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

$1,799,000
376± Acres
Hinds County







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
376

Price
$1,799,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

376± Acres of Prime Tillable & Hunting Land with Income Potential

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

Known as Lot 1, part of a 977 +/- acre tract east of Cook Road.

Discover an exceptional opportunity to own 376**± 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

- 376± 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

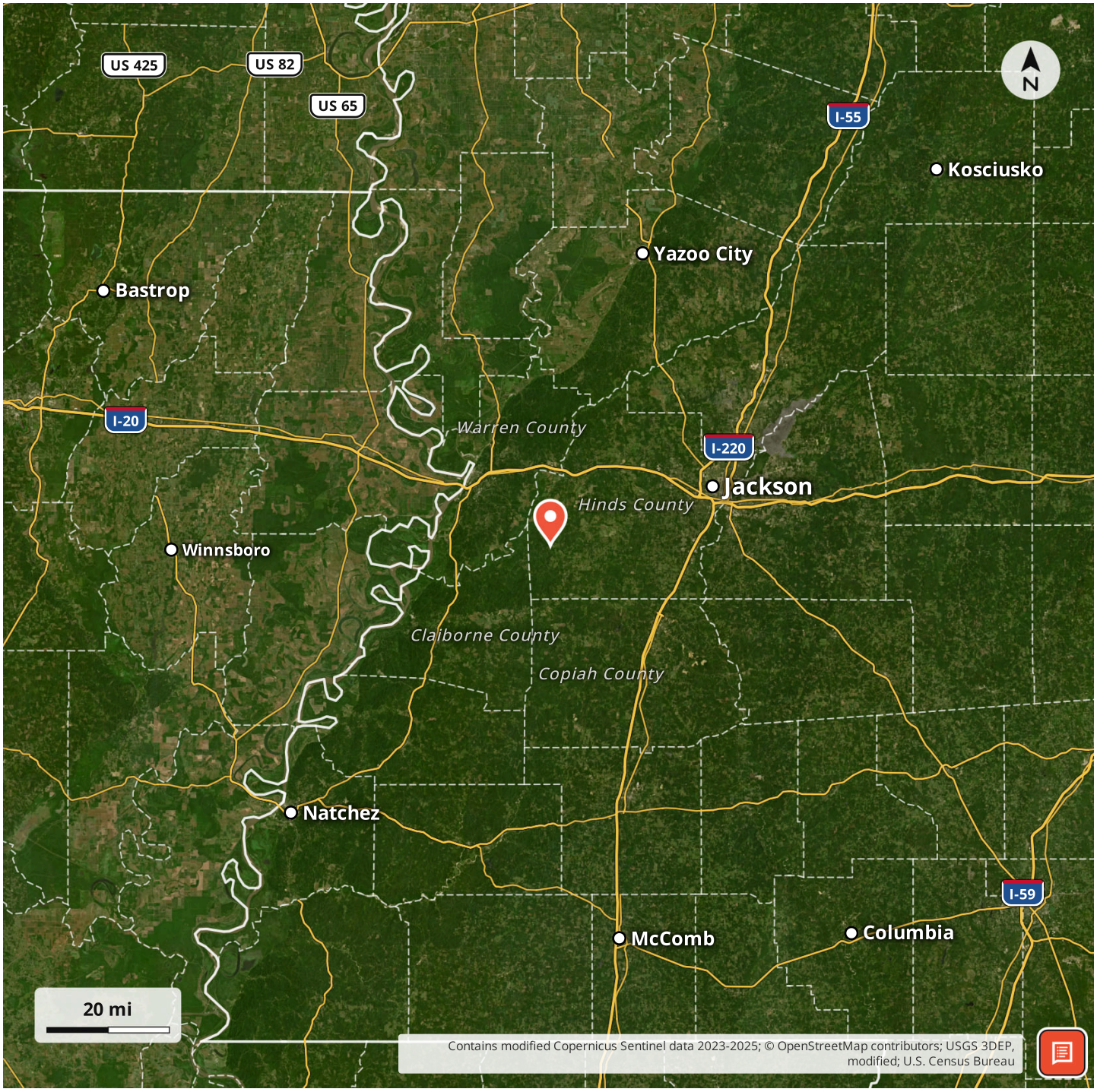
This large-scale Mississippi landholding presents a unique chance to acquire a property that can provide both **future income potential and exceptional recreational enjoyment**, while offering the long-term appreciation potential associated with quality farmland and hunting land.



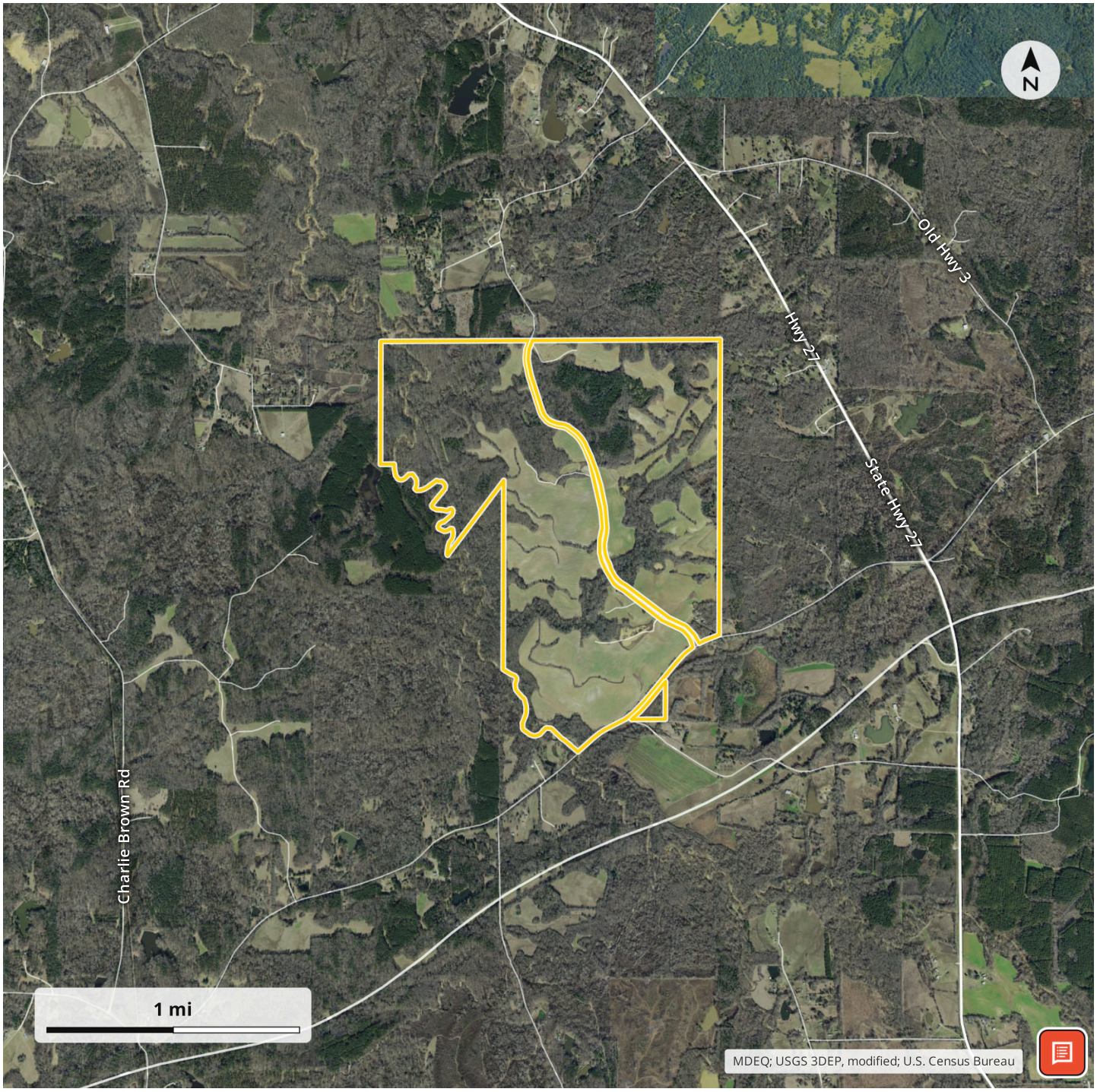




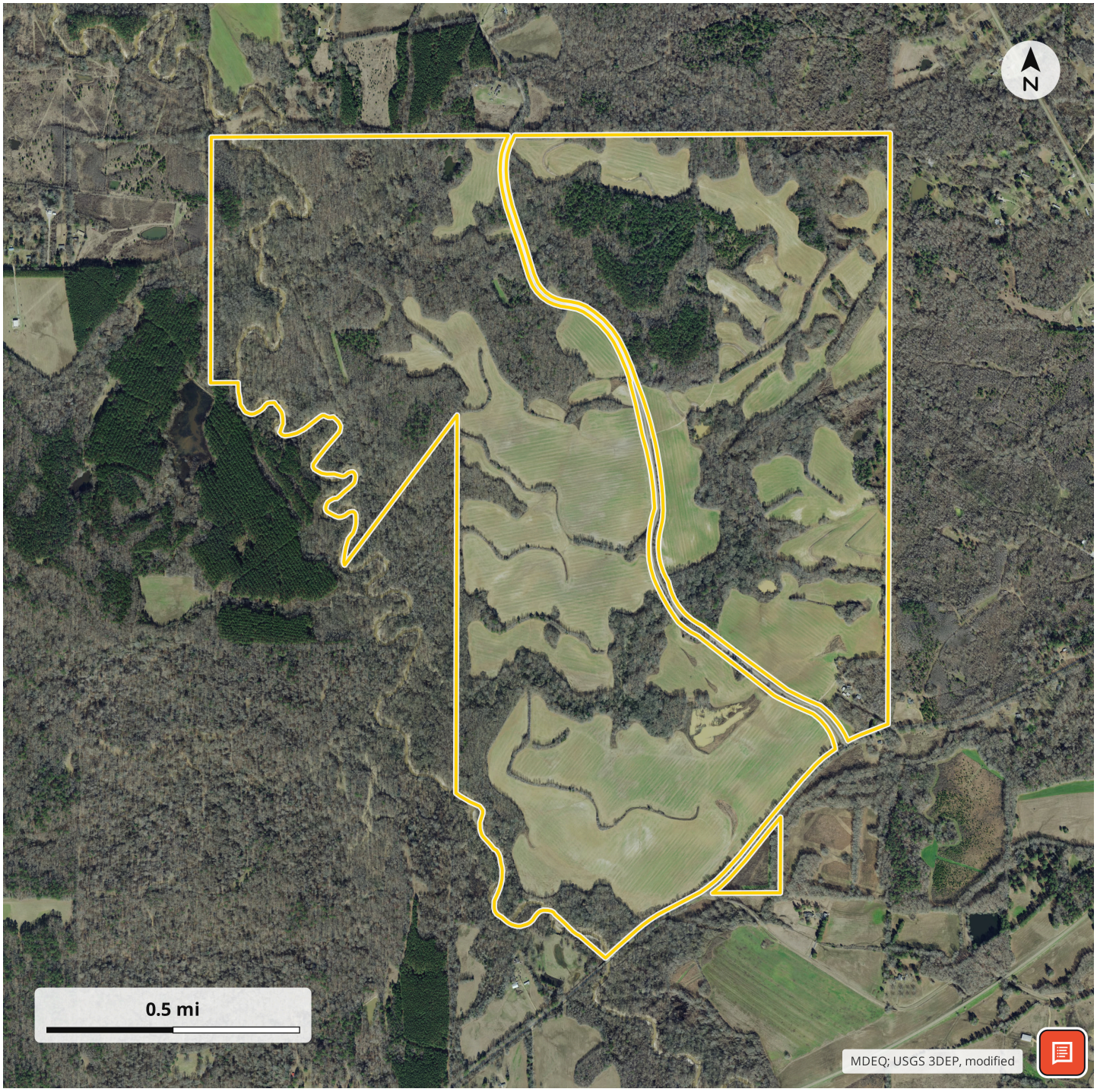

Regional Map



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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