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

$299,000
66.58± Acres
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
www.mossyoakproperties.com







PROPERTY DESCRIPTION

66.58 Acres of Prime Hunting Land with Food Plots, Creek & Utilities - Hinds County, MS

Looking for a Mississippi hunting property that's already set up and ready to enjoy? This exceptional 66.58 acre tract is located along Highway 27 near Utica in Hinds County, an area recognized for its quality whitetail deer hunting.

The property offers an excellent combination of mature hardwood timber, thick bedding cover, established food plots, shooting lanes, and a live creek winding through the acreage. An extensive internal road system provides convenient access throughout the property, allowing hunters to reach stands, food plots, and other areas with ease.

The diverse habitat offers a combination of natural forage, water, and security cover that makes this property especially appealing for whitetail deer and wild turkey. Mature hardwoods provide seasonal mast production, while the established openings create opportunities for food plot management and strategic hunting locations.

One of the property's biggest advantages is its existing infrastructure. Electricity is already on-site, a water meter has been installed, and the property enjoys direct frontage on paved Highway 27. These features offer a head start for anyone considering a hunting camp or weekend retreat.

Whether you're looking for your own private hunting property, a place to spend weekends with family and friends, or a recreational land investment, this tract offers an attractive combination of location, improvements, and wildlife habitat.

Conveniently located near Utica with access to the Jackson area, this is an opportunity to own a manageable-sized hunting property without starting from scratch.

Offered at $299,000 - approximately $4,491 per acre.

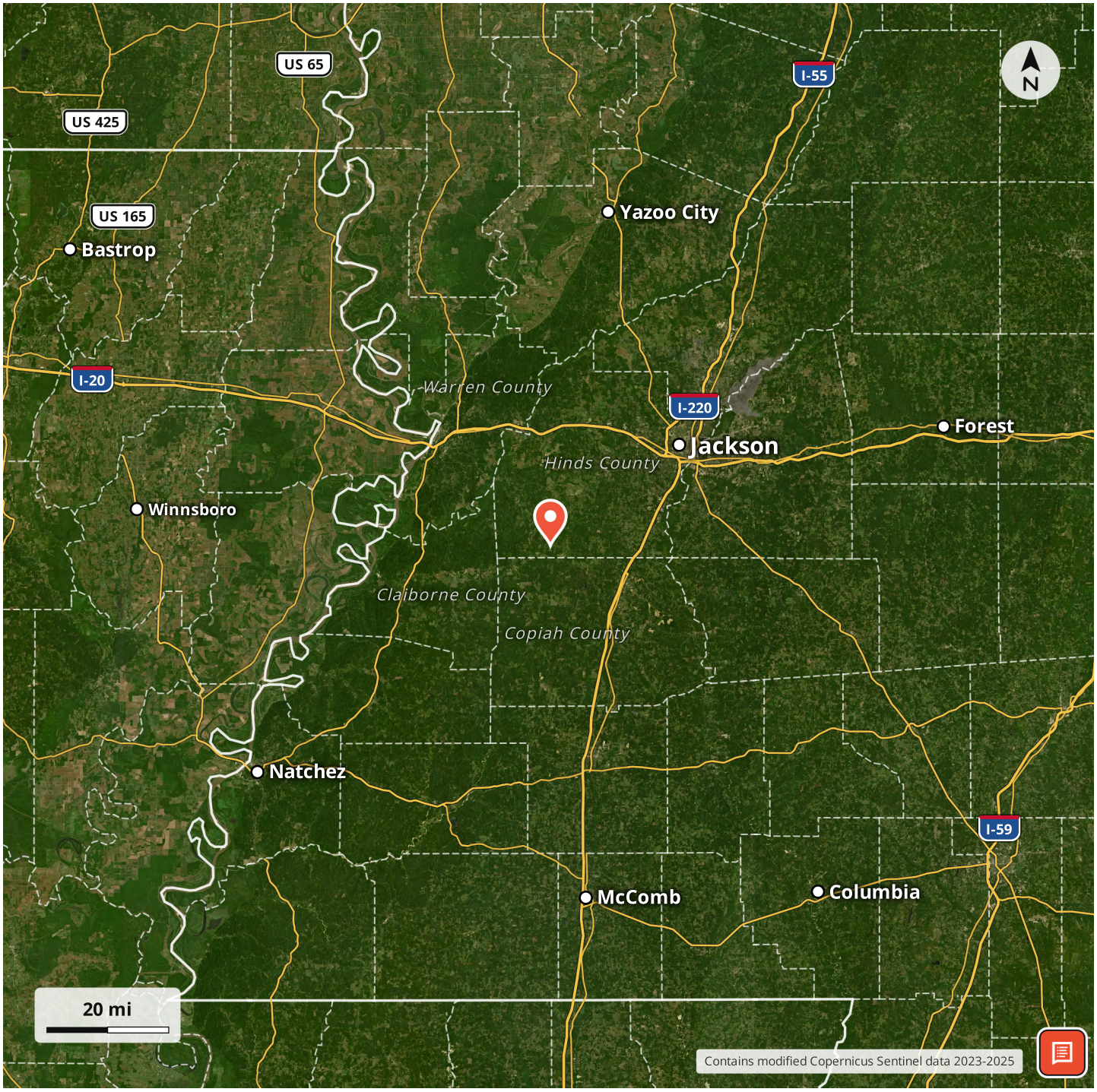
Contact Stephen Ashley with Mossy Oak Properties to schedule your private tour and experience the property firsthand. 601-757-9504



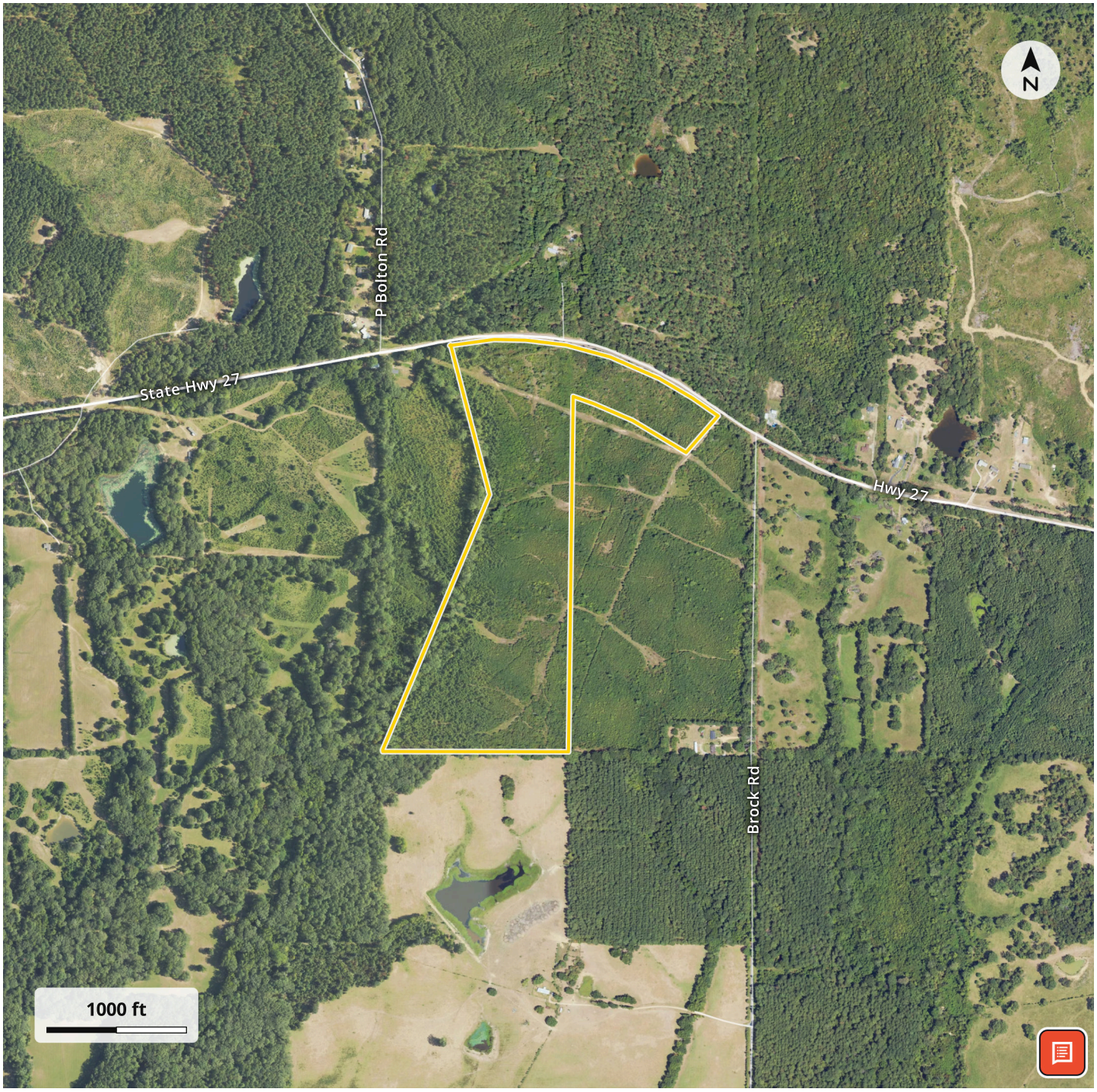




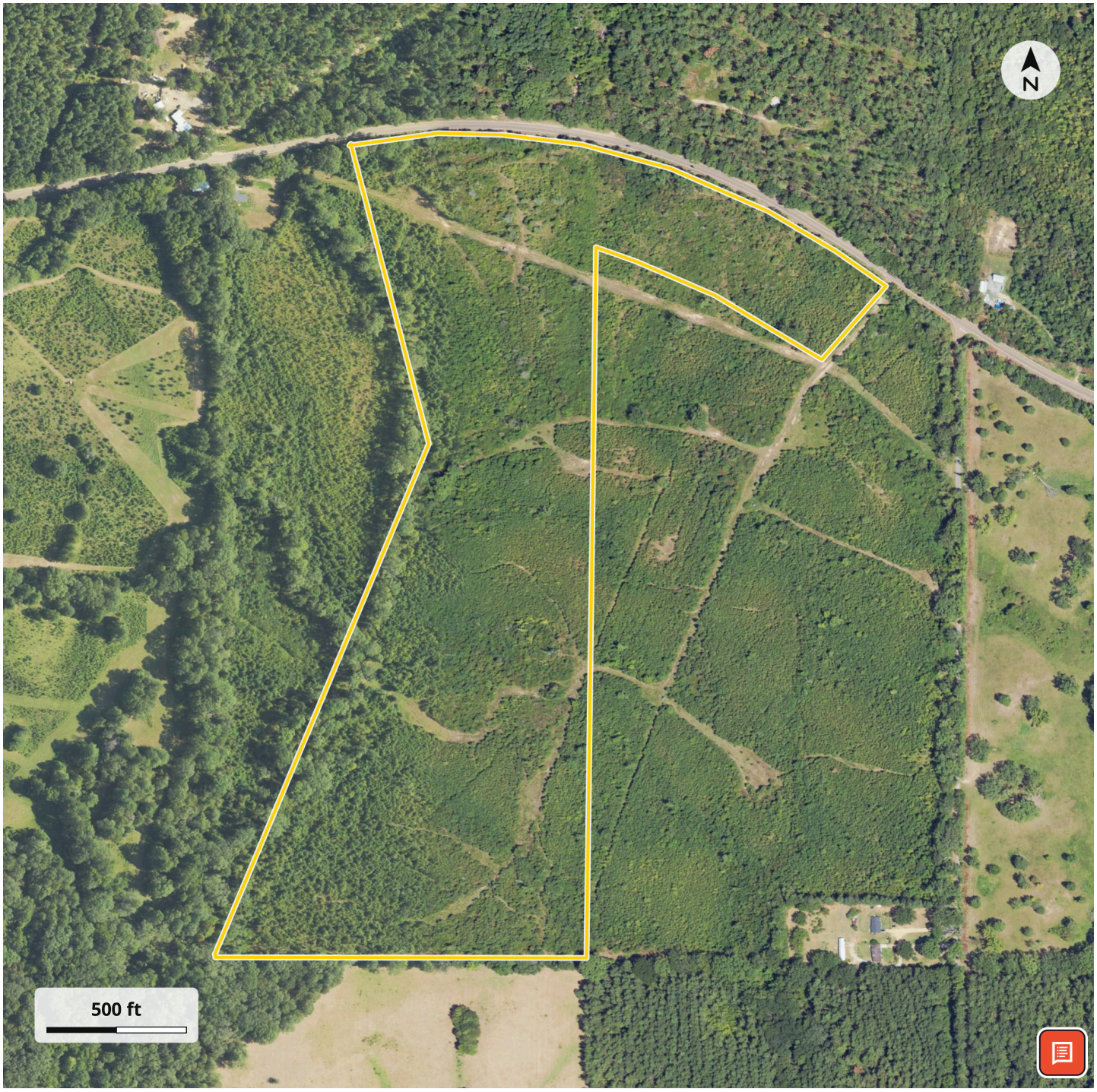

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Stephen Ashley

Mobile
(601) 757-9504

Office
(601) 835-5070

Email
sashley@mossyoakproperties.com

Address
105 W Chickasaw St

City / State / Zip
Brookhaven, MS 39601

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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.

Mossy Oak Properties Posey Land Company
105 W Chickasaw St Suite C
Brookhaven, MS 39601
(601) 835-5070
https://www.mossyoakproperties.com/