

# 145+/- Acres Hinds County, MS

Hunting | Recreational | Pasture

## Recently Reduced!

### \$425,000



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# 145+/- Acres in Hinds County, MS



Are you 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, MS, 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 inspections in March 2021, deer and turkey tracks were seen. Diverse properties such as this in Hinds County can be hard to find.



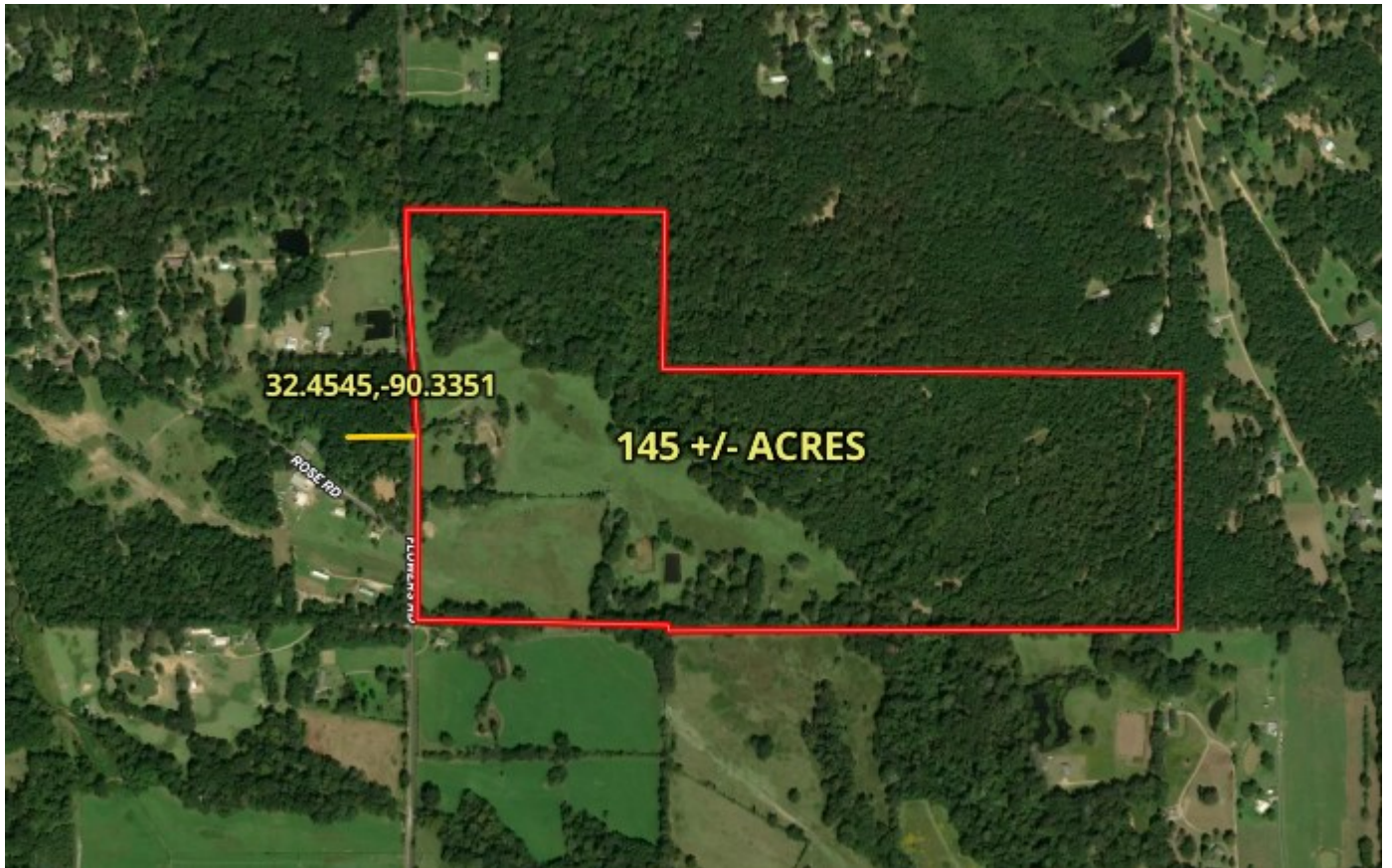
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# Aerial Map



[Click here for interactive map](#)



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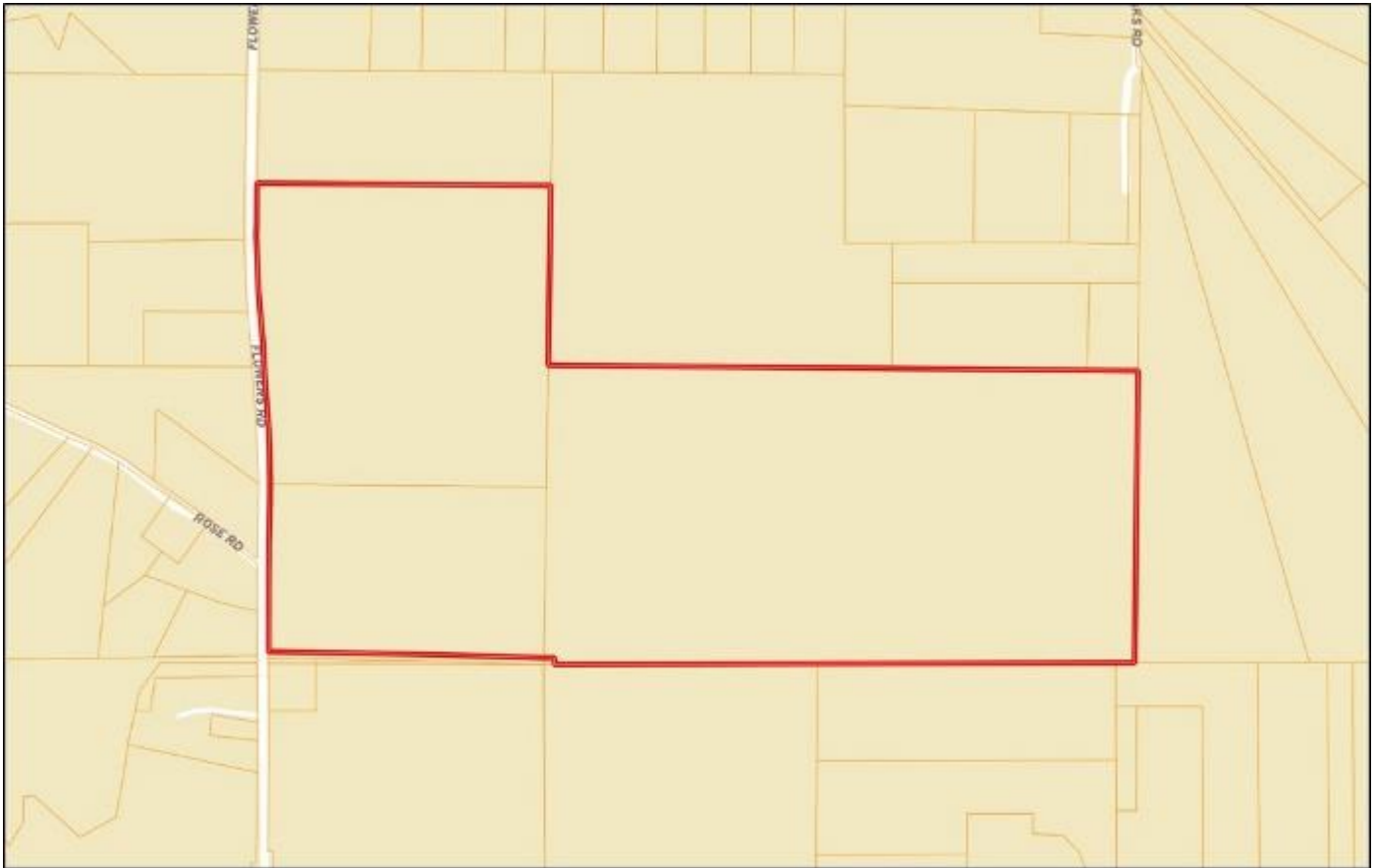
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# Ownership Map



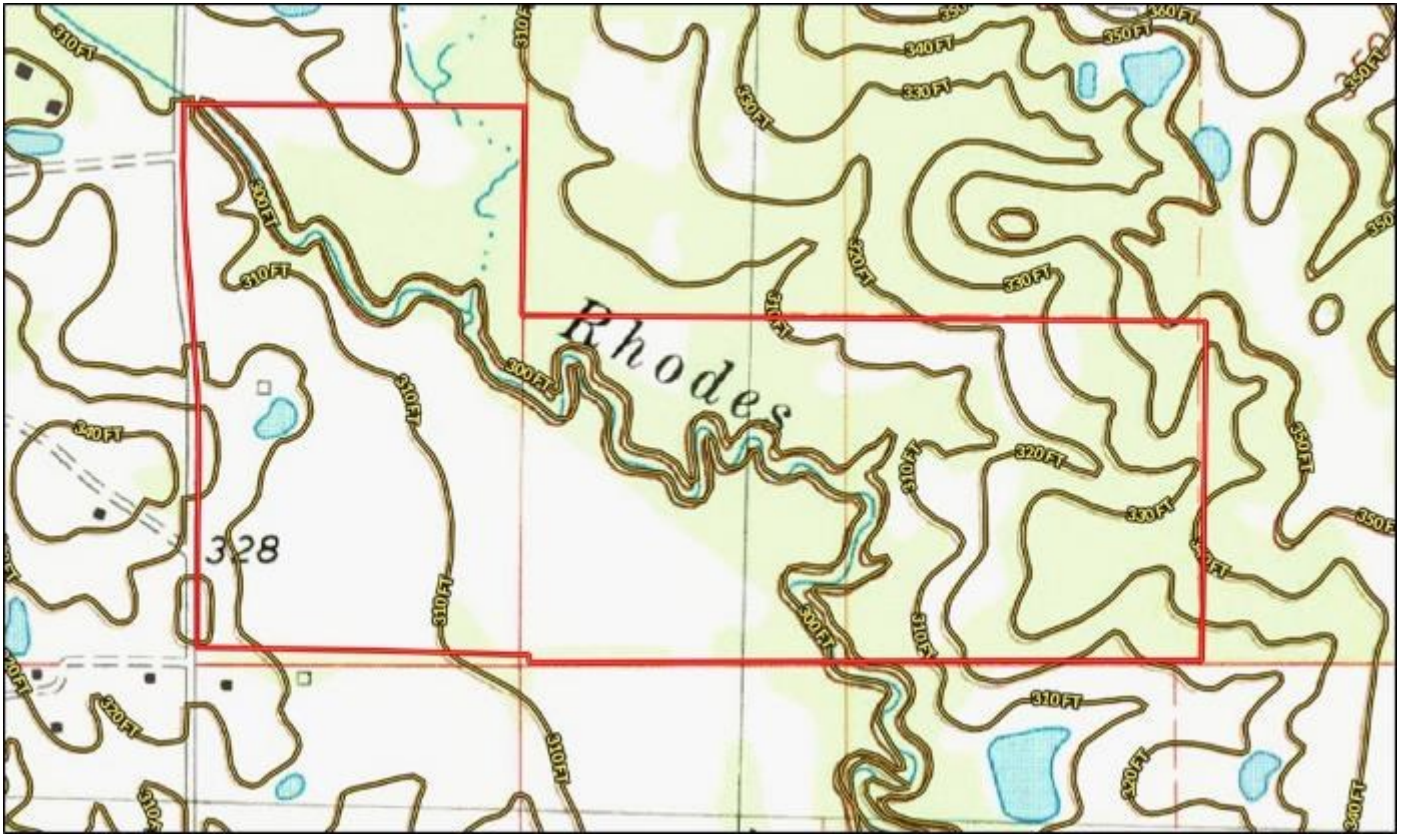
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# Topographical Map



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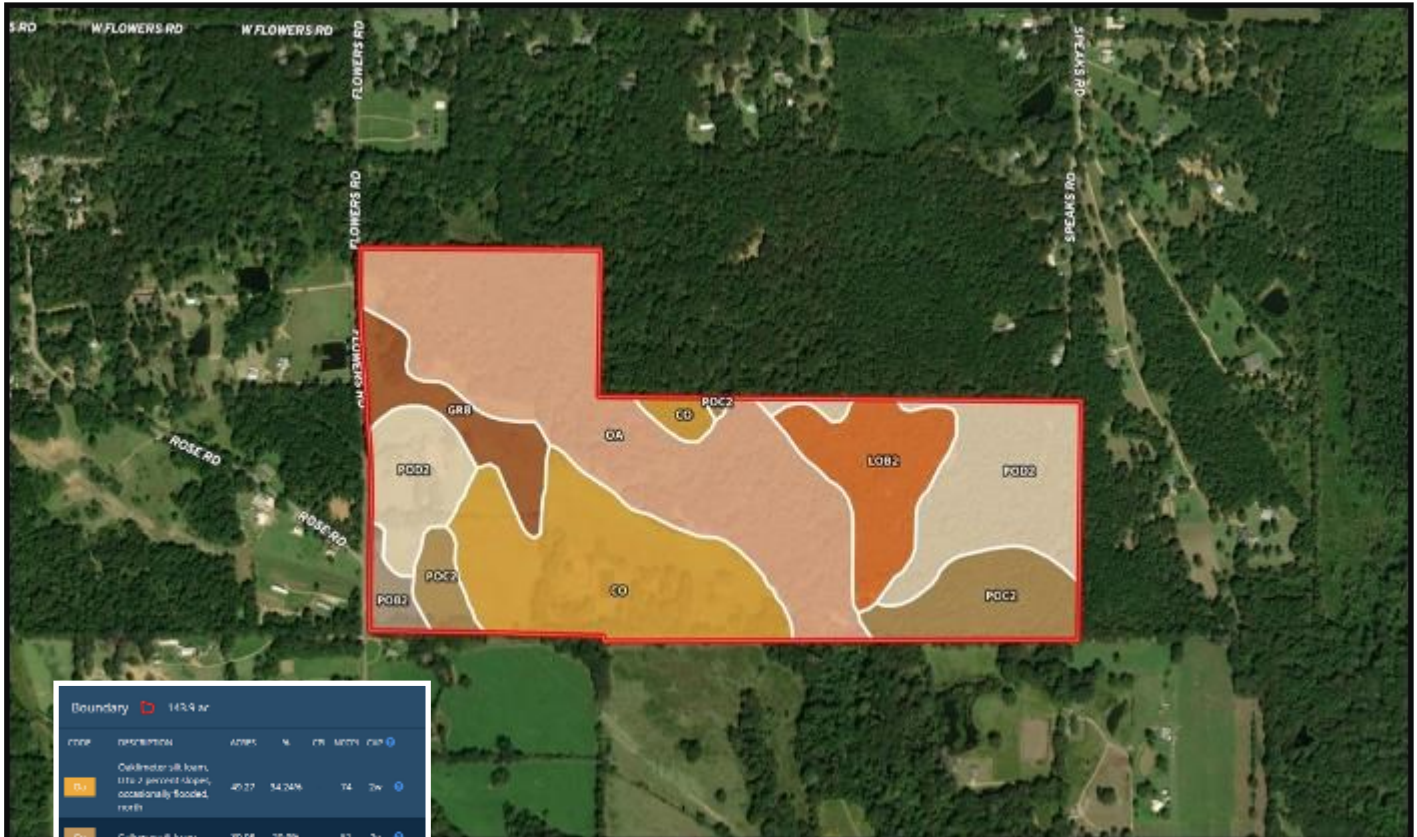
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# Soil Map



Boundary		143.9 ac				
code	description	acres	%	CR	MOIST	cap
POC2	Collinsville silt loam, 1 to 2 percent slopes, occasionally flooded, neutral	40.27	28.04%	14	2w	
CO	Collinsville silt loam	30.08	20.9%	51	2c	
POC1	Providence silt loam, 1 to 10 percent slopes, eroded	26.35	18.34%	-	18	6a
POC2	Providence silt loam, 5 to 8 percent slopes, eroded	13.37	9.27%	-	28	3a
LOB2	Loringville silt loam, 2 to 10 percent slopes, moderately eroded, central	12.09	8.41%	-	55	3a
GRB	Greensboro silt loam, 2 to 8 percent slopes	8.49	5.9%	-	58	2a
POC2	Providence silt loam, 2 to 8 percent slopes, eroded	2.46	1.71%	28	2c	
Totals		143.9 ac	0.011 Average	58.5 NUTRI Average	2233 Cap. Average	



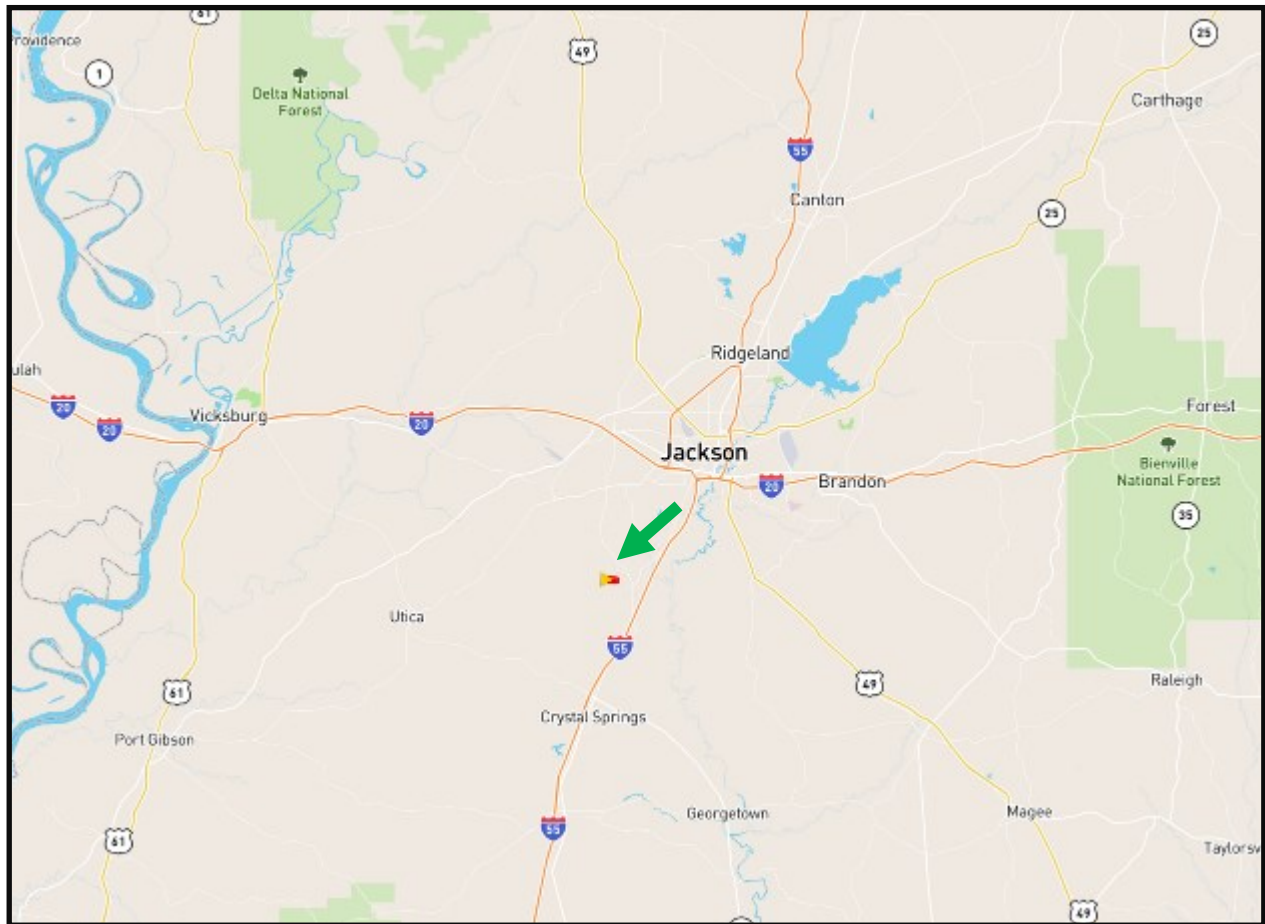
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# Directional Map



**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, the property gate will be on your right.

[Click here for interactive map.](#)



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