**534 +/- Acre Farm & Recreational Tract**
**0 OLD PORT GIBSON RD**
**Utica, MS 39175**

**$2,550,000**
**534± Acres**
**Hinds County**









**MORE INFO ONLINE:**

**https://www.mossyoakproperties.com/**

## SUMMARY

**Address**
0 OLD PORT GIBSON RD

**City, State Zip**
Utica, MS 39175

**County**
Hinds County

**Type**
Farms, Hunting Land, Recreational Land, Business Opportunity, Ranches

**Latitude / Longitude**
32.175435 / -90.664383

**Acreage**
534

**Price**
$2,550,000

**Property Website**
www.mossyoakproperties.com








## PROPERTY DESCRIPTION

### 534± Acres of Prime Tillable & Hunting Land with Income Potential

**Old Port Gibson Rd, Utica, MS 39175**
**Hinds County, Mississippi**

**Known as Lot 2, part of a 977 +/- acre tract west of Cook Road.**

Discover an exceptional opportunity to own 534**± contiguous acres** in the highly desirable hunting and agricultural region of southern Hinds County. This diverse property offers a rare combination of **productive farmland, outstanding recreational value, and long-term investment potential**.

Featuring extensive tillable acreage capable of generating annual farm income, the property is equally attractive to sportsmen seeking a premier hunting destination. The area's reputation for strong populations of whitetail deer, wild turkey, and other native wildlife makes this tract an ideal recreational retreat. Southern Hinds County and the Old Port Gibson Road corridor are well known for quality hunting habitat and large landholdings.

### Property Highlights

- 534± total acres
- Prime tillable farmland with income-producing potential
- Excellent deer and turkey hunting opportunities
- Diverse habitat supporting wildlife and recreation
- Investment, farming, ranching, and recreational uses
- Road frontage and convenient access
- Located in Hinds County near Utica, Mississippi
- Latitude: 32.16077
- Longitude: -90.689877

### Ideal For

- Agricultural investors
- Row-crop farming operations
- Hunting clubs and outfitters
- Recreational land buyers
- Timber and land investors
- Corporate or family legacy ownership

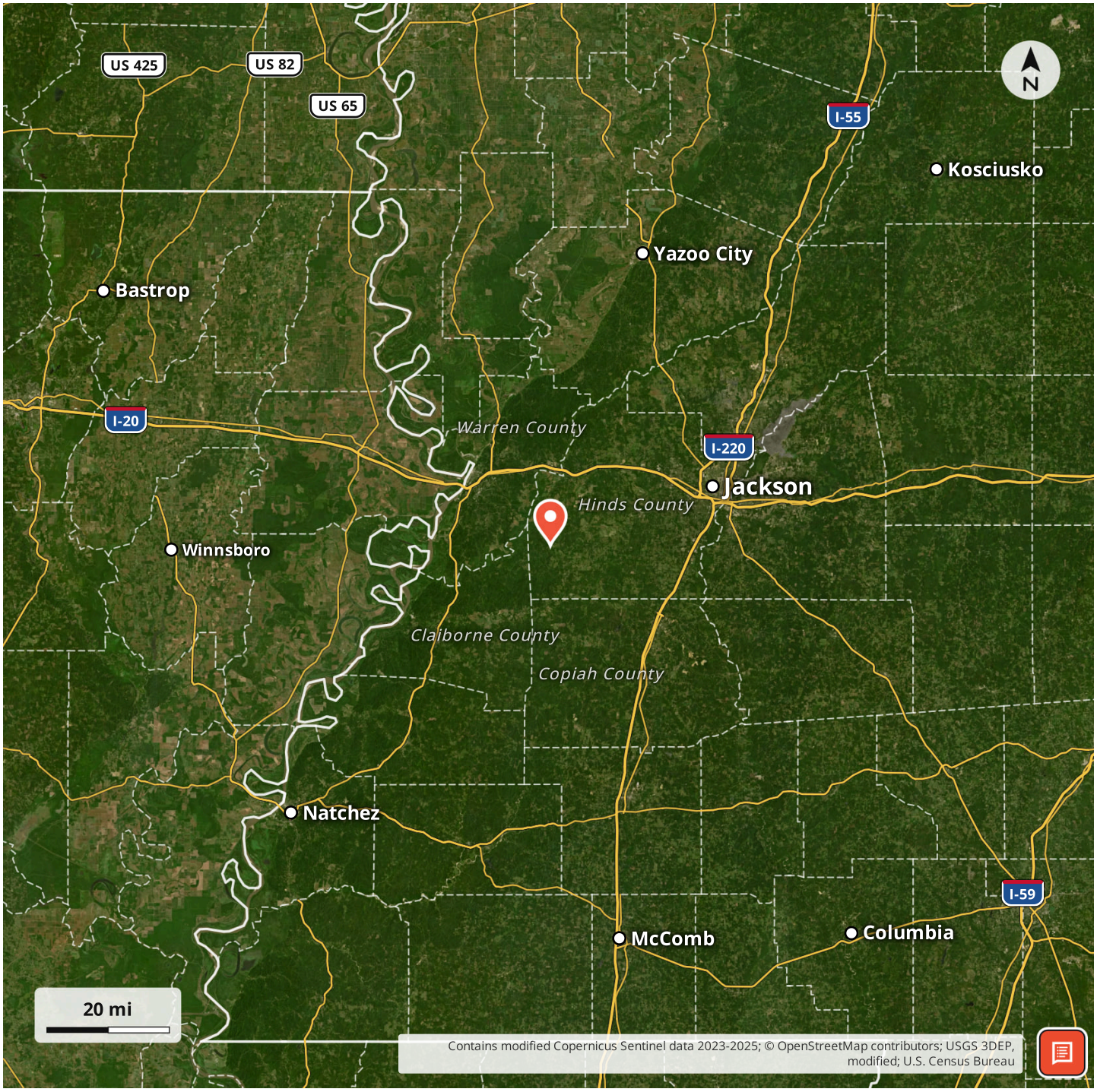
This large-scale Mississippi landholding presents a unique chance to acquire a property that can provide both **future income potential and exceptional recreational enjoyment**, while offering the long-term appreciation potential associated with quality farmland and hunting land.



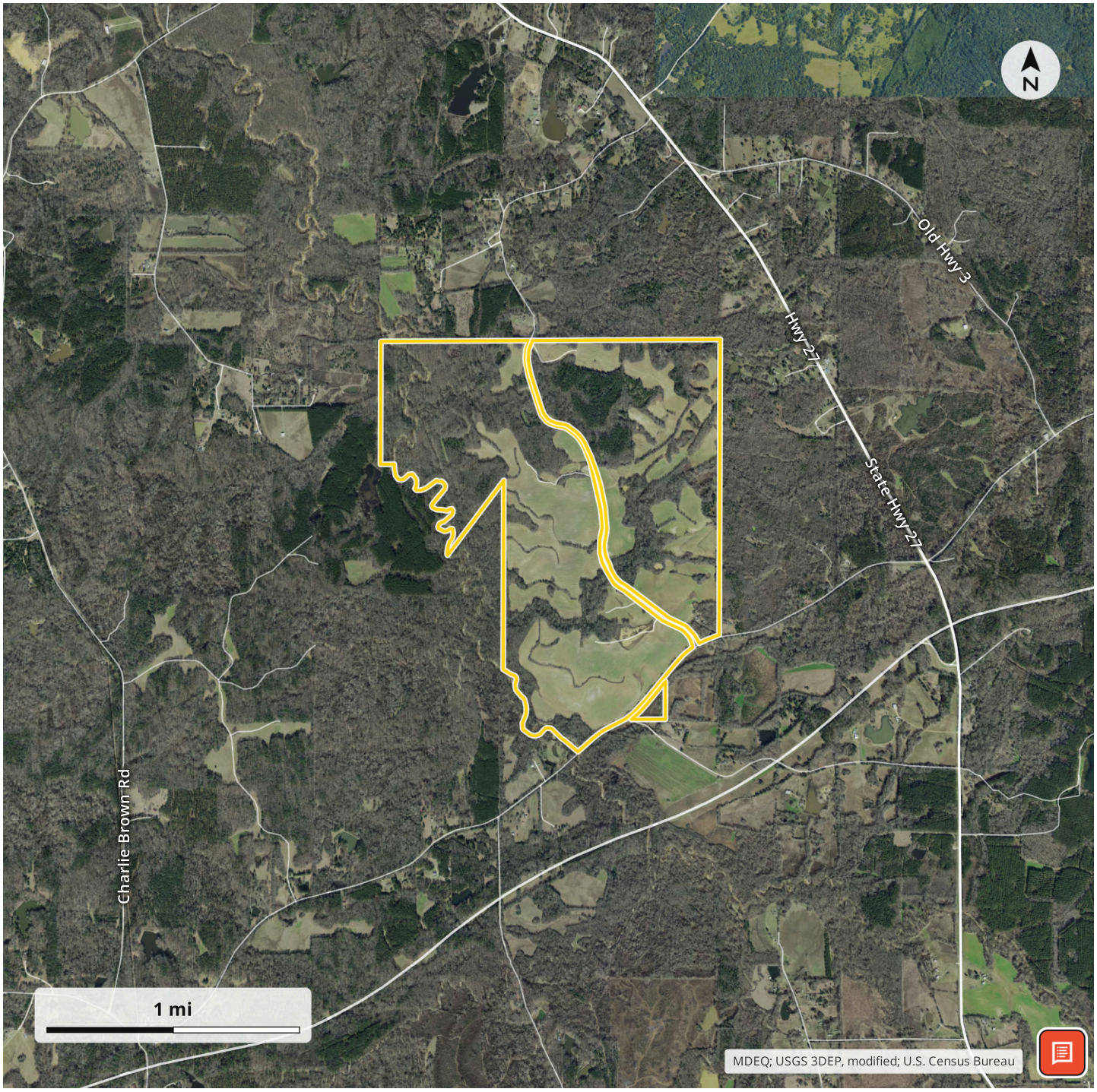




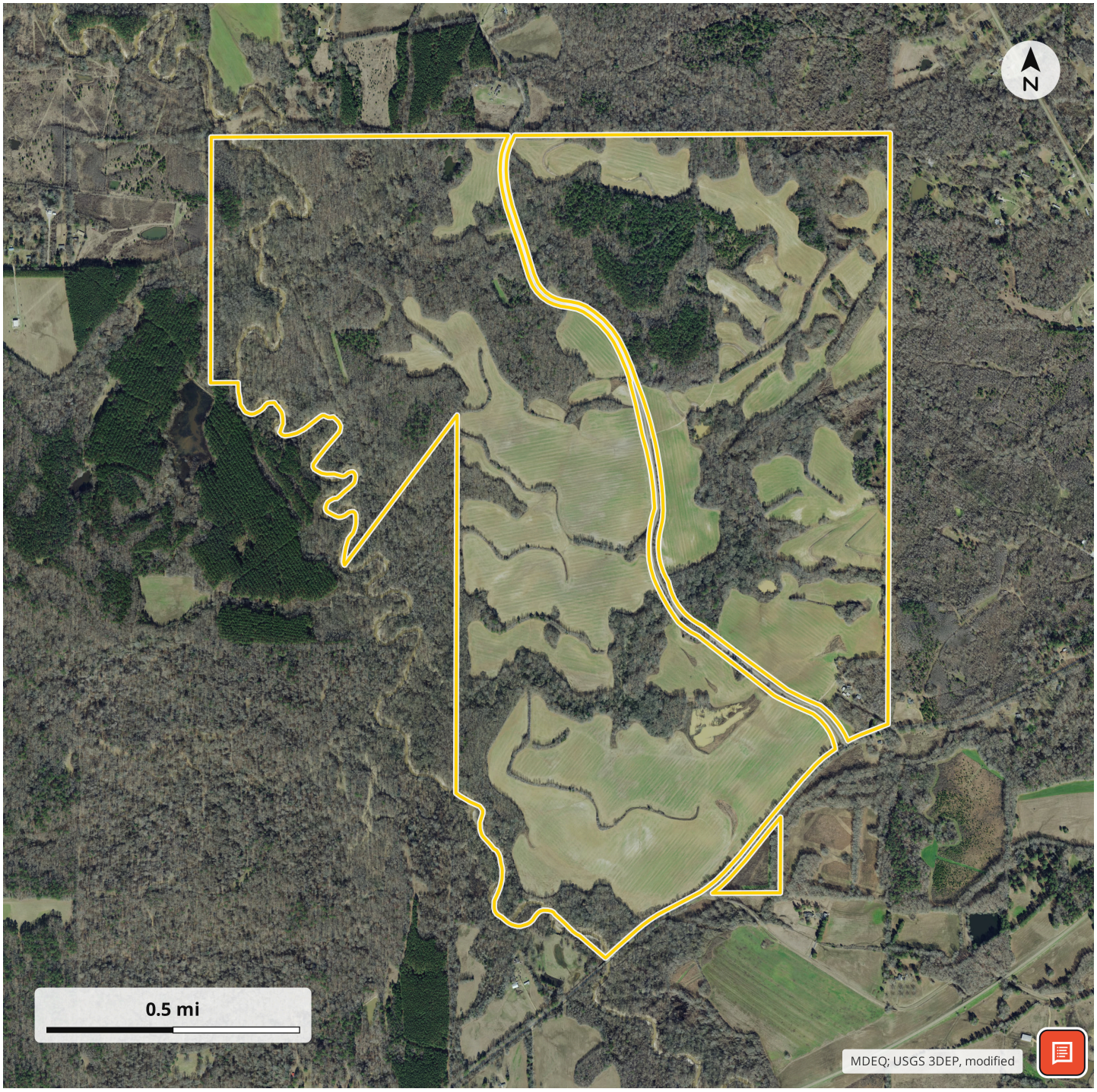

# Regional Map



# Locator Map


N
Old Hwy 3
Hwy 27
State Hwy 27
Charlie Brown Rd
1 mi
MDEQ; USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map



## LISTING REPRESENTATIVE

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## NOTES

**NOTES**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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