

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

\$299,000
66.580± Acres
Hinds County



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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

66.580

Price

\$299,000

Property Website

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



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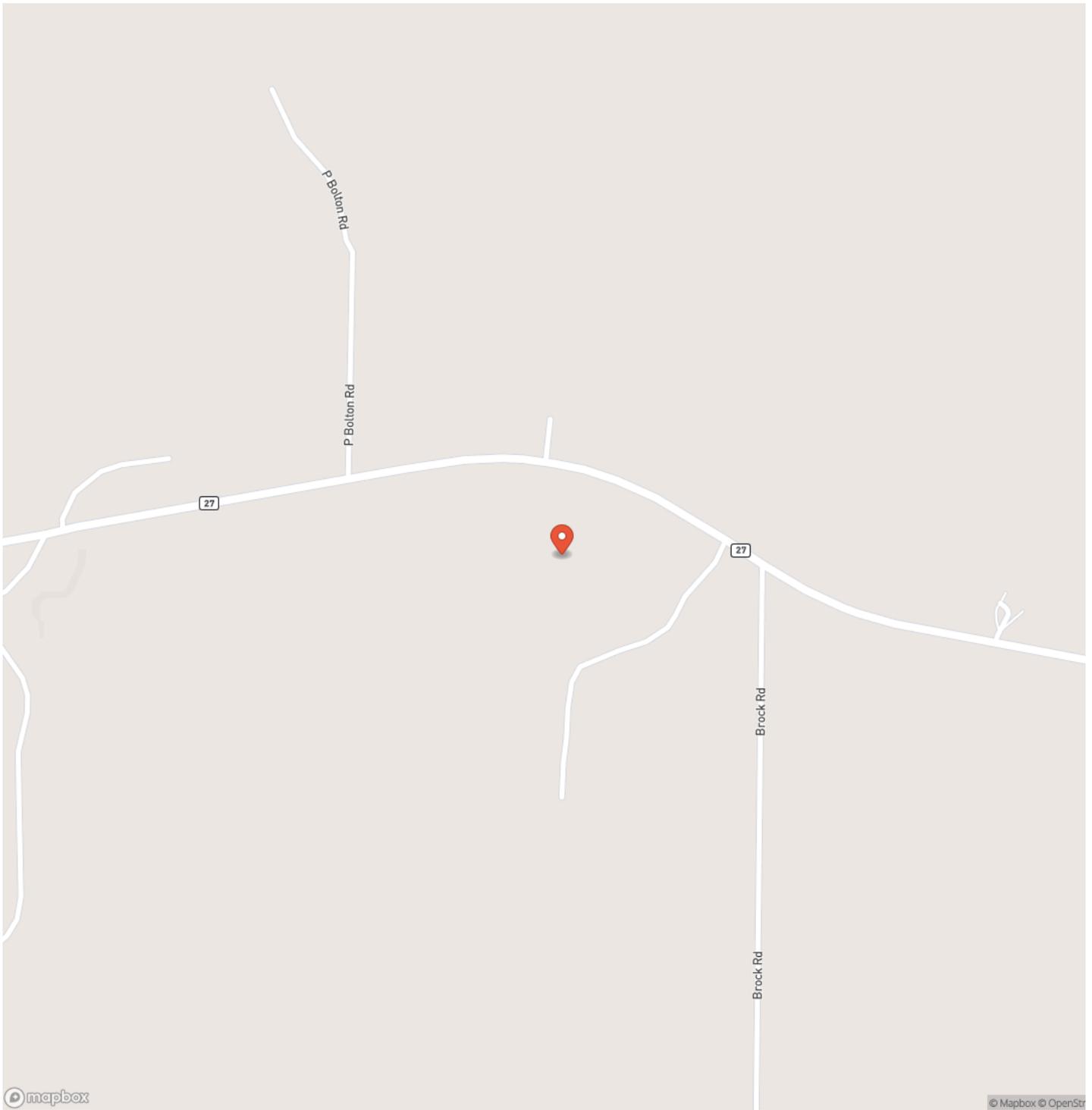
PROPERTY DESCRIPTION

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.

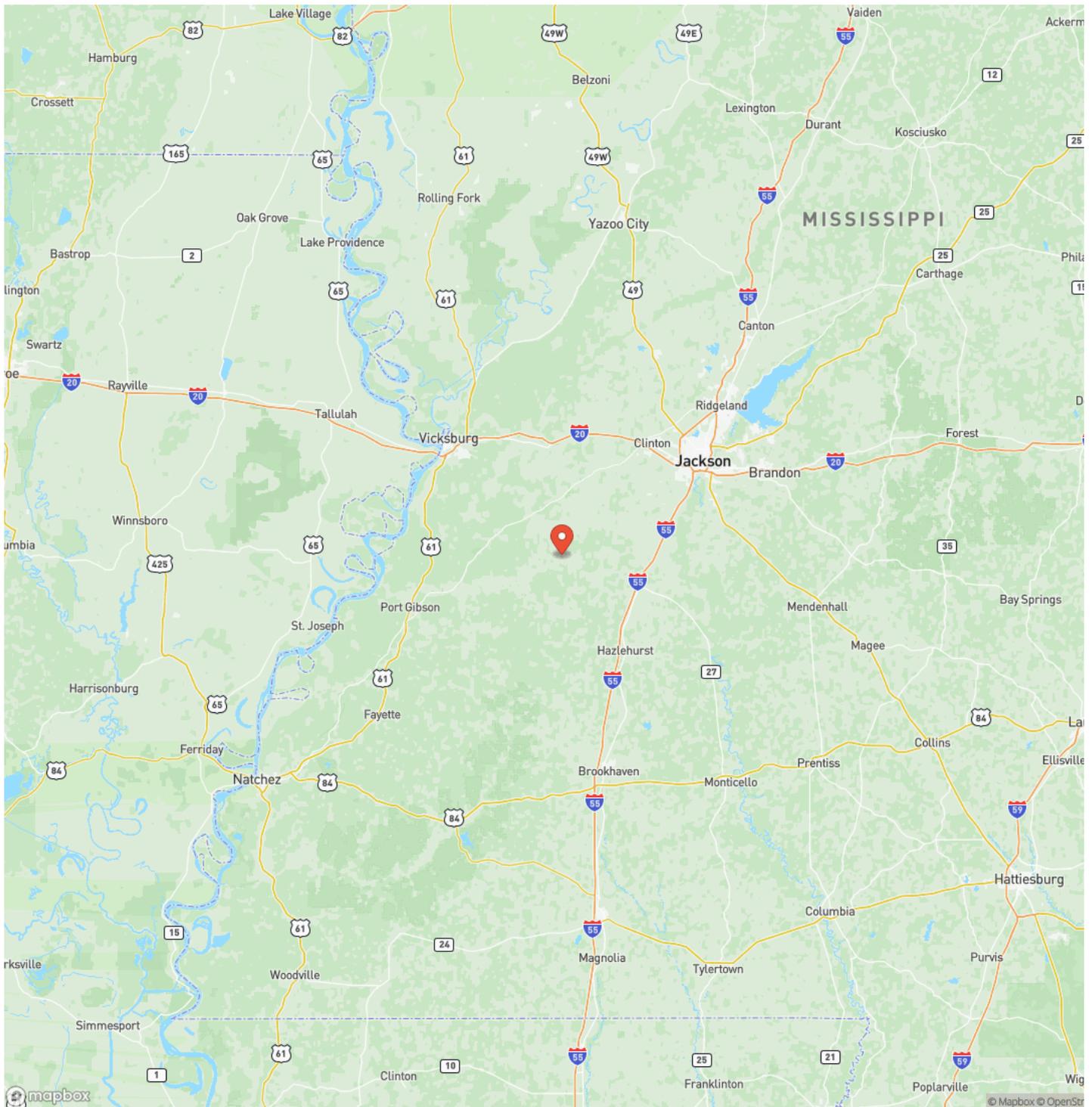
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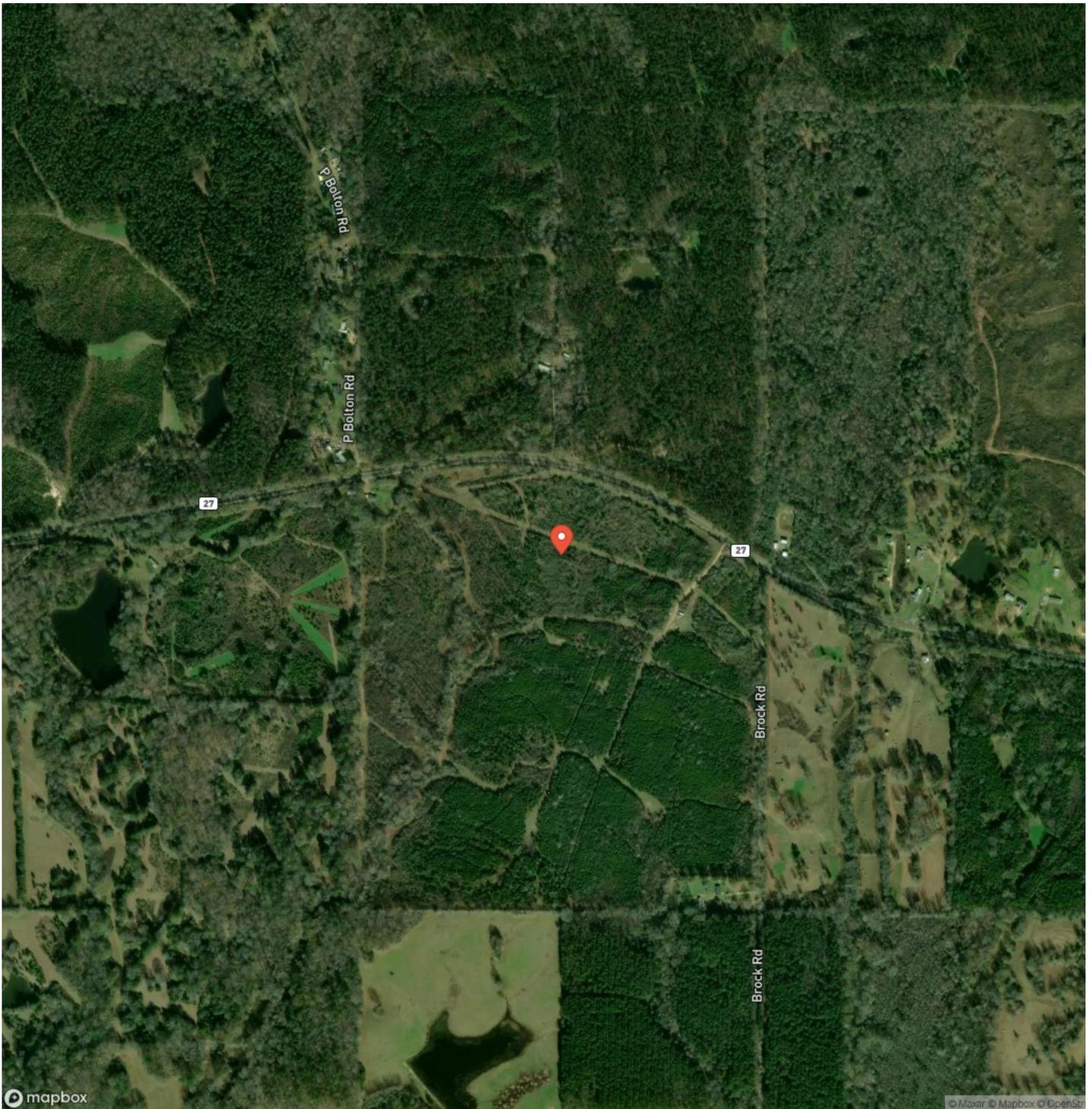
Locator Map



Locator Map



Satellite Map



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