



**Slade Priest**  
 sladepriest1@gmail.com  
 Office: (601) 250-0017  
 Cell: (601) 888-0094  
 SouthernStatesRealty.com



**Southern States Realty**



White Oak 277 is a 277± acre tract in Hinds County right on the Copiah County line offering a rare mix of income, hunting, and natural beauty. This place checks a lot of boxes with .68 miles of White Oak Creek frontage, giving you year-round water, incredible scenery, and a place to unwind with family while still being in the middle of a proven deer and turkey area. The creek is a major draw not only for enjoyment but also for holding game, and you'll see a ton of wildlife moving through this property on a regular basis. The timber has recently been thinned through the hardwoods, and it has really improved the habitat by creating excellent bedding and browse. It's thick in the right places with plenty of natural food, making it ideal for holding and growing mature deer. The layout is strong and gives you plenty of room to expand food plots, add stands, and truly make this place your own. A big highlight is the 65± acres of farmland that currently brings in \$75 per acre annually, giving you a solid return while you enjoy everything the property has to offer. You can keep it in production for income or transition parts of it into additional wildlife habitat if desired. The property features blacktop road frontage with power available, making it easy to establish a camp or build a home. Located less than an hour from Jackson, you get convenience without giving up the quiet, private setting. Between the income, the creek frontage, and the improved habitat, White Oak 277 is a well-rounded tract that's ready to be enjoyed from day one.

026 MLS United LLC

**33598 Mississippi 10, Utica, MS**

**32.053572, -90.630900 GPS**



**\$1,015,000**

**277± Acres**  
**MLS #4145693**



**#HUNTINGLANDMAN**