

# 145± Acre Pasture and Timber Tract

## Hinds County, MS

**\$495,000**



- 45± Acres of Pasture
- 90± Acres of Pine-Hardwood Mix
- 3 Watering Ponds
- Perimeter Fencing on Pasture
- Traversed by Rhodes Creek
- Paved Road Frontage
- Multiple Home Sites



**Directions from Terry, MS:** At the intersection of I-55 and Wynndale Road, drive west on Wynndale Road for 1 mile, then turn right onto Old Highway 51/Terry Road. In 0.4 miles, turn left onto Old Jackson Road and continue to drive for 2.1 miles. Turn right onto Flowers Road and proceed for 0.7 miles, then property gate will be on your right.



*call me today!*

**ADAM HESTER**, REALTOR®

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





Looking for a property that offers timber and pasture? Look no further than this 145± acre Hinds County, MS tract. Located on Flowers Road near the town of Terry, this property offers approximately 45 acres of livestock-ready pasture ground, 90± acres of hardwood-pine mix and three watering ponds. The perimeter of the pasture is currently fenced for cattle and 15 acres cross fenced for horses. Rhodes Creek traverses the property, separating the pasture ground and hardwood-pine mixture. The diversity of this tract allows you to hold livestock on the west side of the creek while enjoying recreational opportunities on the east side. Throughout the rolling terrain on the timber side, you will find food plots and internal trails. Upon initial inspection in March 2021, deer and turkey tracks were seen. Diverse properties such as this in Hinds County can be hard to find. For more details, call Adam Hester today!



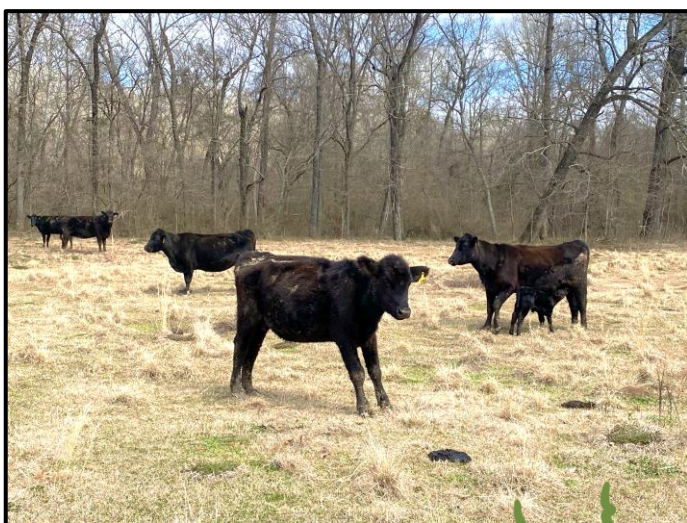
**ADAM HESTER**, REALTOR®  
Adam@TomSmithLand.com  
601.898.2772 office | 601.506.5058 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





**ADAM HESTER**, REALTOR®  
 Adam@TomSmithLand.com  
 601.898.2772 **office** | 601.506.5058 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





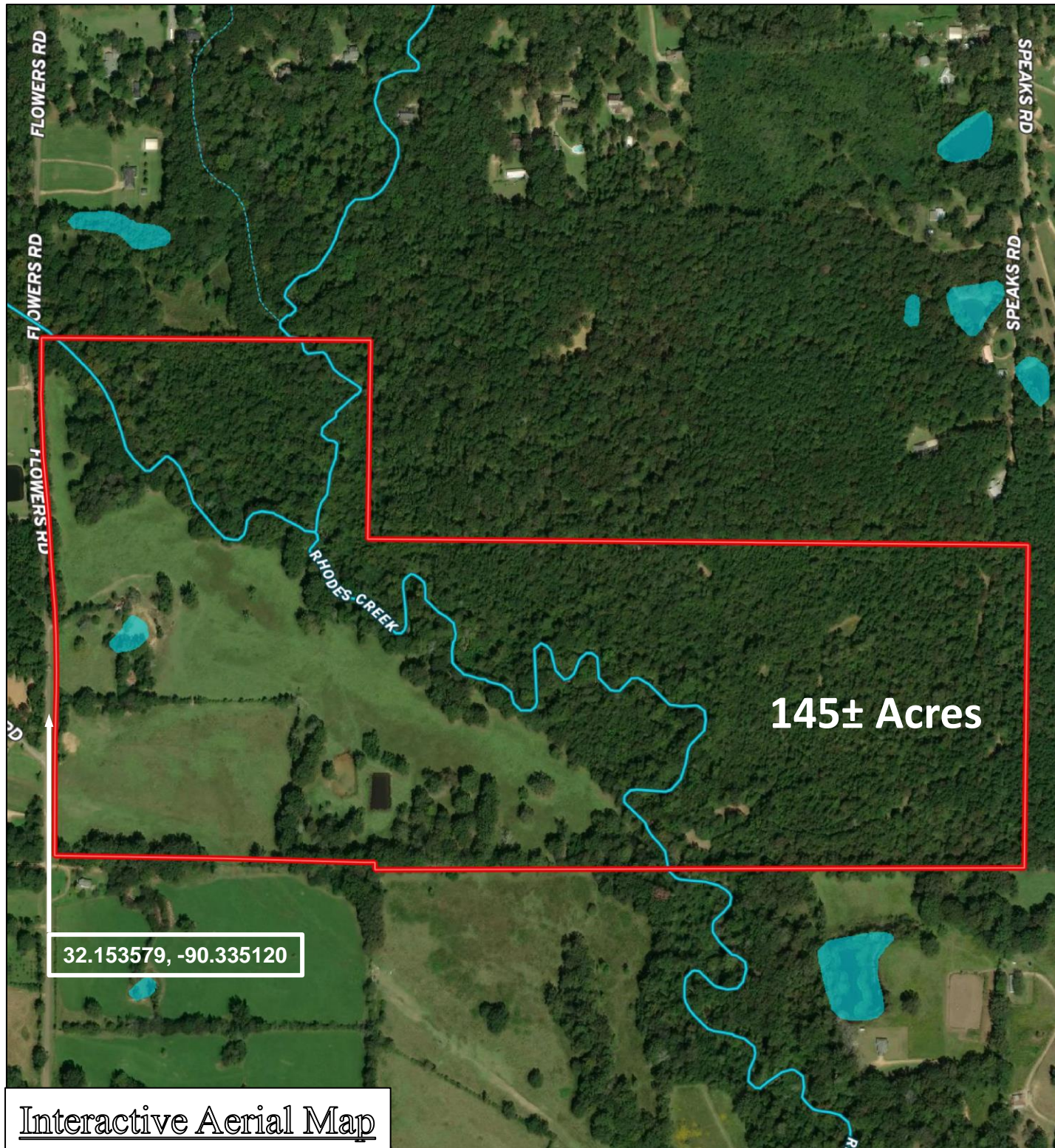
**ADAM HESTER**, REALTOR®  
 Adam@TomSmithLand.com  
 601.898.2772 office | 601.506.5058 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





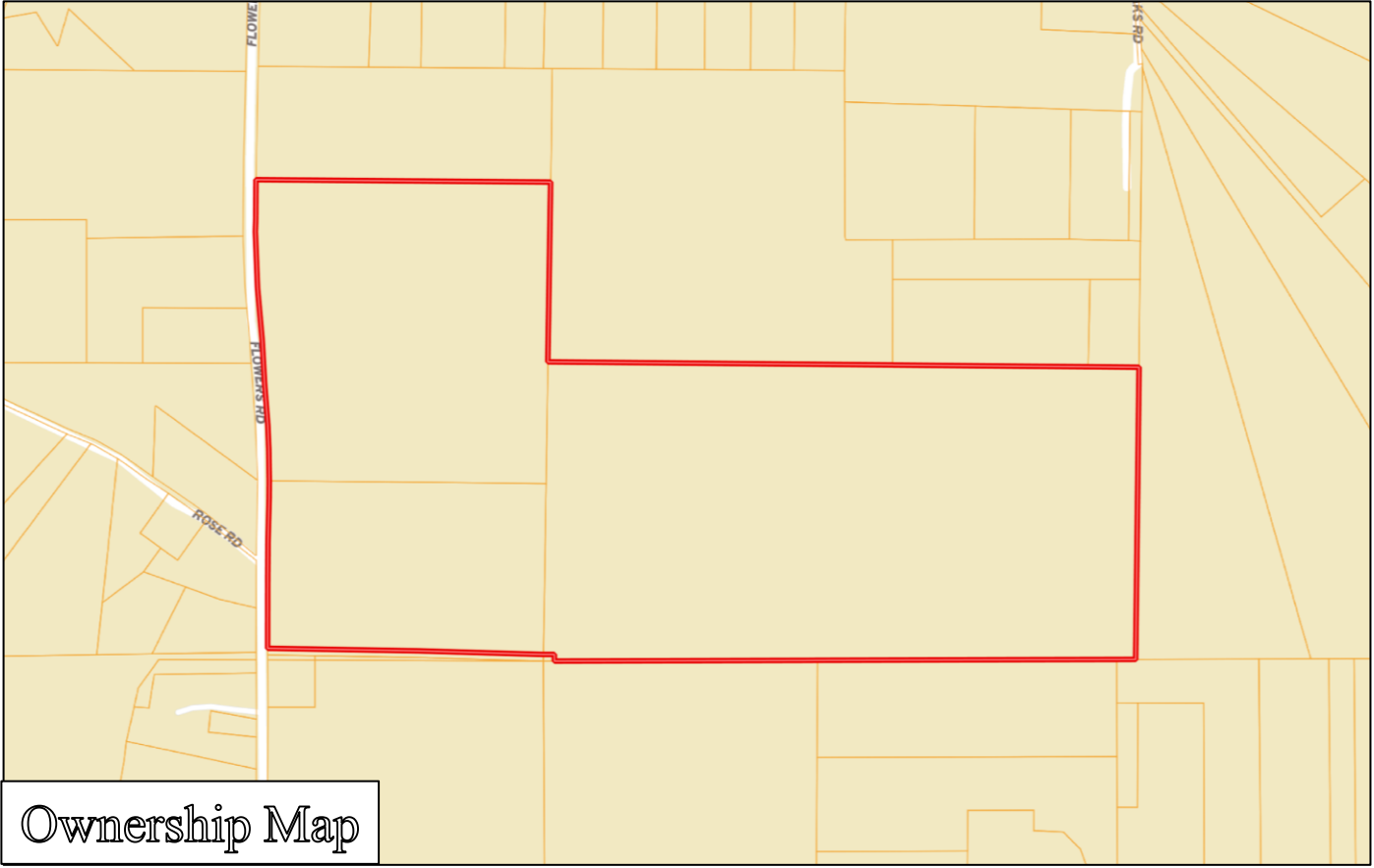
**ADAM HESTER**, REALTOR®  
Adam@TomSmithLand.com  
601.898.2772 office | 601.506.5058 cell

**TomSmithLandandHomes.com**

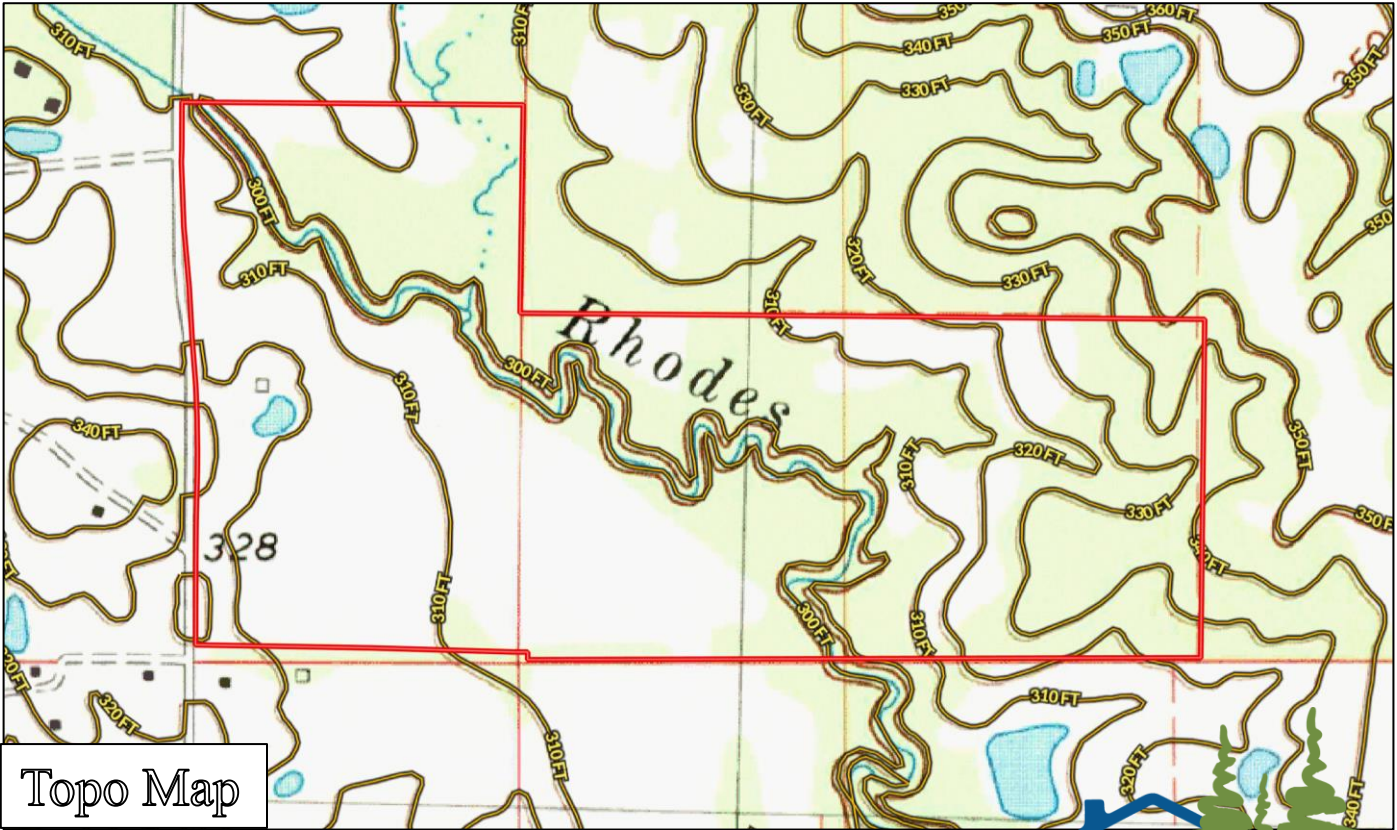
Information is believed to be accurate but not guaranteed.







Ownership Map



Topo Map

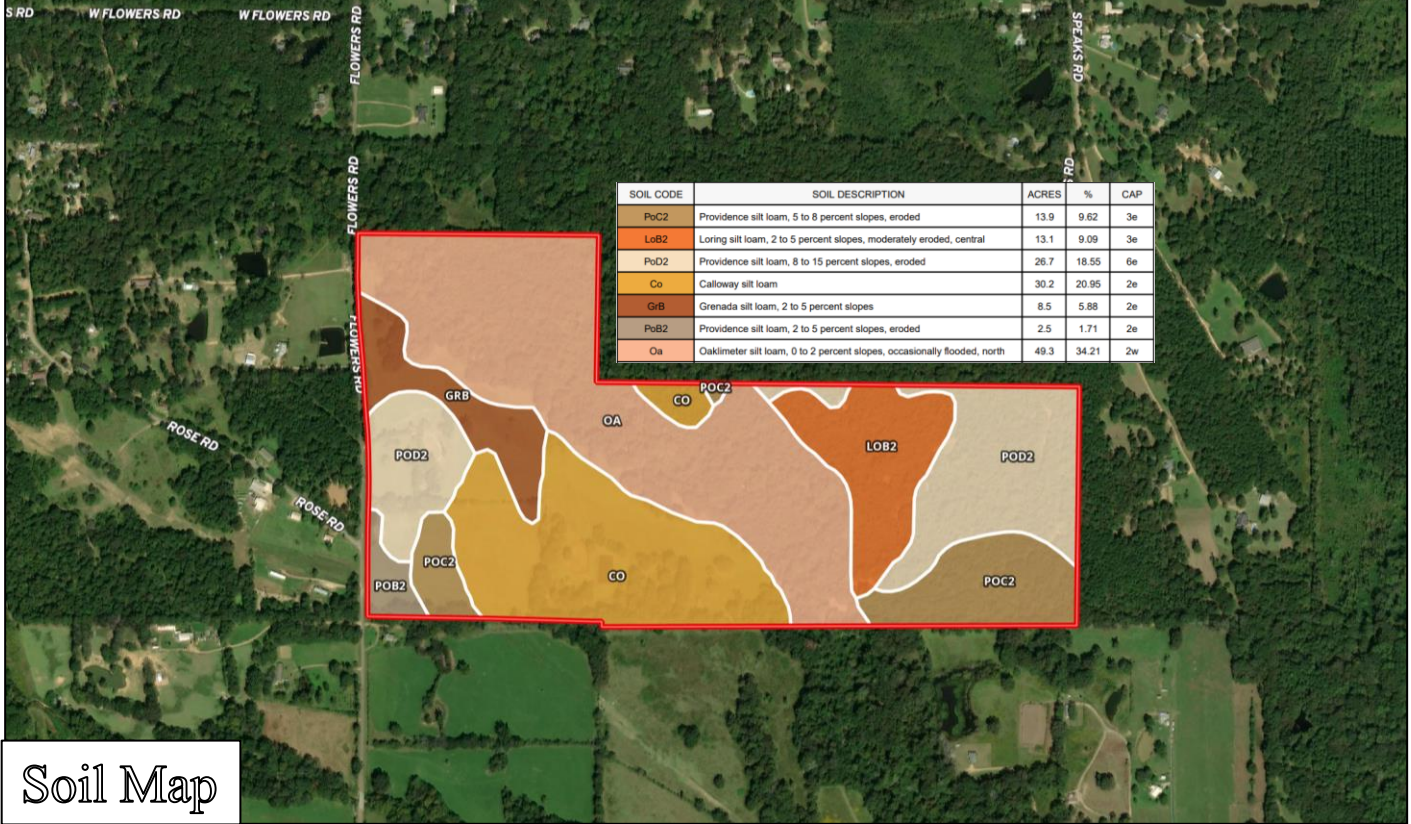


**ADAM HESTER**, REALTOR®  
Adam@TomSmithLand.com  
601.898.2772 office | 601.506.5058 cell

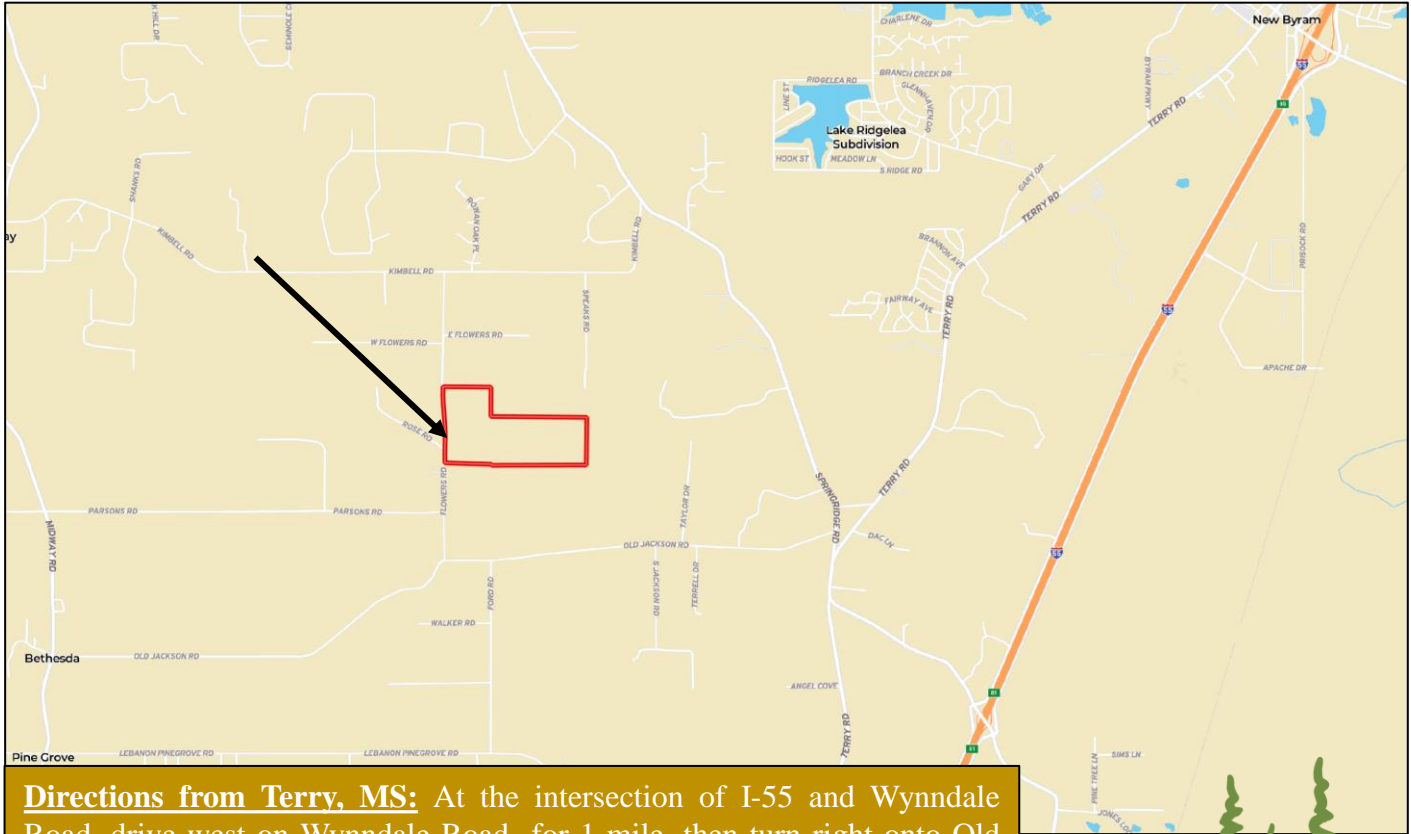


**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



Soil Map



**Directions from Terry, MS:** At the intersection of I-55 and Wynndale Road, drive west on Wynndale Road for 1 mile, then turn right onto Old Highway 51/Terry Road. In 0.4 miles, turn left onto Old Jackson Road and continue to drive for 2.1 miles. Turn right onto Flowers Road and proceed for 0.7 miles, then property gate will be on your right.

**ADAM HESTER, REALTOR®**

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell



Expect More. Get More.



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.