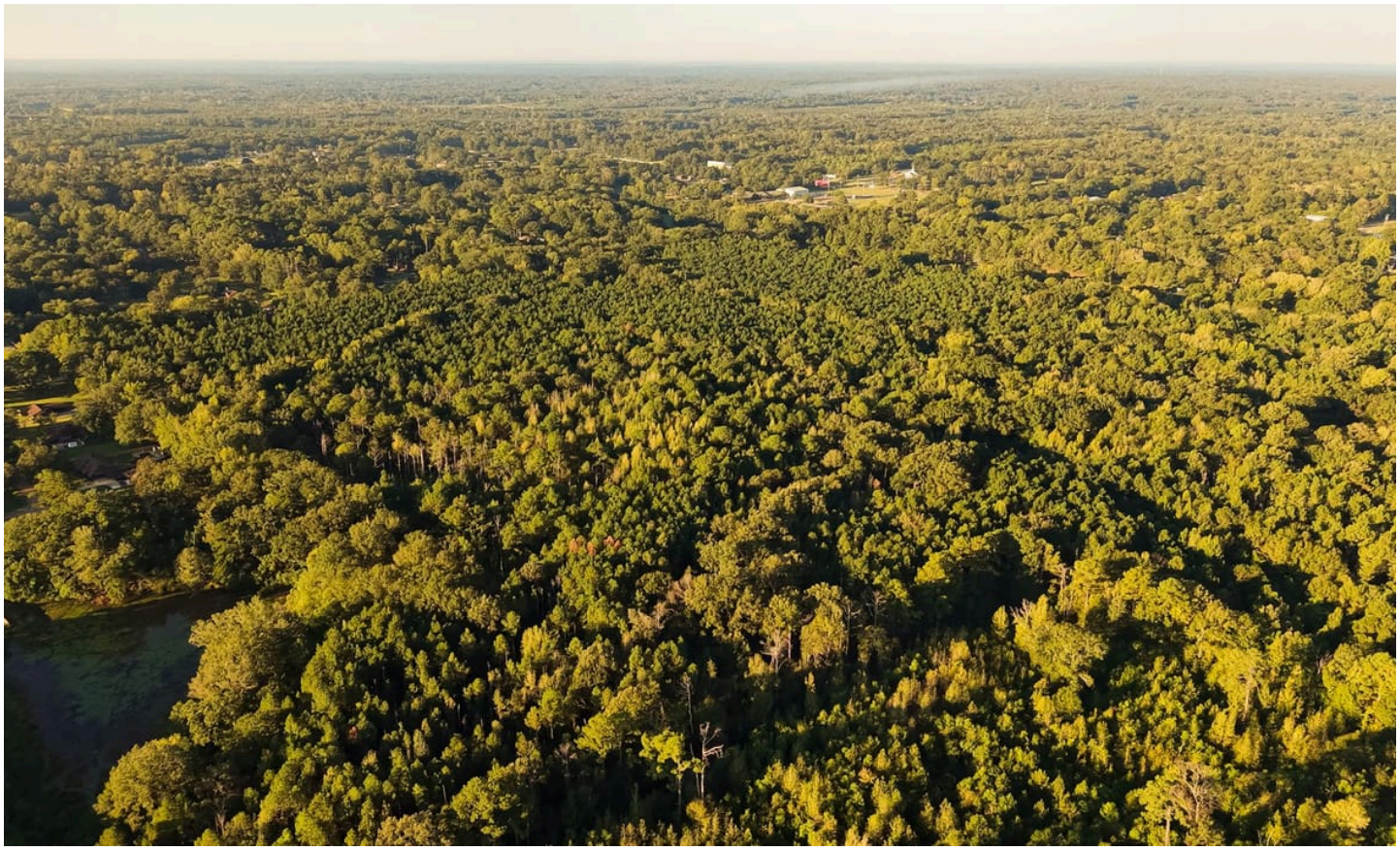
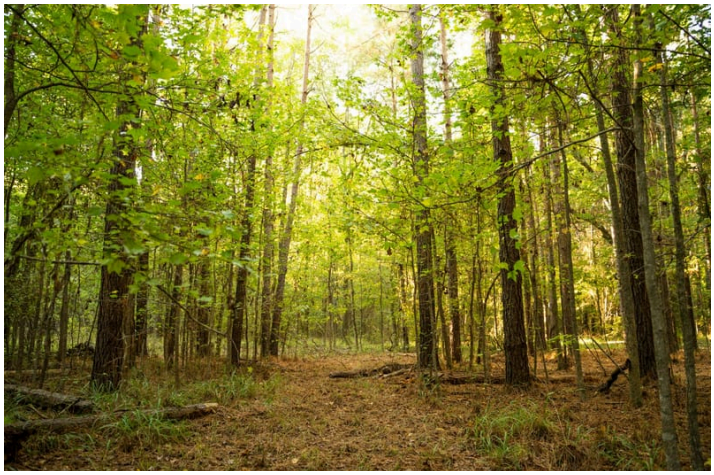
Raymond Road 147.5 Acres – Pine Plantation, Hardwoods, 4,500 Feet of Creek and R-1 Zoning inside Jackson, Hinds County, MS
Raymond Road
Jackson, MS 39212

$597,375
147.5± Acres
Hinds County







Raymond Road 147.5 Acres – Pine Plantation, Hardwoods, 4,500 Feet of Creek and R-1 Zoning inside Jackson, Hinds County, MS
Jackson, MS / Hinds County

SUMMARY

Address
Raymond Road

City, State Zip
Jackson, MS 39212

County
Hinds County

Type
Hunting Land, Undeveloped Land, Timberland, Recreational Land

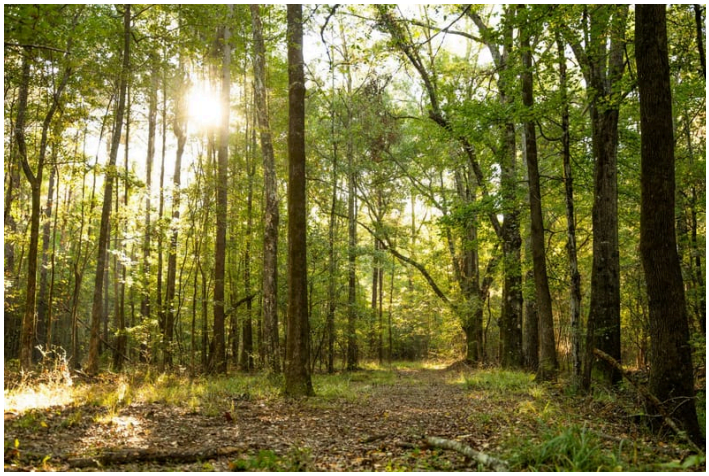
Latitude / Longitude
32.252533 / -90.291492

Taxes (Annually)
$859

Acreage
147.5

Price
$597,375

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

147.5 +/- Acres with 89 Acres of 26-Year-Old Pine, 58.5 Acres of Mature Hardwoods, 4,500 Feet of Eleven Mile Creek, a 2-Acre Pond and 1,900 Feet of Road Frontage, inside the Jackson City Limits - Hinds County, Mississippi

Quick facts

- Acreage: 147.5 +/- acres
- Location: Jackson, Hinds County, Mississippi 39212
- Price: $597,375 ($4,050 per acre)
- Property type: Hunting Land, Undeveloped Land, Timberland, Recreational Land
- Road access: City Street (paved surface)
- Land cover: Wooded
- Water: Creek, Pond
- Wildlife: Small Game, Turkey, Whitetail Deer
- Improvements: Pond
- Utilities: Electricity Available, Water Available, Sewer Available
- Current use: Timber, Hunting
- Possible uses: Development, Hunting, Investment, Recreational, Residential, Subdevelopment, Timber
- Zoning: R-1 single-family residential, Hinds County District 4
- Annual taxes: about $859
- Timber: about 89 acres of 26-year-old loblolly pine ready for thinning; 58.5 acres of mature mixed hardwood and pine
- Listing agent: Will Waits, Mossy Oak Properties Bottomland Real Estate (Central Mississippi, Madison office)

Located on **Raymond Road in Hinds County, District 4**, Zoned R1- Single family residential, this property offers a rare combination of acreage and location. With approximately **1,900 feet of frontage on Raymond Road**, all utilities available, and a freshly dozed internal road system, this tract has excellent potential for a variety of uses.

The property features approximately **89 acres of 26-year-old loblolly pine plantation**, which is ready for thinning, along with **58.5 acres of mature mixed hardwoods and pine.** Numerous mature, acorn-producing hardwoods provide an excellent natural food source for wildlife.

Eleven Mile Creek runs through the property, providing approximately **4,500 feet of creek frontage**. A **2-acre pond and 1-acre slough** add additional water and create excellent wildlife habitat.

Development Potential

Being located **within the Jackson city limits** and having **road frontage and utilities available** gives this property potential for future development. The large acreage, existing internal road system, and varied terrain could provide opportunities for residential development, estate homes, recreational properties, or other potential uses, subject to zoning and city approval.

Recreation & Wildlife

This property also offers excellent recreational opportunities. The combination of pine timber, mature hardwoods, creek bottoms, water features, and elevation changes creates diverse wildlife habitat.

- Excellent **whitetail deer hunting**
- Good **turkey hunting**
- Prime habitat for **upland birds**
- Mature hardwoods producing acorns
- Eleven Mile Creek provides water and travel corridors for wildlife

- Approximately **30 feet of elevation change** across the property
- Multiple areas that could be used for food plots

The **freshly dozed internal road system** makes it easy to access different areas of the property and provides a great starting point for future recreational use or potential development.

Property Highlights

- **147.5 acres**
- **Located within Jackson city limits**
- **Zoned R1-Single Family Residential**
- Raymond Road frontage
- Approximately **1,900 feet of road frontage**
- **All utilities available**
- **89 acres of 26-year-old loblolly pines**
- Pine timber is **ready for thinning**
- **58.5 acres of mature mixed hardwoods and pine**
- Approximately **4,500 feet of Eleven Mile Creek frontage**
- **2-acre pond**
- **1-acre slough**
- Freshly dozed internal road system
- Mature, acorn-producing hardwoods
- Excellent deer and turkey hunting
- Upland bird habitat
- Approximately 30 feet of elevation change
- Potential for **future residential or other development**
- Convenient location in **Jackson, Mississippi**

Large acreage with this much timber, water, wildlife, road frontage, and development potential inside the Jackson city limits is a rare opportunity. Whether you're looking for a recreational property, timber investment, or future development tract, this property is worth a closer look.

Devin Coleman

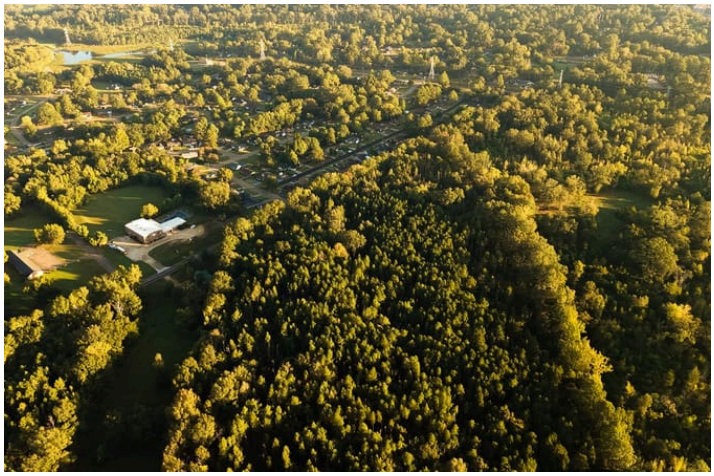
Location

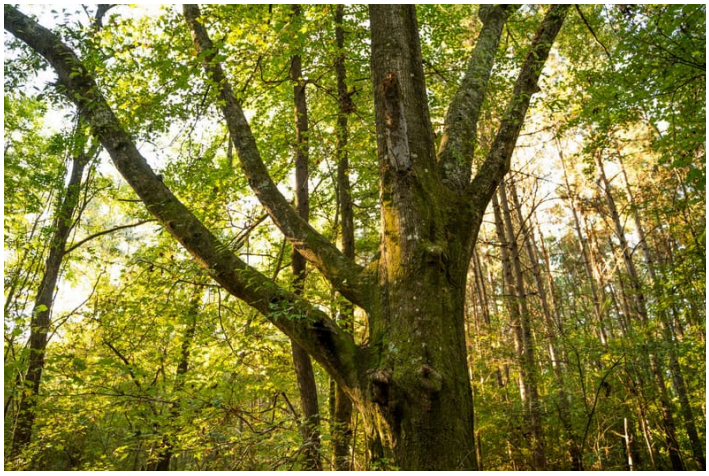
The property is in Hinds County, Mississippi, near Jackson, about 40 miles from Vicksburg; about 95 miles from Philadelphia.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Will Waits with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

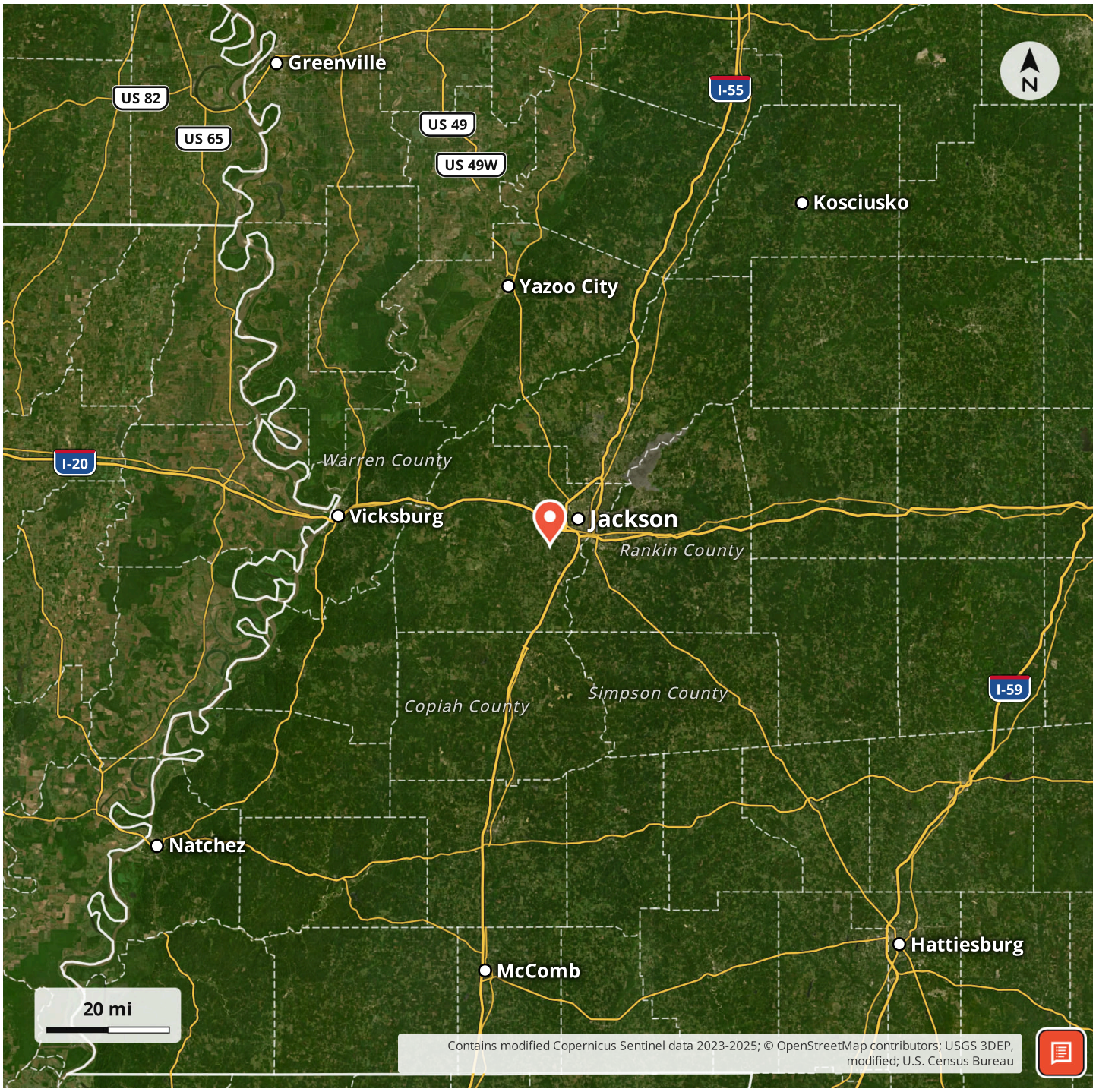
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.



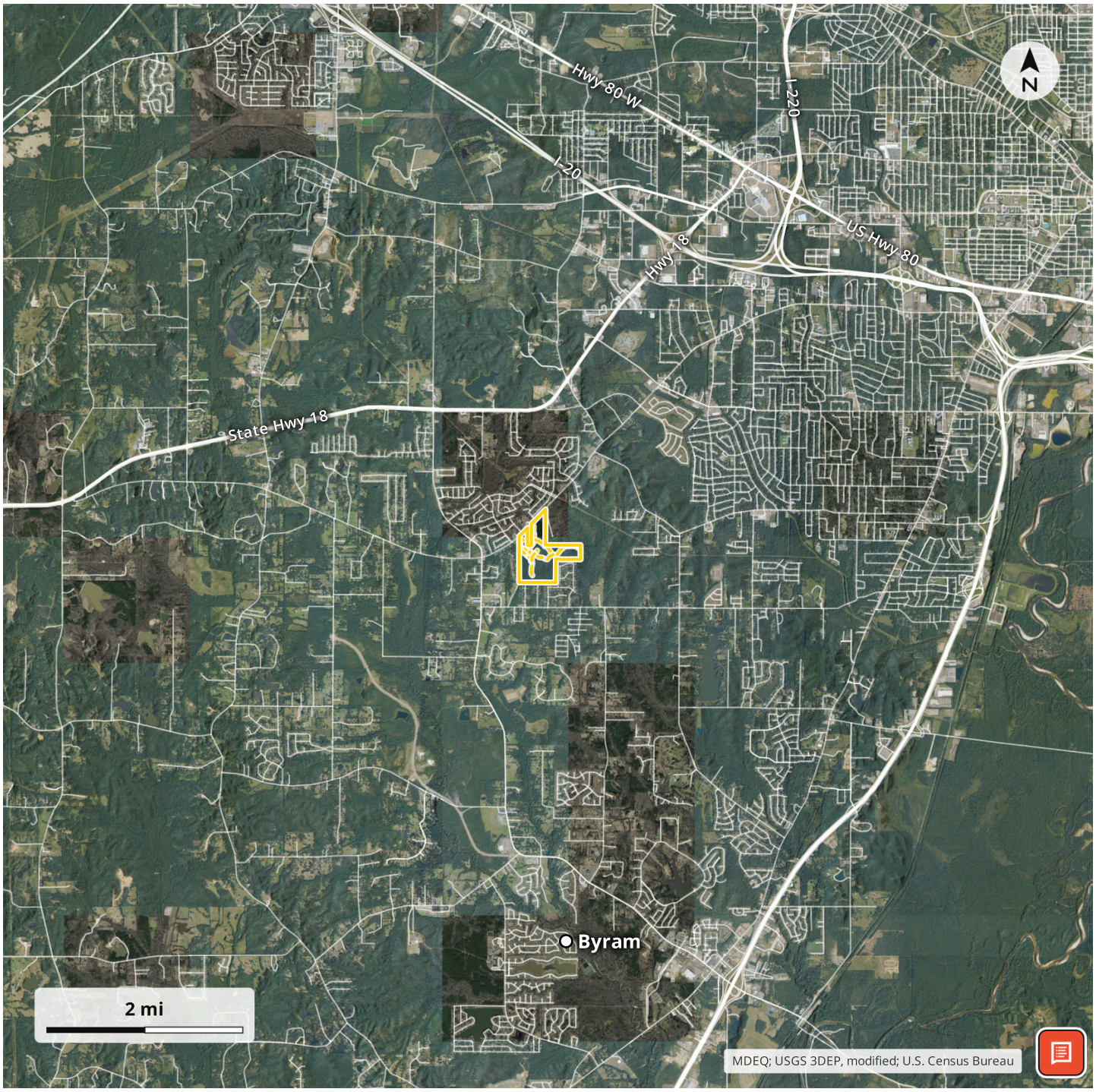





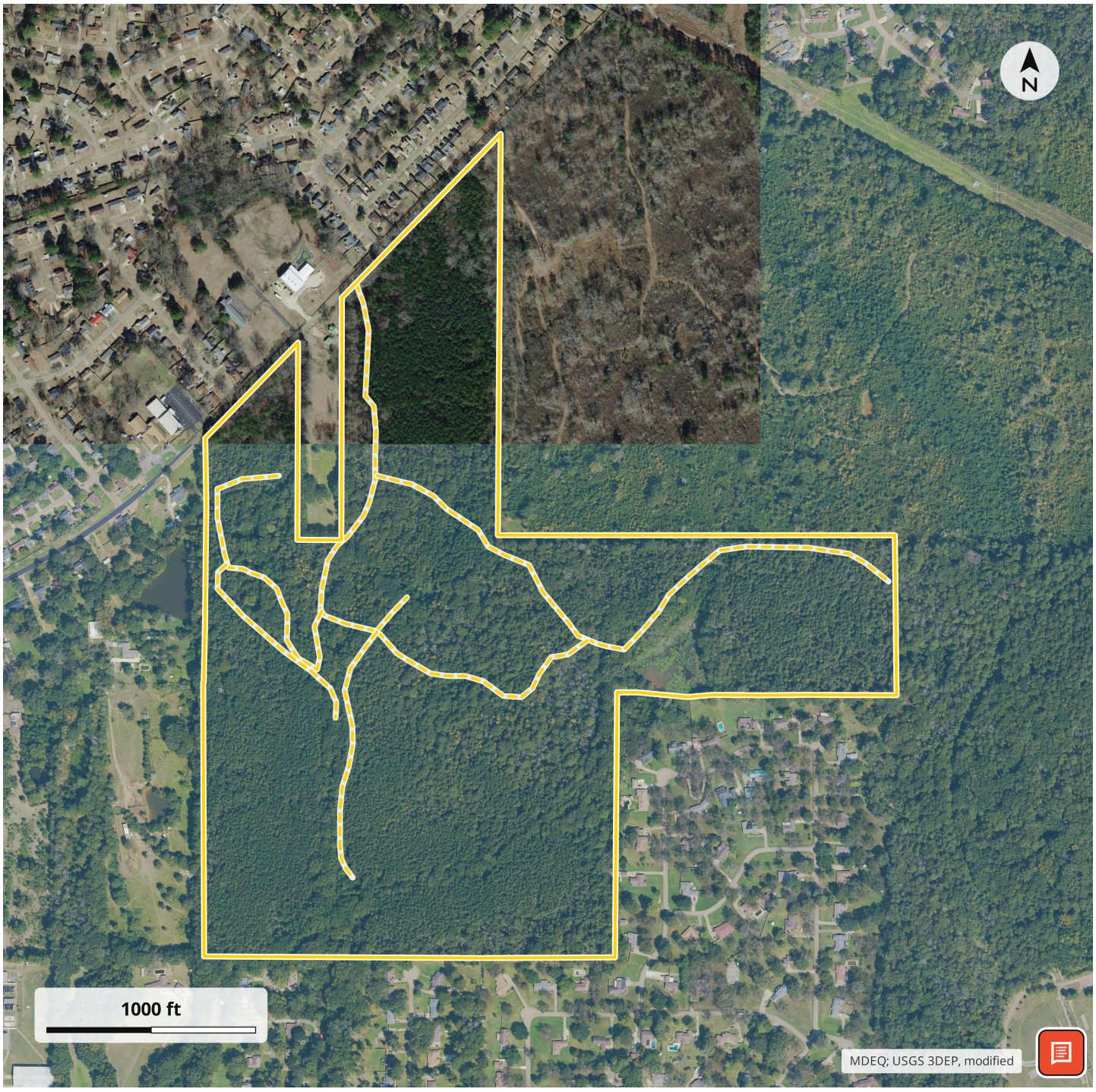
Regional Map



Locator Map


Hwy 80 W
I-220
I-20
US Hwy 80
Hwy 18
State Hwy 18
N
Byram
2 mi
MDEQ; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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NOTES

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