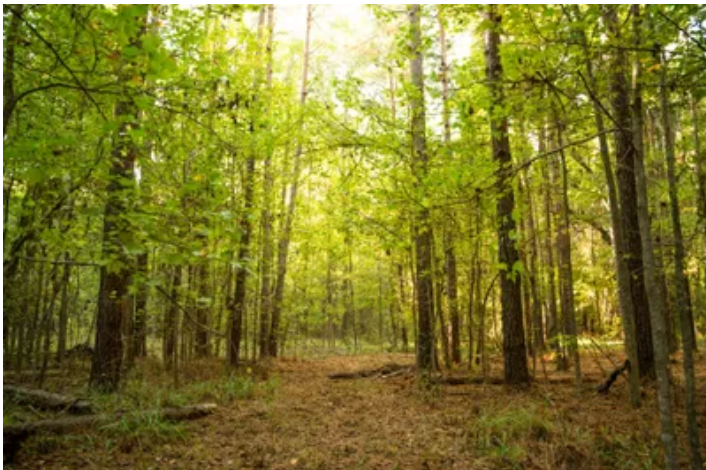


147.5+/- Acres-Hinds County
Raymond Road
Jackson, MS 39212

\$597,375
147.5± Acres
Hinds County



147.5+/- Acres-Hinds County
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 on Raymond Road - Jackson, Hinds County, Mississippi

147.5 acres with timber, water, wildlife, and development potential - all within the Jackson city limits.

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.

Will Waits

Certified Land Specialist

Licensed in MS

Office: [662-495-1121](tel:662-495-1121)

Cell: [769-572-2267](tel:769-572-2267)

Email: wwaits@mossyoakproperties.com

Devin Coleman

Licensed in MS

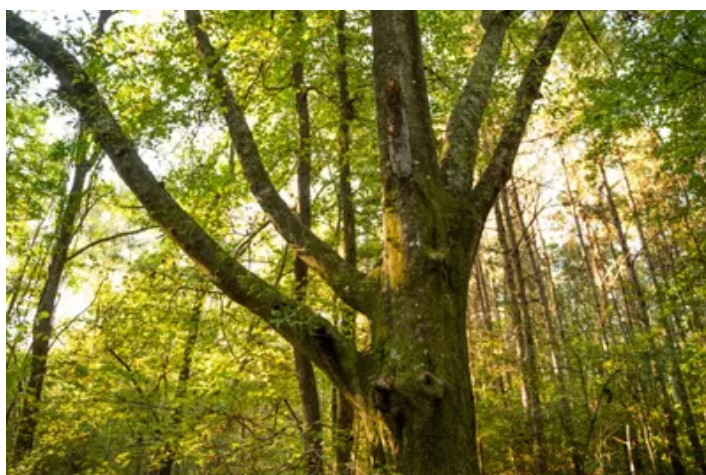
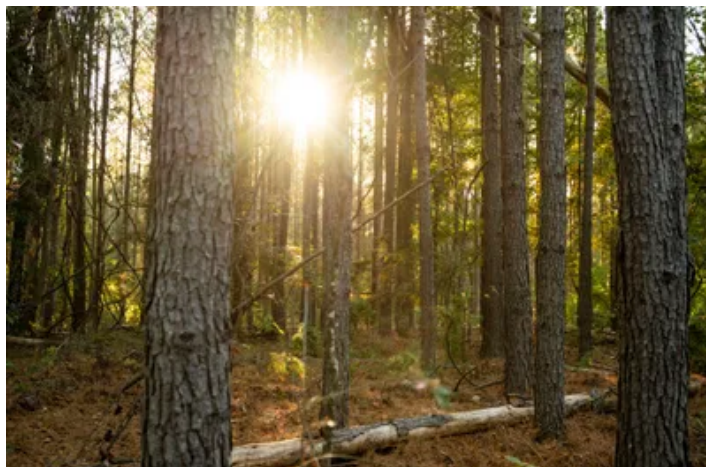
Office: [662-495-1121](tel:662-495-1121)

Cell: [601-604-9853](tel:601-604-9853)

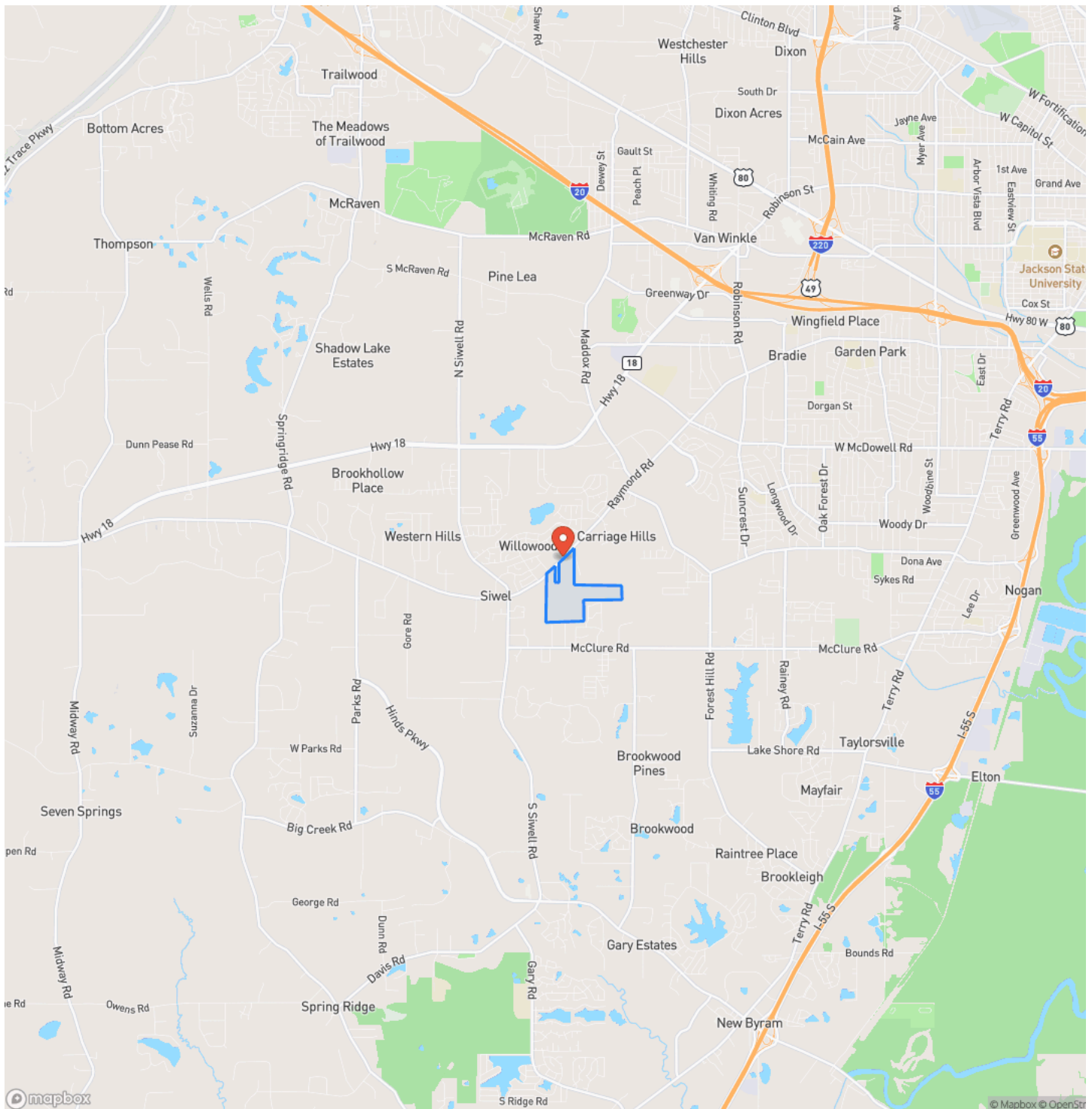
Email : dcoleman@mossyoakproperties.com



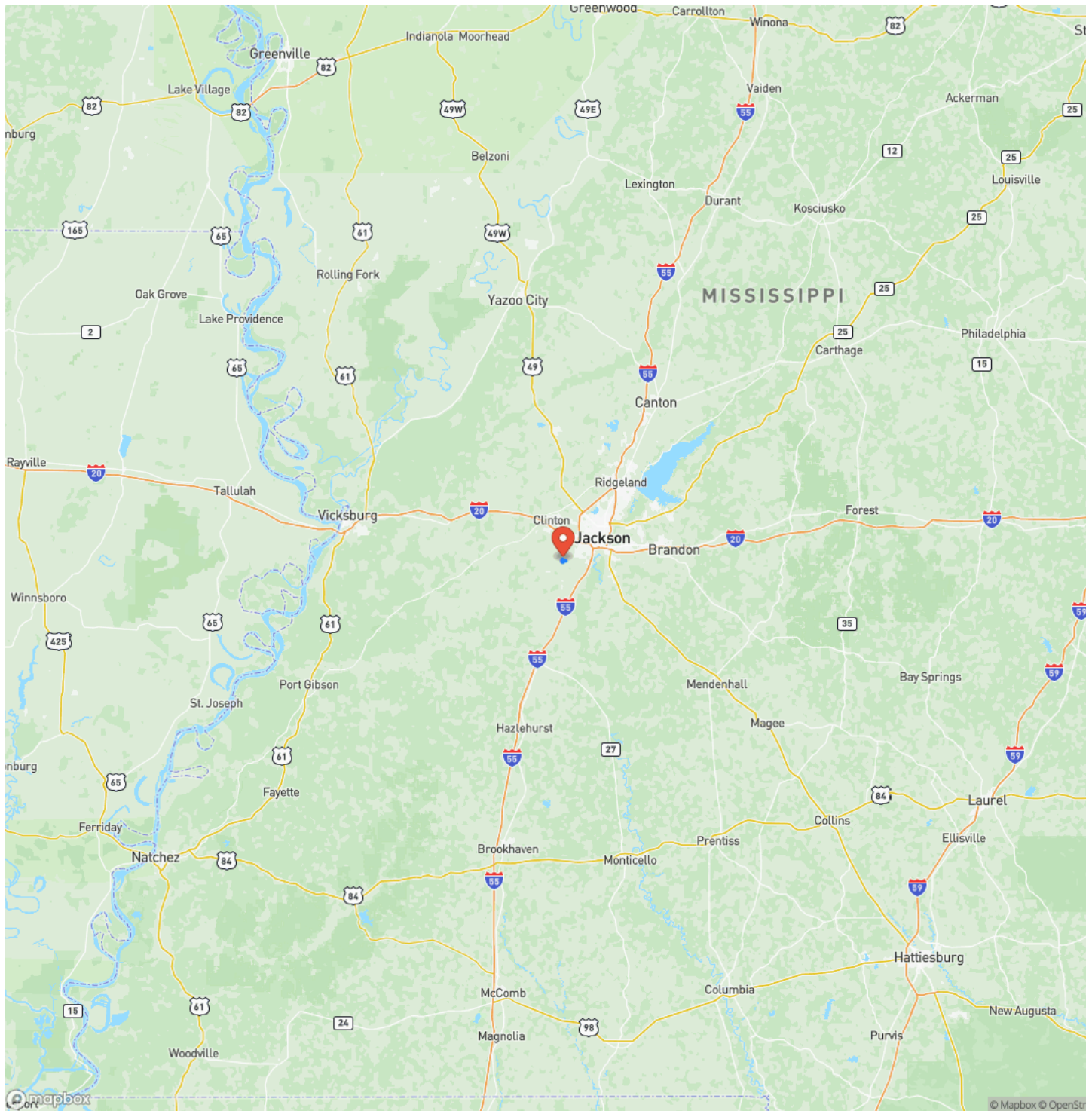
147.5+/- Acres-Hinds County
Jackson, MS / Hinds County



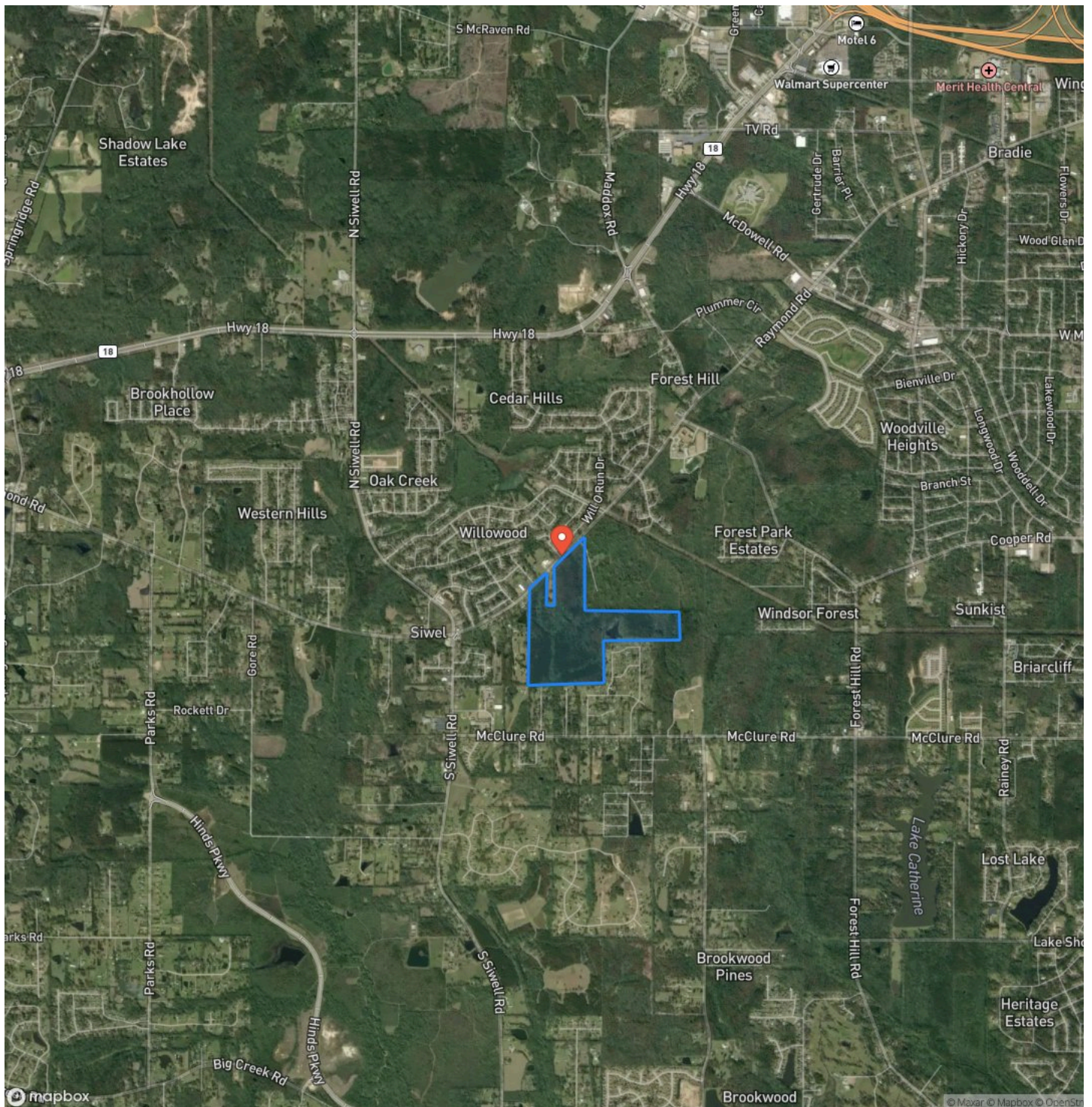
Locator Map



Locator Map



Satellite Map



147.5+/- Acres-Hinds County
Jackson, MS / Hinds County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Waits

Mobile

(769) 572-2267

Office

(662) 495-1121

Email

wwaits@mossyoakproperties.com

Address

108 Lone Wolf Dr.

City / State / Zip

Madison, MS 39051

NOTES



MORE INFO ONLINE:

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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

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

