

# SECLUDED COUNTRY RETREAT

27.78± acres in Claiborne County, MS



\$459,000

Welcome to your new country retreat in Claiborne County, MS. This 27.78± acre property is located amidst serene, lush countryside. After you arrive at the end of the winding driveway, you will find a cozy 2,388-square-foot, three-bedroom, two-bath home. The remainder of the property consists of 18± acres of 25-35-year-old pine trees and three ponds stocked with bass and bream. This property is a paradise for avid outdoors enthusiasts. With designated food plots dotting the terrain, it becomes a haven for wildlife, attracting deer, turkey, and various small game. The property also includes a shop, equipment shed, and three other structures, providing plenty of storage opportunities. This property epitomizes rural living, offering a harmonious blend of natural beauty, comfort, and recreational opportunities. Call Bruce to schedule your private tour today!

[13137 Old Port Gibson Road Utica, MS 39175–Google Map Link](#)



**BRUCE  
WEST**  
REALTOR®

Office: 662.441.2500

Cell: 662.873.3007

[Bruce@TomSmithLand.com](mailto:Bruce@TomSmithLand.com)



**A Real Estate Expert You Can Trust**

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.







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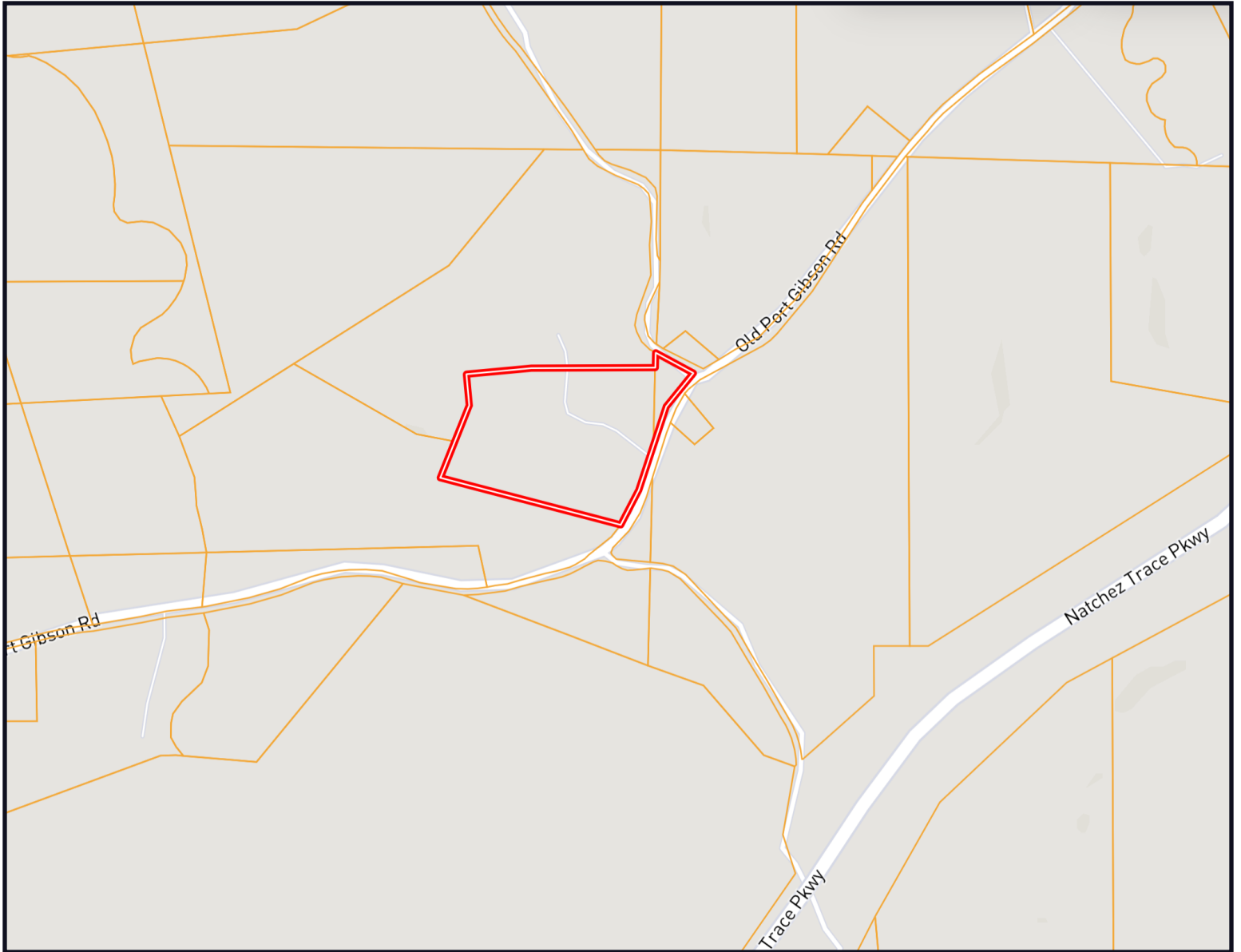


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# Ownership Map



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# Aerial Map



## [Landid Map Link](#)

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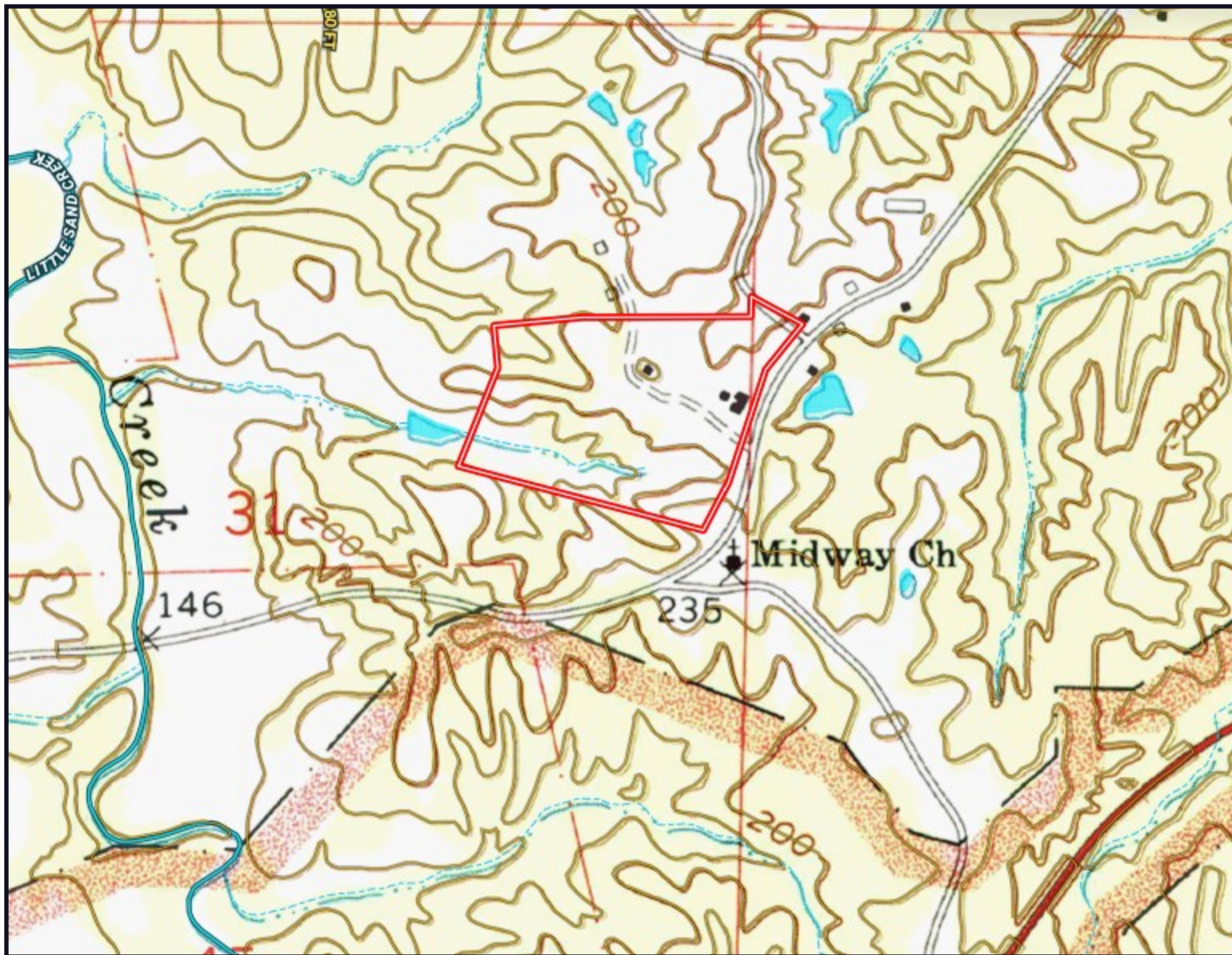
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# Topo Map



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# Directional Map



Directions from Hwy 27 and the Natchez Trace Parkway in Utica, MS: Travel the Natchez Trace Parkway for 7.4 miles. Turn right onto Fisher Ferry Road and travel .8 miles. Turn left onto Hwy 462/Old Port Gibson Road and travel 3.8 miles. The property will be on your right. 13137 Old Port Gibson Road Utica, MS 39175–Google Map Link



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