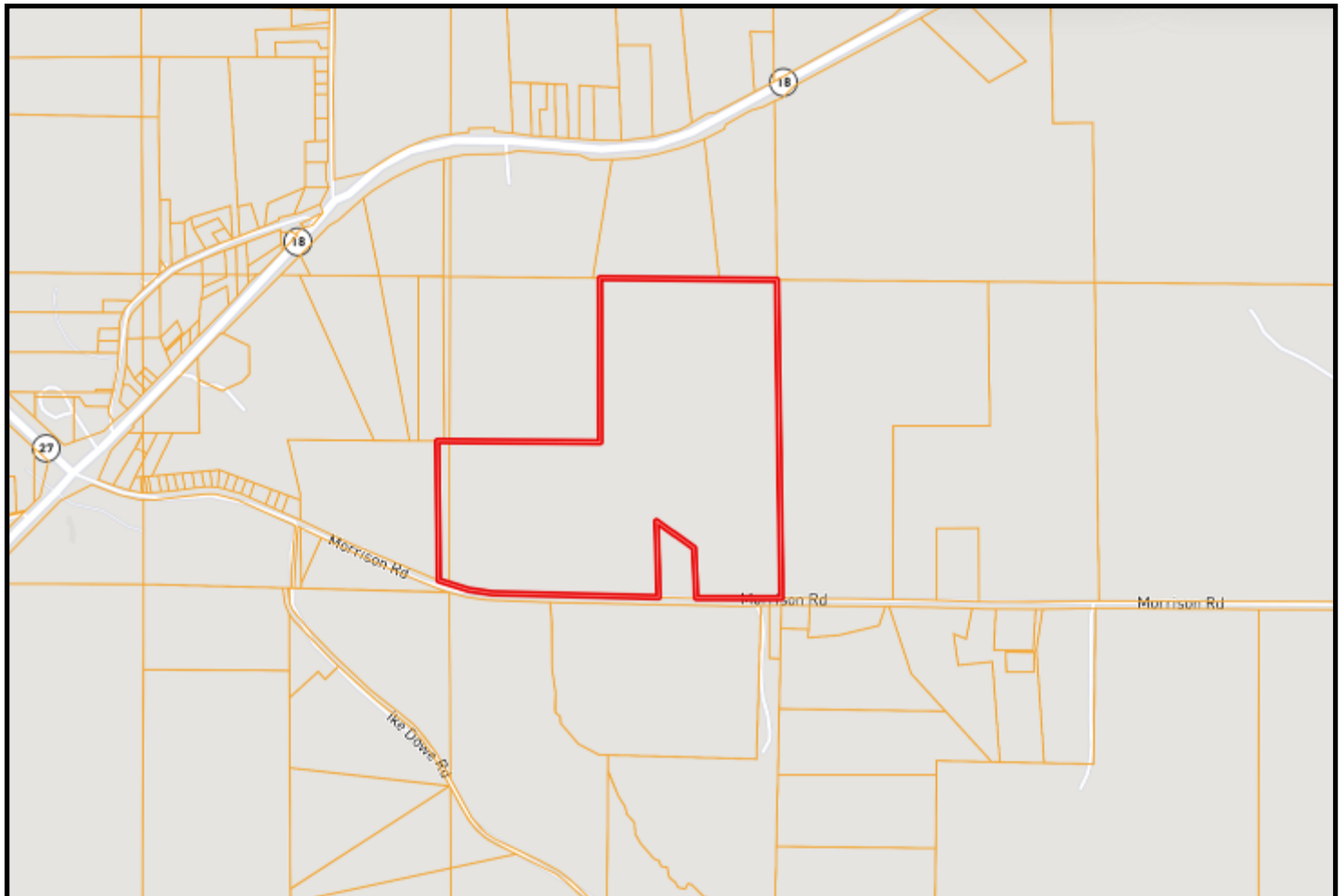
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OWNERSHIP MAP



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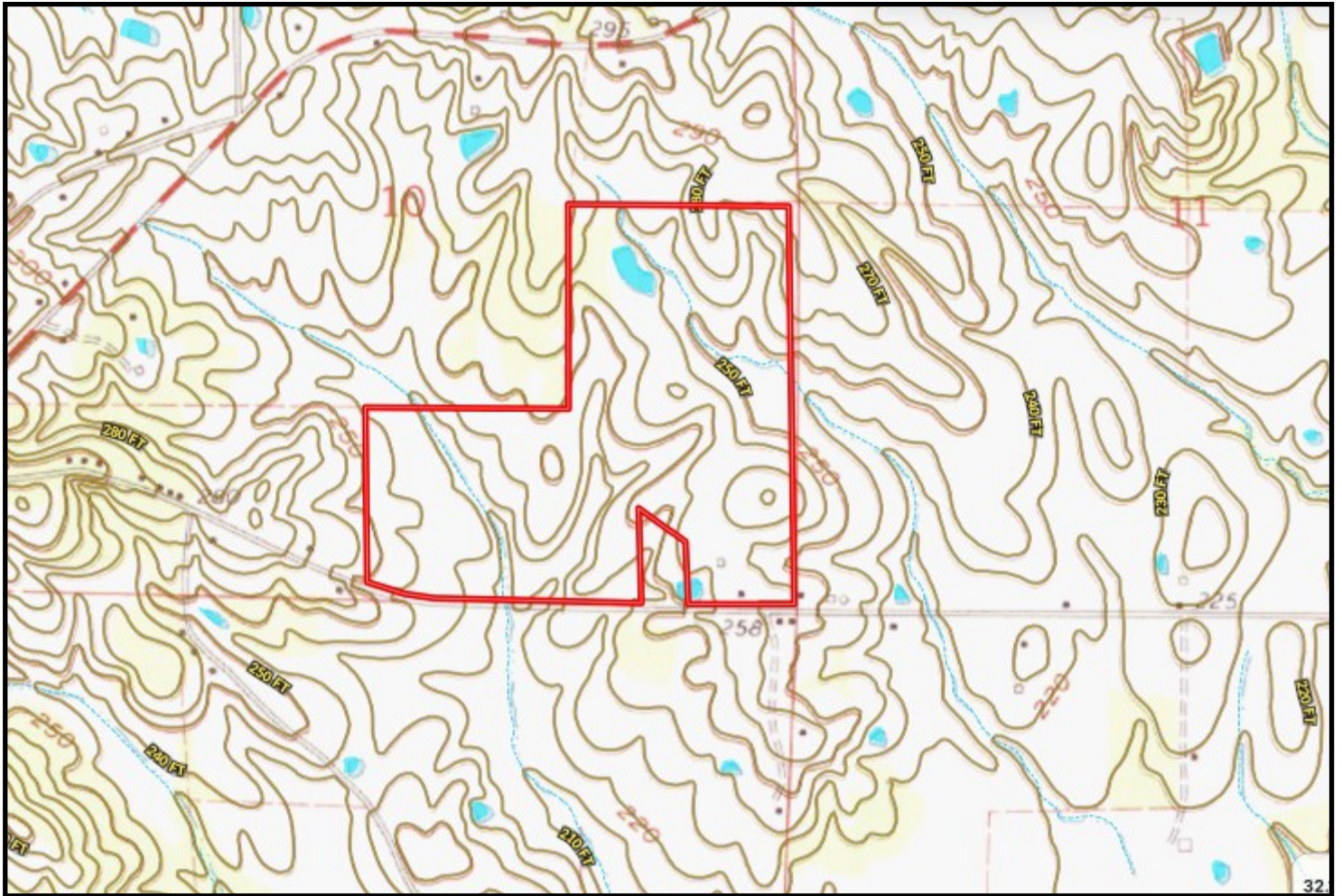
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TOPO MAP



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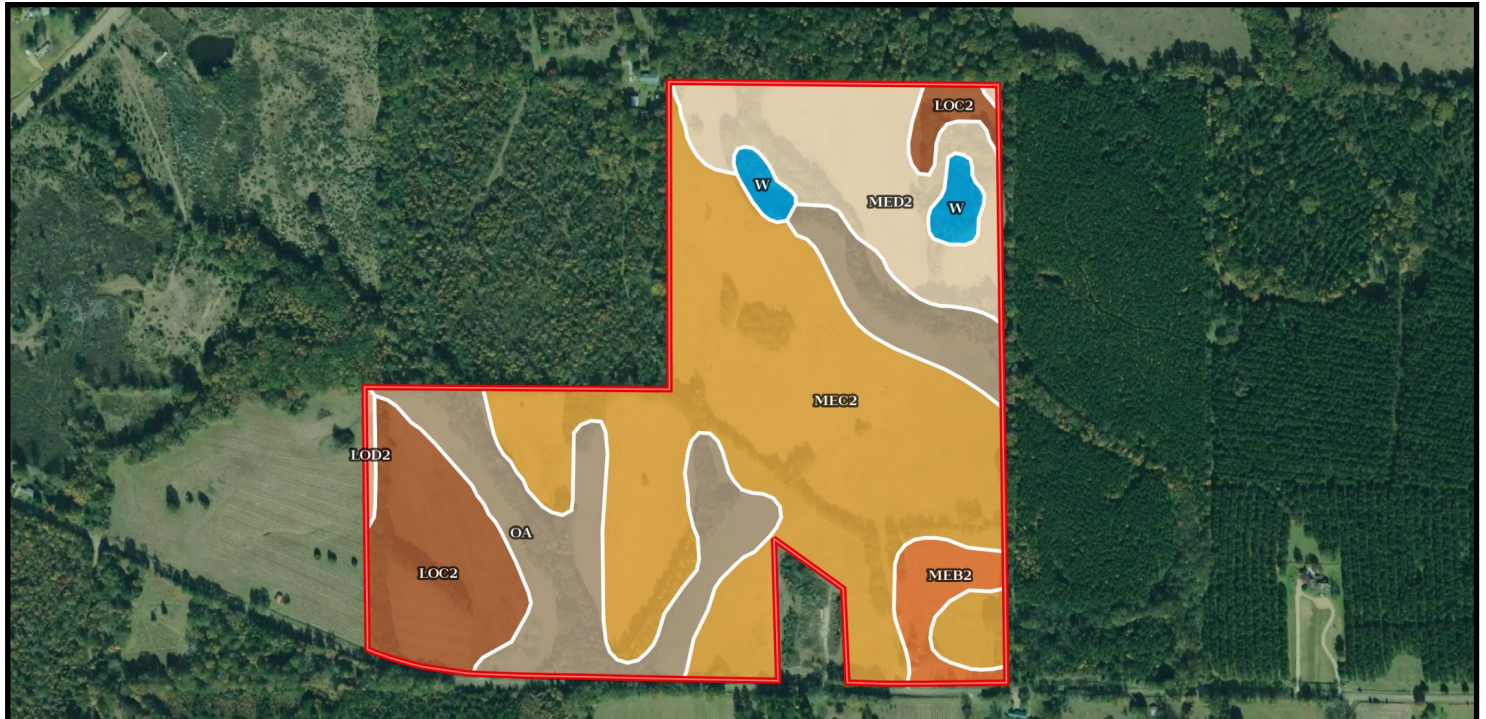
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	60.98	48.07	0	82	3e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	24.75	19.51	0	74	2w
MeD2	Memphis silt loam, 8 to 17 percent slopes, eroded	17.73	13.98	0	76	6e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	15.61	12.3	0	47	4e
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	4.43	3.49	0	83	2e
W	Water	2.75	2.17	0	-	-
LoD2	Loring silt loam, 8 to 17 percent slopes, eroded	0.59	0.47	0	39	6e

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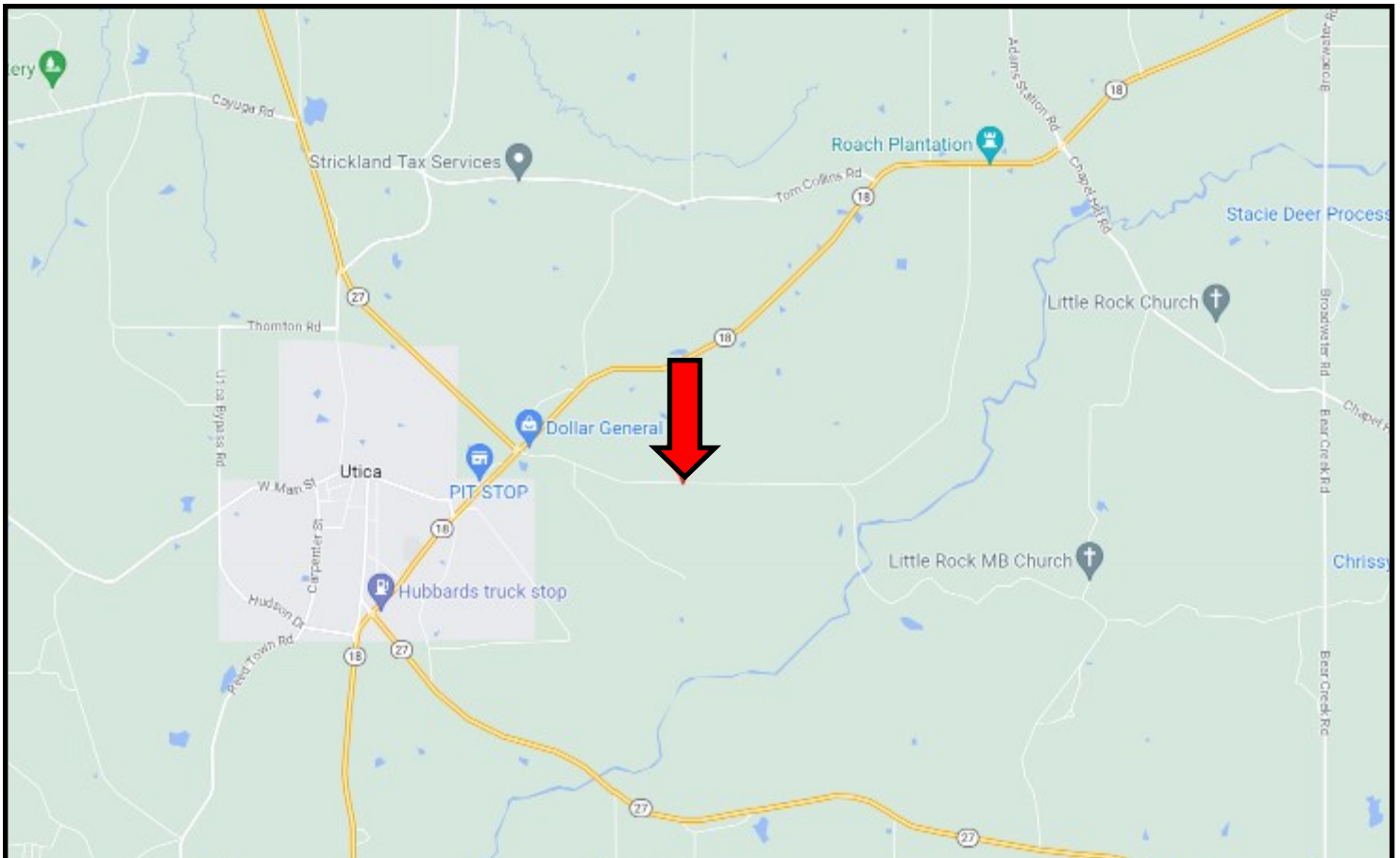
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DIRECTIONAL MAP



**DIRECTIONS FROM THE INTERSECTION OF HWY 18 AND HWY 27 IN UTICA, MS:
TURN ONTO MORRISON ROAD. TRAVEL 1.1 MILES. THE PROPERTY WILL BE ON
YOUR LEFT. GOOGLE MAP LINK
2094 MORRISON RD, UTICA, MS, 39175**



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