SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

A HOME ON 16.99± ACRES
HINDS COUNTY, MS

$215,000

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE HINDS 16.99

PROPERTY PROFILE

LOCATION:

- 1844 Volley Campbell Road Terry, MS 39170
- Hinds County
- 7.8± Miles NW of Crystal Springs
- 34.4± Miles SW of Madison

COORDINATES:

- 32.0793, -90.34785

TAX INFORMATION:

- Parcel: 4853-0908-001 ($231.29, 2025)
- Parcel: 4853-0908-008 ($1,247.57, 2025)

PROPERTY USE:

- Residential
- Agricultural
- Recreational

PROPERTY INFORMATION:

- 16.99± Acres
- 1,125± SqFt Home
  - 3 Bedrooms/2 Baths
  - Fireplace
  - Front Porch
- Barn & Fenced Areas
- Internal Trail System
- Beaverdam Creek Frontage
- Sold As-Is

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MELANIE STARNES | RESIDENTIAL SPECIALIST
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CADEN STARNES | LAND SPECIALIST
C: 601-720-6142 | caden@smalltownproperties.com

4848 Main Street - Flora, MS 39071 | O: 769-888-2522 | www.smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HINDS 16.99

THE HINDS 16.99 OFFERS A VERSATILE OPPORTUNITY FOR THOSE SEEKING SPACE, PRIVACY, AND POTENTIAL. A 1,125± square foot home offering three bedrooms and two baths is situated on 16.99± acres in Hinds County, Mississippi. The home features a welcoming front porch—perfect for relaxing and enjoying the surrounding countryside—along with a functional layout that provides ample room for everyday living. Recent updates include a roof replaced in 2018 and new toilets, adding to the home's overall value and functionality.

The acreage is well-suited for a variety of uses, including livestock, recreation, or future improvements. Beaverdam Creek runs through the property, enhancing both its natural beauty and wildlife appeal. An internal trail system allows for easy access throughout the land, whether on foot, ATV, or UTV. A barn and fenced areas are already in place, making the Hinds 16.99 ideal for agricultural or hobby farm pursuits. The property features one established pasture, along with two additional former pasture areas that are currently overgrown but still have old perimeter fencing in place. With some clearing and fence work, these areas could potentially be reclaimed for additional pasture or other uses. With open land and room to expand, the Hinds 16.99 presents a solid foundation for customization to fit your needs.

The property is being sold as-is, offering an ideal opportunity for buyers looking to invest, renovate, or create a private rural retreat.

Contact Melanie or Caden Starnes today to schedule a private showing or for more information.

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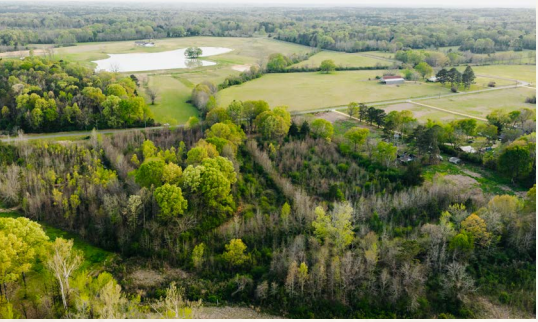

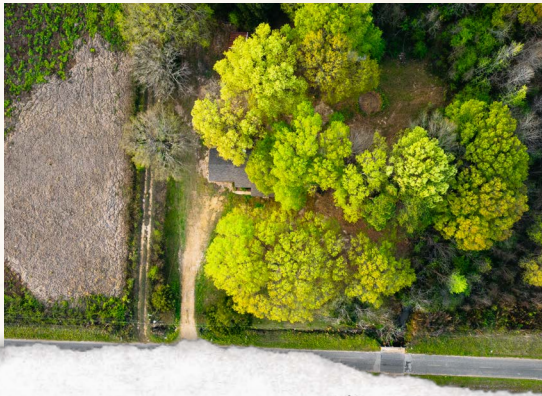

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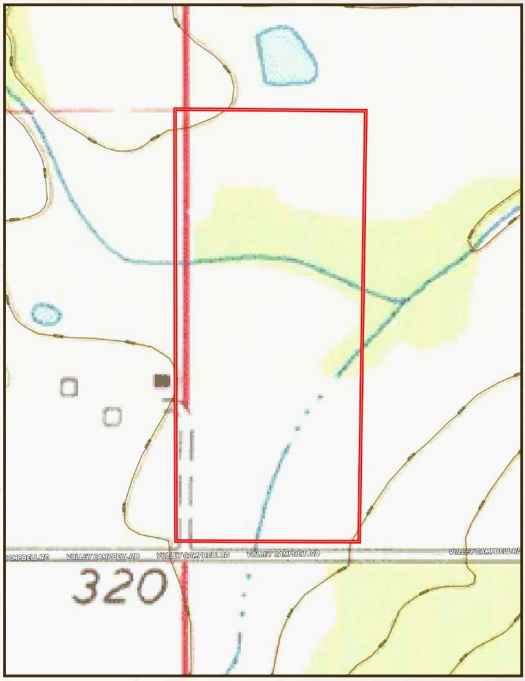
land id. LINK

TOPOGRAPHY MAP



Directions From Terry High School in Terry, MS: Travel on I-55 South Frontage Road for 1.1 miles. Turn right onto Volley Campbell Road and continue for 2 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

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