

66 Acres of Big Bucks!
17565 Ms-27
Utica, MS 39175

\$299,000
66.58± Acres
Hinds County



66 Acres of Big Bucks!
Utica, MS / Hinds County

SUMMARY

Address

17565 Ms-27

City, State Zip

Utica, MS 39175

County

Hinds County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland, Business Opportunity, Lot

Latitude / Longitude

32.078345 / -90.570141

Acreage

66.58

Price

\$299,000

Property Website

<https://www.mossyoakproperties.com/property/66-acres-of-big-bucks--hinds-mississippi/101734/>



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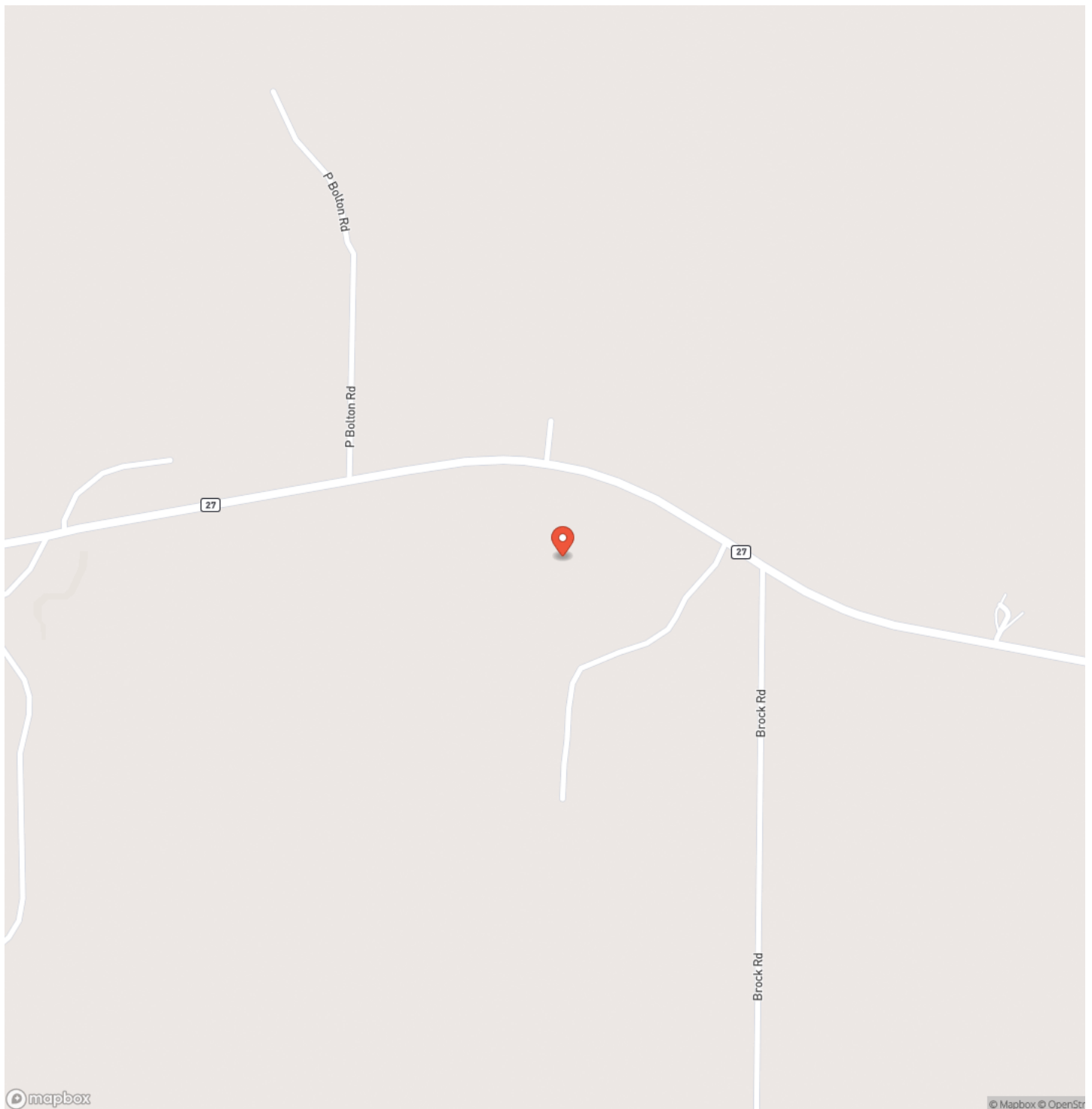
PROPERTY DESCRIPTION

If you've been searching for a true Mississippi hunting tract, this 66.58± acre property in Hinds County checks every box. Located along MS-27 just outside Utica, this area is well-known for producing some of the biggest whitetail bucks in the state, making it a prime destination for serious hunters and land investors alike. The property features a strong internal road system providing easy access throughout, along with established shooting lanes and food plots already in place. Mature hardwood timber offers excellent mast production, while a live creek runs through the property--creating a year-round water source and ideal wildlife corridor. This tract is set up perfectly as "layup ground," giving deer the security they need to reach older age classes. Combined with the surrounding habitat and low hunting pressure typical of this area, it's easy to see why Hinds County consistently produces quality deer. In fact, the county is widely recognized as one of the top regions in Mississippi for harvesting mature bucks. For turkey hunters, the mix of hardwood bottoms, creek frontage, and open areas provides excellent nesting habitat and strong gobbler populations--making this a true year-round recreational property. Property Highlights: 66.58± acres in Hinds County Electricity on site & water meter already installed Extensive internal road system Established food plots & shooting lanes Mature hardwood timber for natural forage Live creek providing year-round water Excellent bedding/layup habitat Proven area for trophy whitetail deer Strong turkey population Conveniently located with easy access to Jackson while still offering the privacy and seclusion hunters look for, this property is ideal for a weekend getaway, hunting retreat, or long-term land investment.

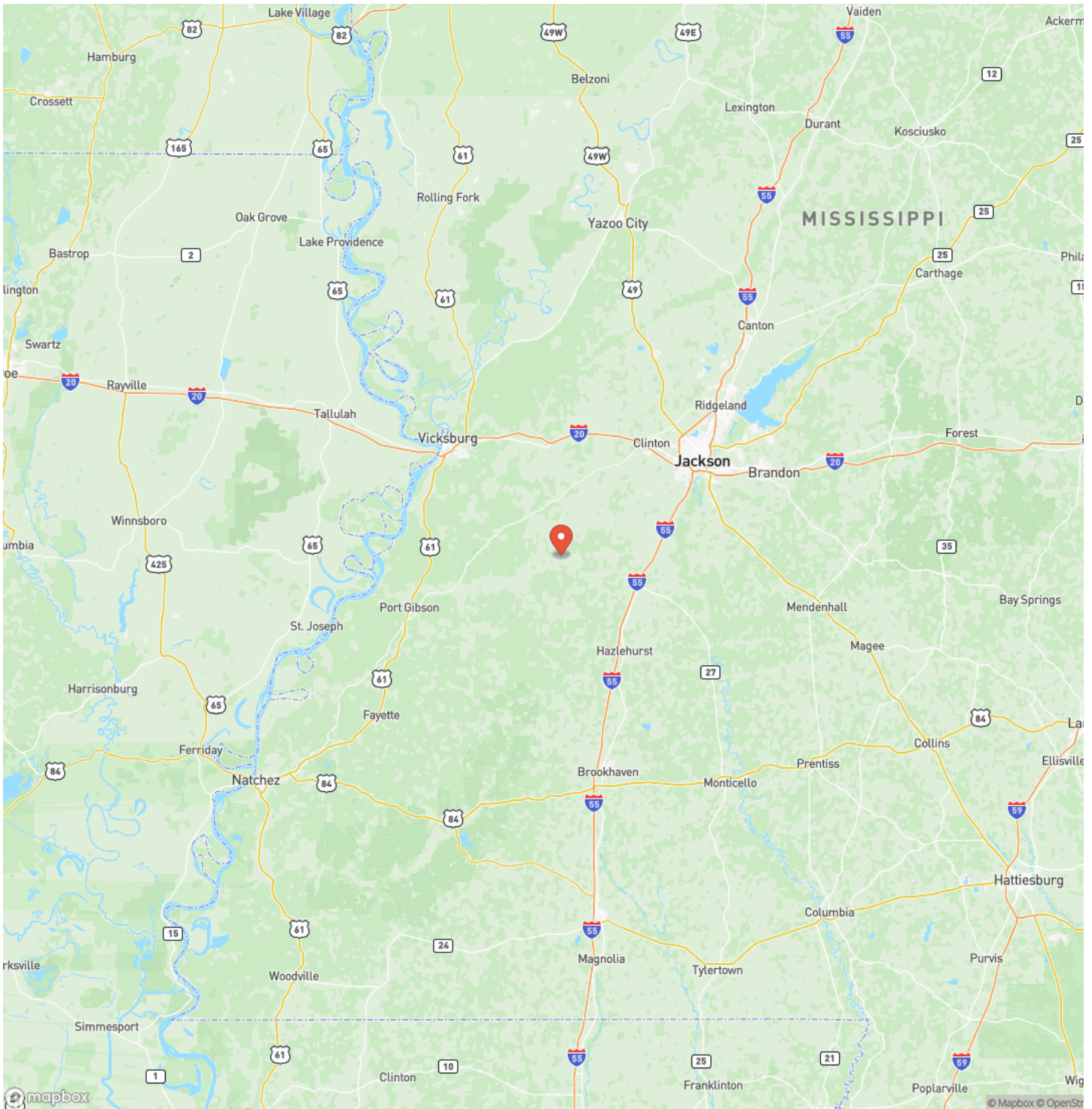
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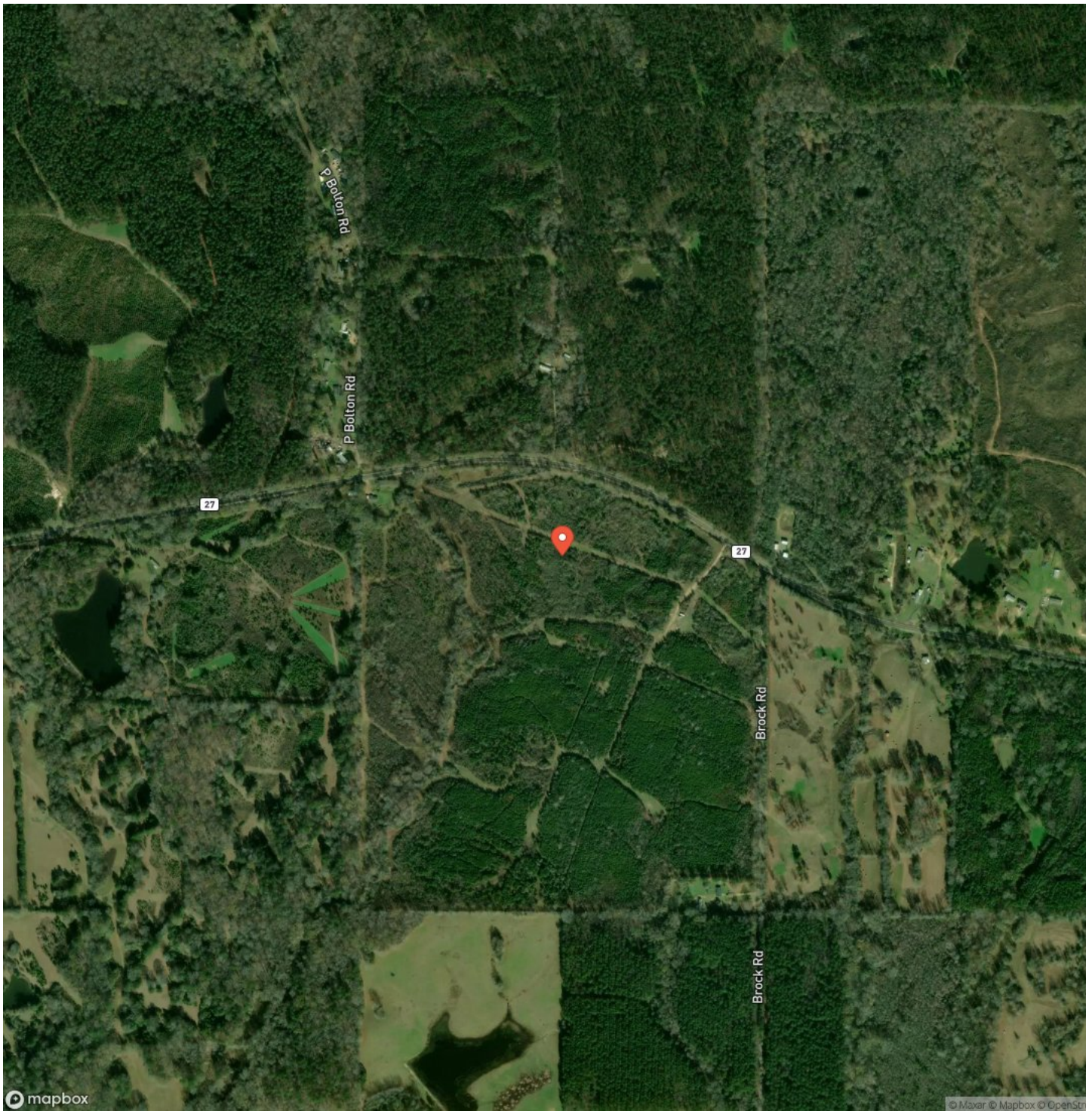
Locator Map



Locator Map



Satellite Map



66 Acres of Big Bucks! Utica, MS / Hinds County

LISTING REPRESENTATIVE

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NOTES



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper or a document template. There are no margins, text, or other markings present.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

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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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