

119.25± ACRES
HINDS COUNTY, MS
\$497,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE HINDS 119.25

PROPERTY PROFILE

LOCATION:

- Traxler Road
Utica, MS 39175
- Hinds County
- 46.5± Miles S of Madison
- 171± Miles N of Baton Rouge

COORDINATES:

- 32.06, -90.6292

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Home Place

PROPERTY INFORMATION:

- 119.25± Total Acres
- 10± Acre Pasture
- 3,115± Frontage Feet
on White Oak Creek
- 2,759± Feet of Paved
Road Frontage
- Gum/Hardwood Trees
- Interior Roads
- Power Line
- Power and Water Available

TAX INFORMATION:

2023 - \$835.21

- Parcel # - 4964-0021-001



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LUKE SANDERS

LAND SPECIALIST

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luke@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 119.25

IF YOU HAVE BEEN LOOKING FOR AN AWESOME YEAR-ROUND RECREATIONAL TRACT THAT THE WHOLE FAMILY CAN ENJOY, MAKE SURE TO VISIT THE HINDS 119.25. Situated in the southwest corner of Hinds County, approximately three miles south of Utica, is a 119.25± acre property. The Hinds County tract is in a desirable location known for its deer hunting!

As you turn off Traxler Road, you will find a hard gravel-based road running through 10± acres of pasture and into the property to a potential campsite sitting on the bank of White Oak Creek. Power and water are already set up, provided by Southwest EPA and Reed Town Water Association. This is one less thing you need to worry about! This timber makeup mainly consists of gum and hardwood trees with occasional pines throughout. In the northwest corner of the property, there is another small creek that comes from under Traxler Road and goes back into White Oak Creek. One of the best parts about this property is the seasonal diversity it offers. In the winter months, bring the family to enjoy the great deer hunting that this area provides. During the summer, cool off in the creek!

To explore the Hinds 119.25, call Luke Sanders today and schedule a private tour!



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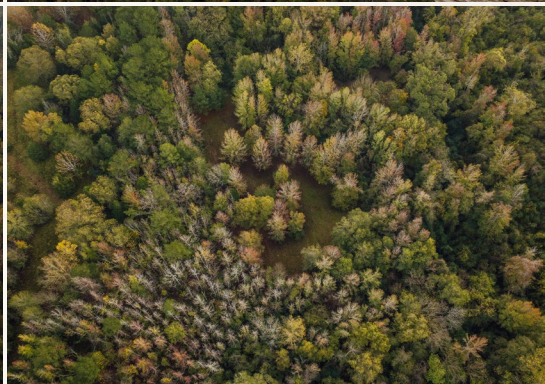
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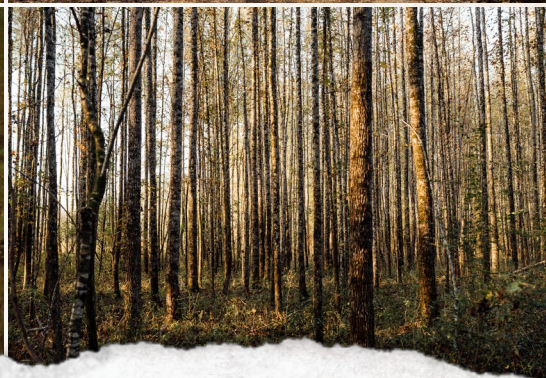
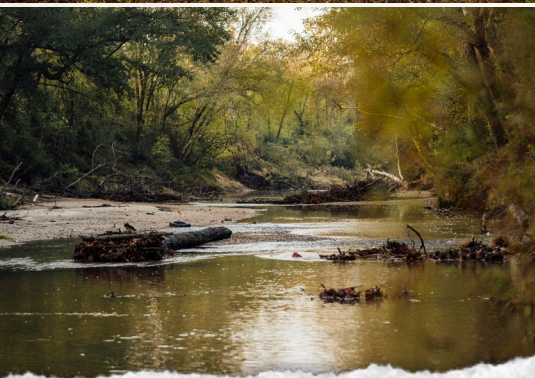
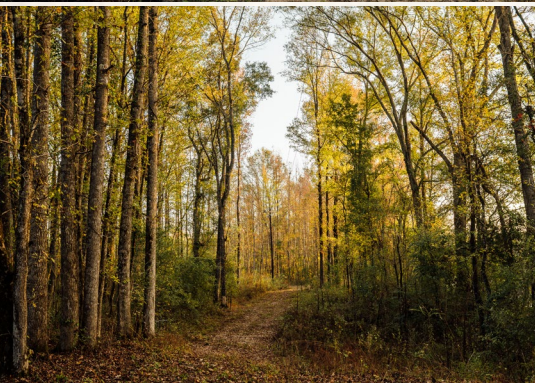
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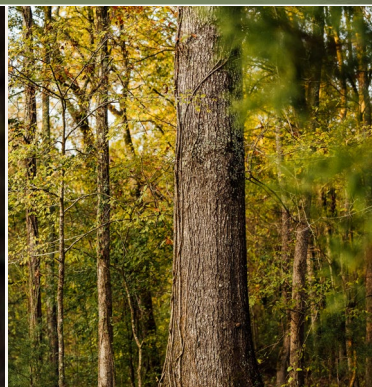
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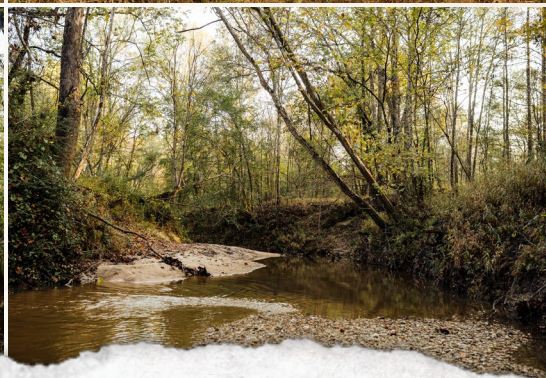
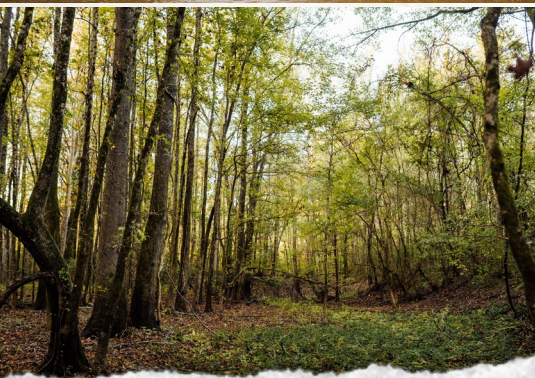
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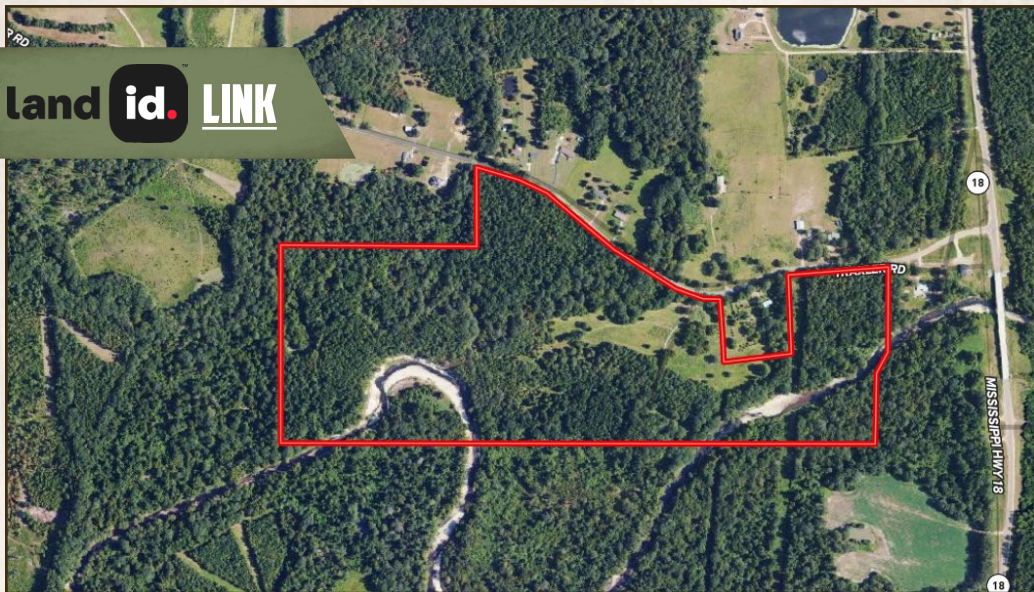
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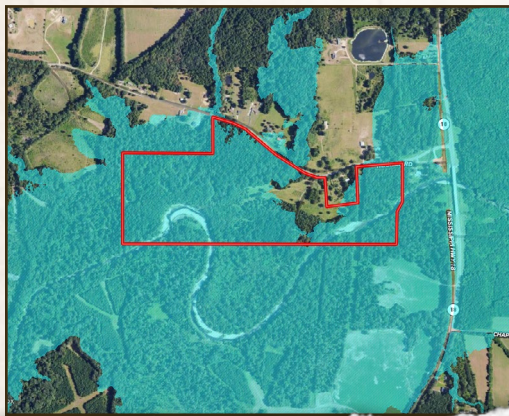
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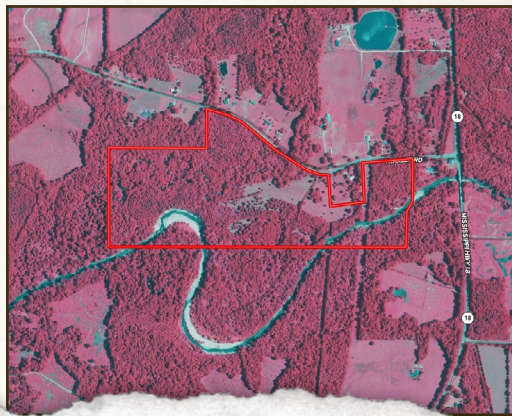
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FLOOD MAP



INFRARED MAP



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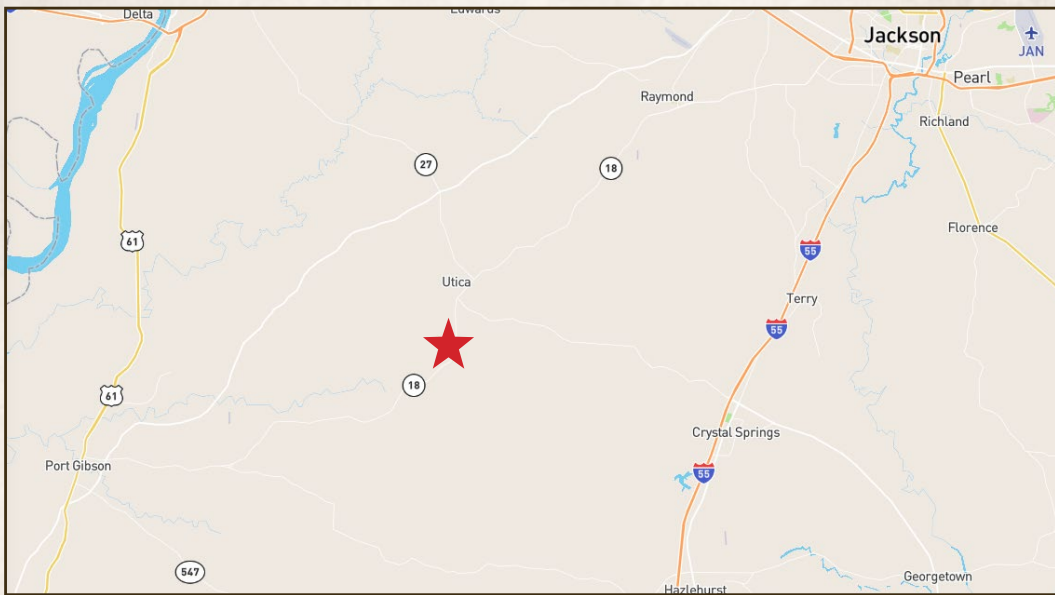
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Directions From I-55 in Madison, MS: Travel I-55 south and merge onto I-220 S. Continue 11 miles and merge onto I-20 W towards Vicksburg. Continue 1.2 miles and take exit #40A to merge onto MS-18 W towards Raymond. Proceed 29.1 miles and turn right onto Traxler Road. In 0.6 miles, the destination will be on your left.

Directions From I-10 in Baton Rouge, LA: Travel 0.5 miles south on I-110 and merge onto I-10 E towards New Orleans. Continue 4.2 miles and keep left following the signs for Hammond. In 38.3 miles take exit #38B to merge onto I-55 north towards Jackson. Proceed 108 miles to exit #72 for MS-27 N towards Utica. Drive 17.4 miles and turn left onto Highway 18. In 2.3 miles turn right onto Traxler Road. Drive 0.6 miles and the destination will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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