

56± Acre Honey Hole Hinds County, MS

\$249,500



- 13± Acres of Pasture
- 30± Acres of Pine Timber
- 3 Small Ponds
- Live Running Creek
- Water and Power Available
- Multiple Home/Cabin Sites
- Paved Road Frontage
- 13 Miles Southwest of Raymond, MS

Directions from Utica, MS: From the Dollar General, travel northeast on MS-18 for 6.2 miles. Turn right onto Broadwater Road and in 1.5 miles, turn left onto Boyd Road. In 0.4 miles, the property will be on your left.



call me today!

ADAM HESTER, REALTOR®

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell



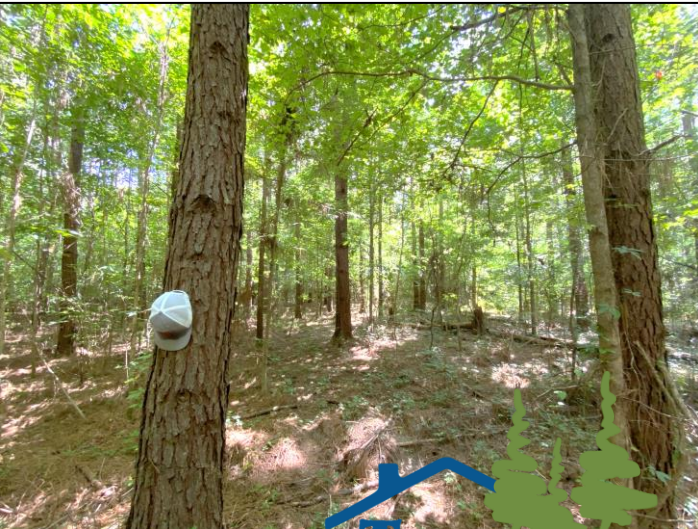
Expect More. Get More.

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Information is believed to be accurate but not guaranteed.

Take a look at what this 56± acre tract in Hinds County, MS has to offer. Located near the town of Utica, this diverse property features approximately 13 acres of pasture, 30± acres of plantation pine, three small ponds and a live running creek. There is paved road frontage on Boyd Road with power and water available at the road. There are multiple locations to construct your forever home or weekend cabin. Three small ponds are located on the property and are currently used to water the livestock. One of the main highlights of the property is Tallahalla Creek. This is a large banked, clear water creek that offers great areas for exploring, hunting and sand bars. The timber consists of approximately 19-20 year old plantation pine that has been thinned, with scattered hardwoods along the creek. For hunting, this area is known to produce trophy deer and high turkey populations. With the amount of open ground available, you have the option to plant massive food plots and a variety of oak and fruit trees.

Whether you are wanting to build and have acreage to roam or are looking for a weekend getaway...come visit this Hinds County property today! Call Adam Hester today for more details!

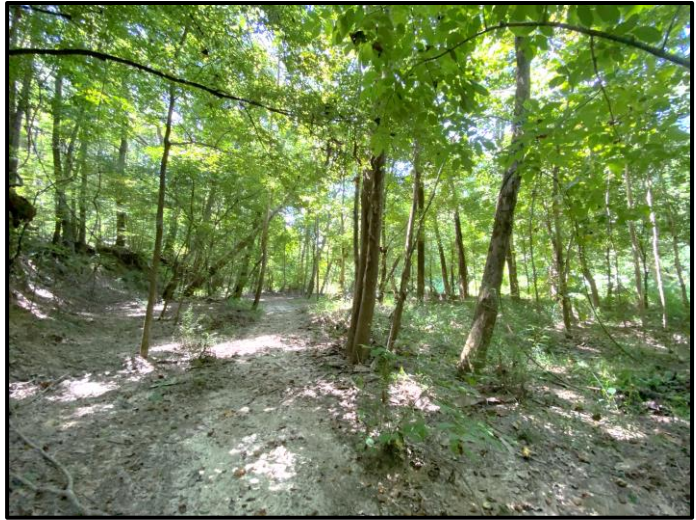


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56± Acres

32.131523, -90.514693

Aerial Map

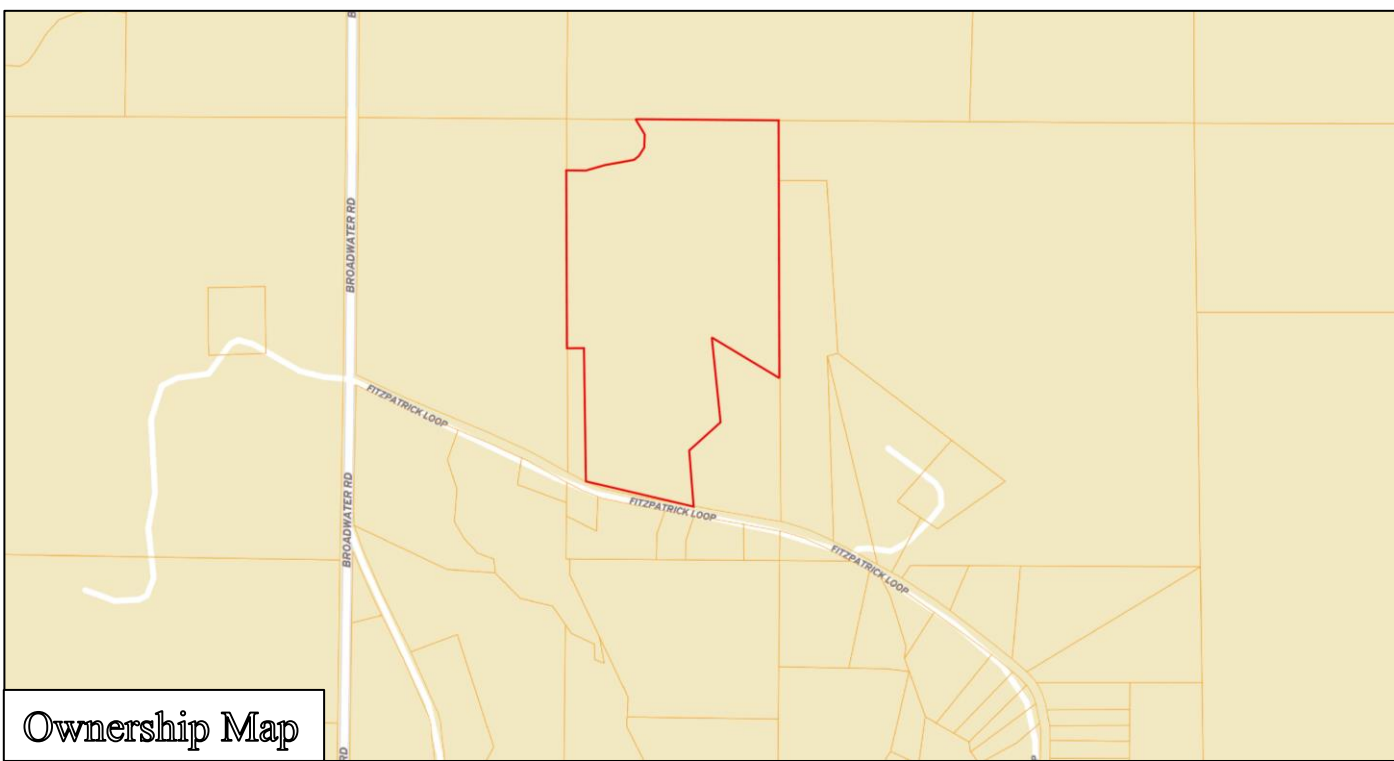


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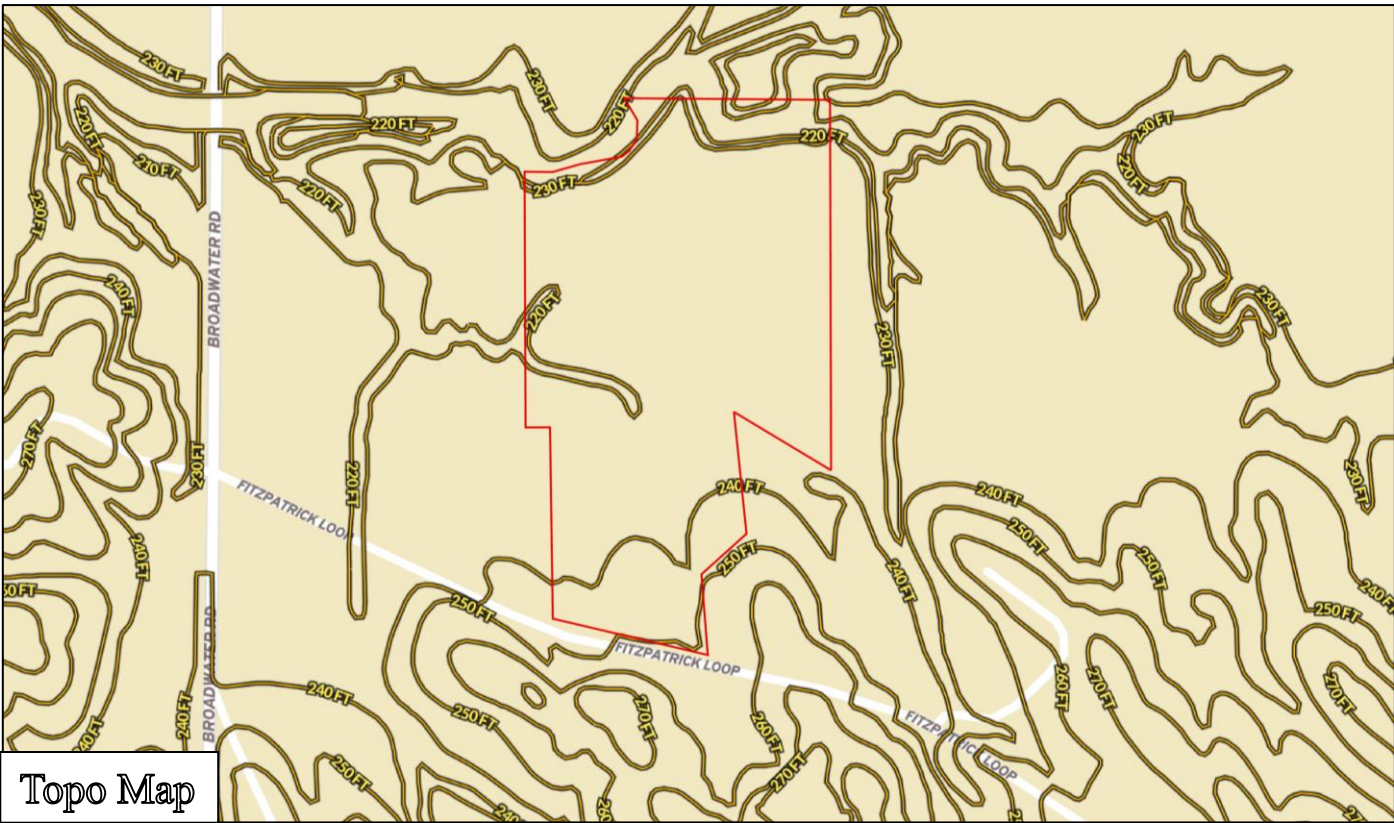


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Ownership Map



Topo Map



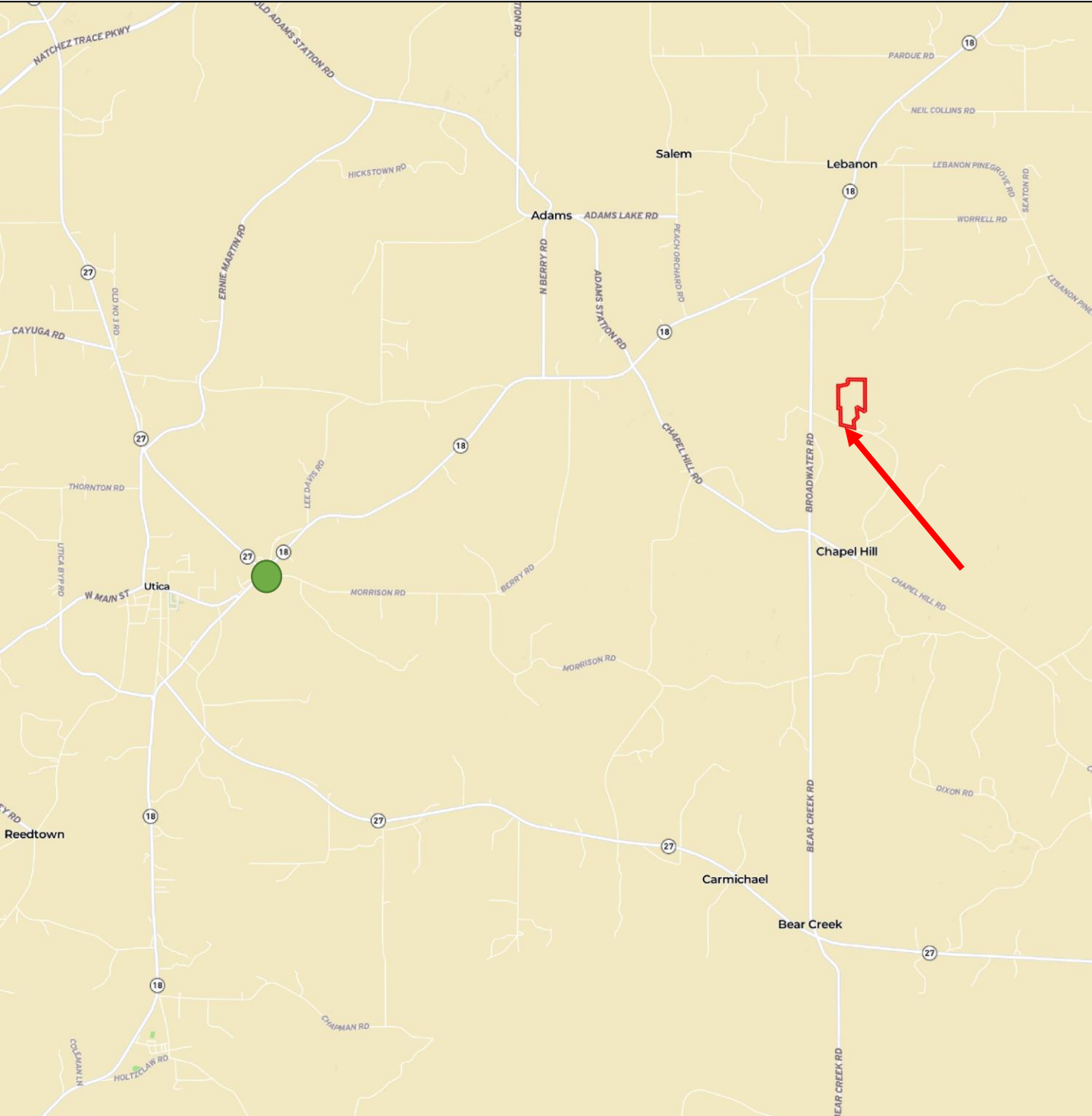
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