



# **SMALLTOWN**

**HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>**

**234± ACRES**  
**HINDS COUNTY, MS**  
**\$1,168,830**



**OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

### LOCATION:

- Clinton Raymond Road  
Clinton, MS 39056
- Hinds County
- 21± Miles W of  
the Jackson Airport
- 24± Miles SW of Madison

### COORDINATES:

- 32.31712, -90.35125

### PROPERTY USE:

- Recreational
- Hunting/Fishing
- Potential Home/Cabin Sites
- Investment

### PROPERTY INFORMATION:

- 234± Total Acres
- 40± Acres of Open Ground
- 25± Acres of Utility Easements
- Sections of Natural Regrowth
- Mature Hardwoods
- Beautiful Home Site
- Diverse Landscape
- Internal Roads
- 2 Ponds
- Sizeable Slough
- Large Food Plots
- 0.5± Mile of Bakers Creek Frontage
- Deer, Turkey & Small Game

### TAX INFORMATION:

- TBD



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**BRADEN SMITH**

LAND SPECIALIST

C: 601-757-9193

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[braden@smalltownproperties.com](mailto:braden@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE HINDS 234

**TAKE ADVANTAGE OF THE RARE OPPORTUNITY TO OWN 234± ACRES WITHIN THE CITY LIMITS OF CLINTON, MS.** Situated just off Clinton-Raymond Road in Hinds County, this diverse tract is a true gem! The property features 40± acres of open ground, mature hardwoods, thick natural regrowth, and a half mile of Baker Creek winding through the south end. With two ponds, a large slough, and an established internal trail system, this property offers both recreational and residential potential.



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# MORE ABOUT THE HINDS 234

Approximately 25 acres of utility easements stretch across the land, creating opportunities for sizeable food plots and catching mature bucks on the move in the rut. You will find several ideal homesites, giving you the chance to build your dream home up front while developing the rest of the land into a premier big-buck destination. With a strong history of above-average hunting and multiple mature bucks harvested in each of the recent seasons, this is not your everyday tract; it's diverse yet a clean slate to set up how you like for shooting mature deer.

If you're looking for privacy, wildlife, and investment potential all within the city limits, the Hinds 234 is worth your attention!

**Call Braden Smith today to learn more and plan a private tour.**



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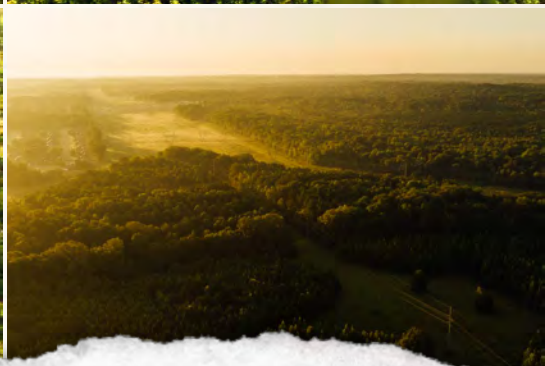
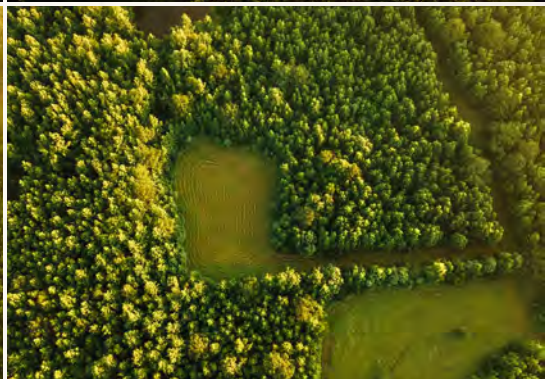
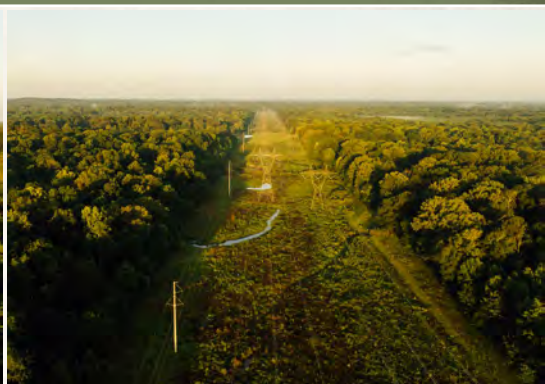
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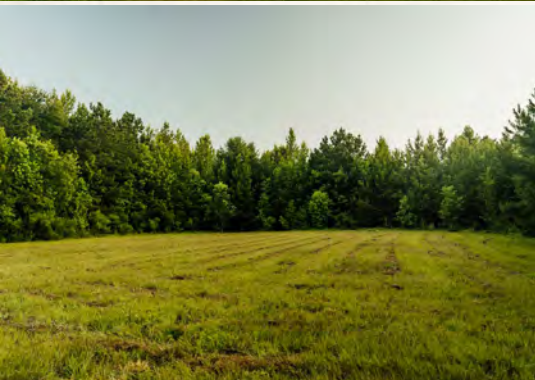
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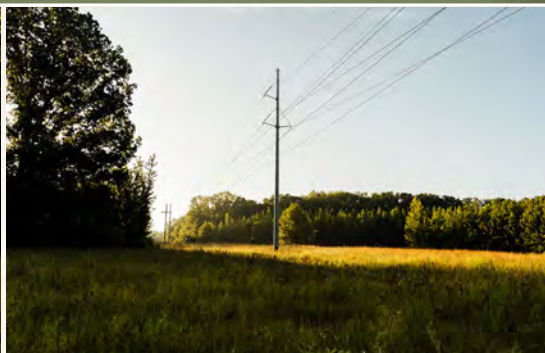
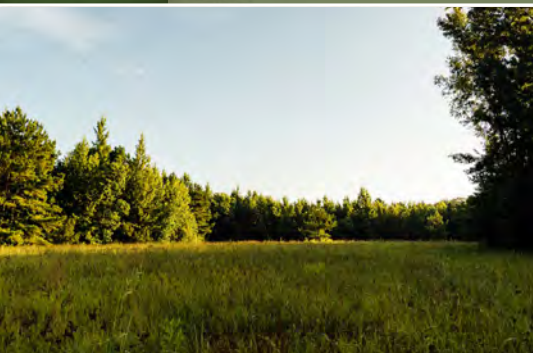
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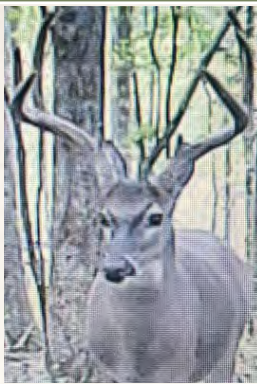
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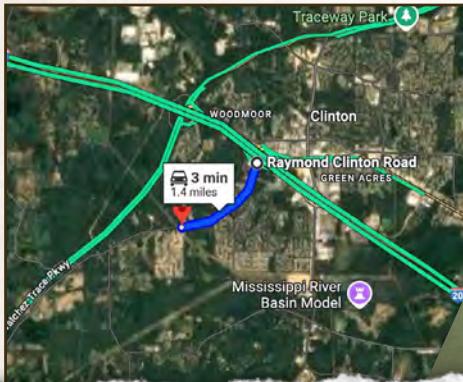
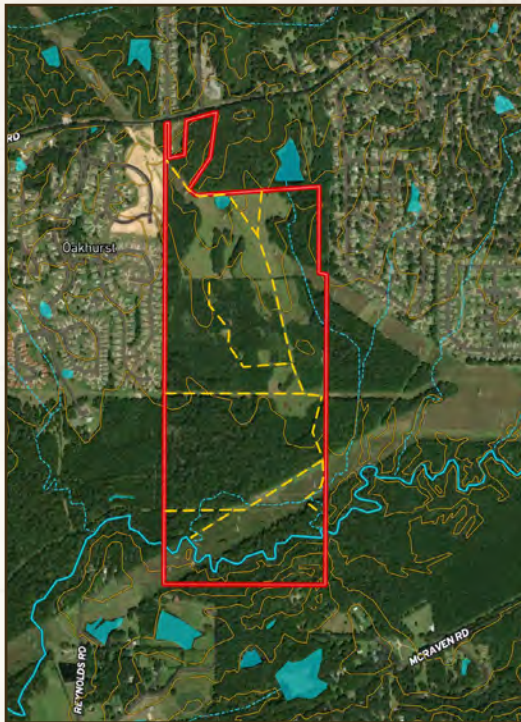
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land id. LINK



Directions From the Intersection of I-20 and Raymond Clinton Road in Clinton, MS: Travel 1.4 miles south on Clinton Raymond Road and the destination will be on the left, just beyond the Olde Vineyard subdivision.

**LINK TO GOOGLE MAP DIRECTIONS**



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