



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

WELCOME TO YOUR FAMILY
RETREAT ALONG THE BIG BLACK RIVER

417.616± ACRES WITH A CABIN
HINDS COUNTY, MS
\$1,895,000

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

THE HINDS 417.616

PROPERTY PROFILE

LOCATION:

- Old Highway 80
Edwards, MS 39066
- Hinds County
- 25± Miles W of Jackson
- 15± Miles E of Vicksburg
- 85± Miles E of Monroe, LA
- 130± Miles NE of
Baton Rouge, LA

PROPERTY USE:

- Family Camp
- Recreational
- Excellent Deer Hunting
& Turkey Hunting Opportunities
- Fishing

TAX INFORMATION:

- Parcel #:
- 4966-0955-001
- 4966-0959-000
- 4967-0067-000
- 4967-0084-000
- 2025 Taxes \$3,594.53

COORDINATES:

- 32.3369, -90.6282

PROPERTY INFORMATION:

- 417.616± Surveyed Acres
- Secluded Cabin
 - Red Cedar Exterior
 - Pine Interior
 - 4 Bedrooms/2 Baths
 - Great Room/Kitchen Combo
 - Front Patio
 - Screened-In Back Porch
 - Private Well
 - Septic System
 - Starlink Internet
- Equipment Shed
- Barn
- Big Black River Frontage
- Internal Road System
- Large Wildlife Plots
- Shared Trophy Bass Lake
- Private Catfish Pond



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.



WELCOME TO THE HINDS 417.616

WELCOME TO THE HINDS 417, A RECREATIONAL PROPERTY LOCATED ALONG THE BIG BLACK RIVER, LESS THAN 30 MILES WEST OF THE JACKSON METRO AREA, IN HINDS COUNTY, MISSISSIPPI. This 417.616± surveyed-acre property offers a combination of sizable acreage, privacy, improvements, hunting, fishing, and convenient access, making it a great year-round recreational property. With a comfortable family camp, equipment storage, established wildlife plots, miles of internal roads, and river frontage, the Hinds 417 is a turnkey opportunity for anyone looking for a recreational getaway in Central Mississippi.

The property is located off Old Highway 80, and access begins with an automated gated entrance and approximately ¾ mile of gravel driveway, providing privacy from the moment you arrive. At the heart of the property is a secluded cabin with red cedar exterior and pine interior, featuring four bedrooms and two bathrooms with a spacious great room and kitchen combination. The camp offers a welcoming front patio and a screened-in back porch overlooking a large backyard, making it an ideal place to relax after a day in the woods or on the water. Utilities include electricity, a private well, a septic system, and Starlink internet.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



 /35,000+ Followers

MORE ABOUT THE HINDS 417.616

For equipment and storage, the property includes a 60' x 40' equipment shed, providing plenty of room for tractors, ATVs, boats, and other recreational equipment. An additional old barn offers even more enclosed storage.

If you are familiar with Mississippi hunting, you know the reputation of the Big Black River bottom. The rich, fertile soils, hardwood bottoms, big ridges, abundant cover, and large blocks of contiguous timber create exceptional wildlife habitat. The Hinds 417 features more than 6,000 feet of frontage along the east side of the Big Black River, giving the property a tremendous natural resource and recreational component. Another unique benefit is that less than 30% of the property is located within the FEMA flood zone, allowing the majority of the tract to remain accessible and usable even during periods of high water.

The hunting setup is well established, with miles of internal roads leading to large wildlife plots, many of which are equipped with Redneck blinds and feeders. The timber was select cut approximately four years ago, creating an abundance of young growth and thick cover that should provide outstanding wildlife habitat for years to come. There are also pockets of older, mature timber scattered throughout, creating excellent locations for bowhunters looking to hunt transitions between thickets, fields, and food sources. Deer numbers along the Big Black River bottom are strong, and the combination of cover, food, and water provides the ingredients for an exceptional deer hunting property.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



 /35,000+ Followers

MORE ABOUT THE HINDS 417.616

Spring and summer bring another special feature to the Hinds 417: turkey hunting. From the back porch of the cypress camp, you can expect to hear turkeys gobbling throughout the spring. The current owners have improved the property by opening additional areas to create more strut zones while still maintaining plenty of cover for hens and poults. The result is a property designed to provide quality habitat throughout the year.

The fishing opportunities are equally impressive. As an owner of the Hinds 417, you will have shared ownership of a 12± acre trophy bass and bream lake that has been carefully managed over the years for quality fishing. The lake has produced bass exceeding 10 pounds, making it a tremendous recreational asset. In addition, the property includes exclusive ownership of a smaller body of water known as "The Catfish Pond." This pond has provided countless hours of enjoyment for the current owners, their children, and their grandchildren and is the perfect easy-access spot to fill the cooler for your fish fries.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



 /35,000+ Followers

MORE ABOUT THE HINDS 417.616

Location is another major advantage. The Hinds 417 is approximately 15 miles east of Vicksburg, 25 miles west of the Jackson Metro Area, 85 miles east of Monroe, Louisiana, and 130 miles northeast of Baton Rouge. Access is paved all the way to the entrance, making it easy to enjoy the property year-round.

Whether you're looking for a family getaway, hunting camp, fishing retreat, country homeplace, or a diversified recreational investment, the Hinds 417 deserves a close look. Properties combining Big Black River frontage, established improvements, quality wildlife habitat, trophy fishing, and convenient access to Central Mississippi are becoming increasingly difficult to find. If you have been searching for a turnkey recreational property that you and your family can enjoy for years to come, the Hinds 417 is a solid choice!

**Call Michael Oswalt today to schedule a private showing
and experience #TheSmallTownWay!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

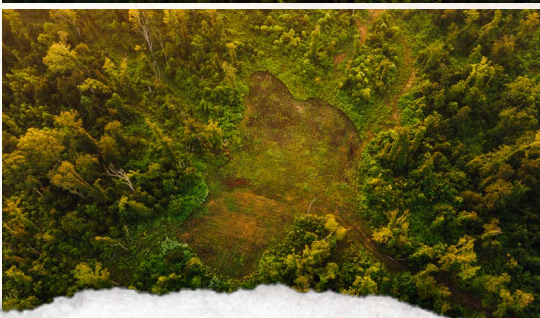
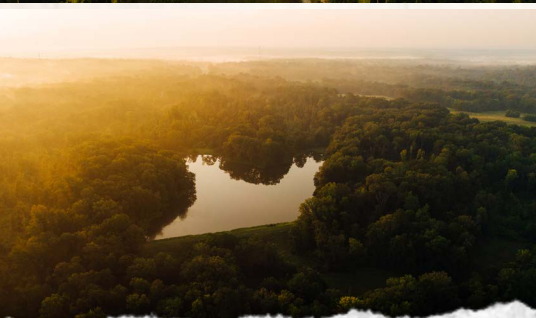
Information is believed to be accurate but not guaranteed.



f/35,000+ Followers

417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

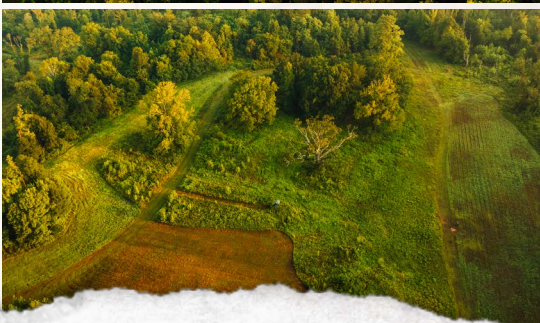
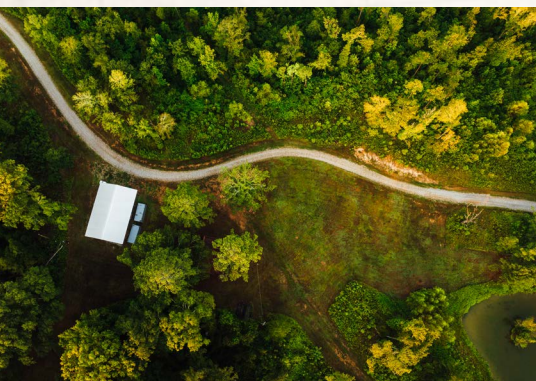
smalltownproperties.com

 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

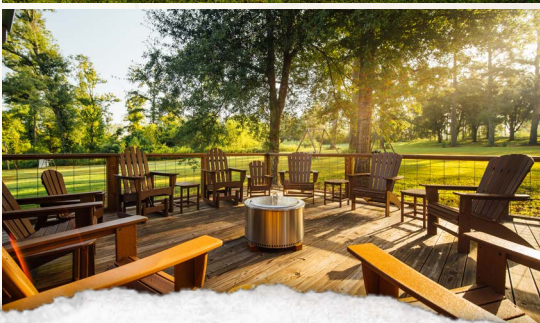
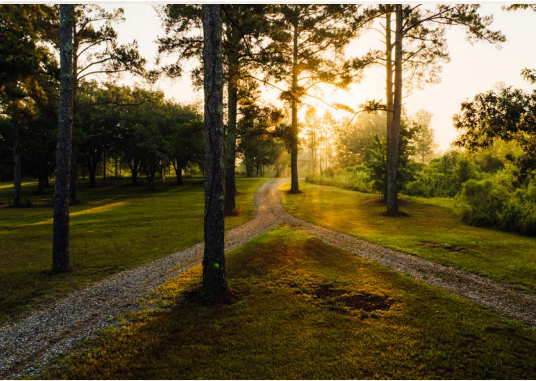
smalltownproperties.com

f/35,000+ Followers

Information is believed to be accurate but not guaranteed.

417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

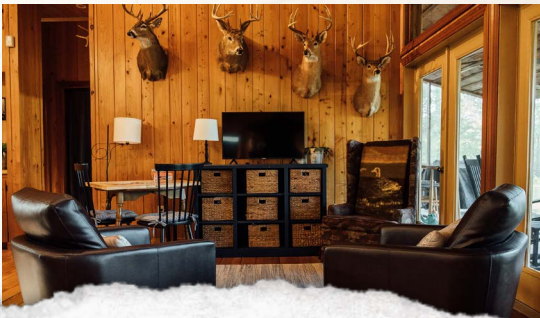
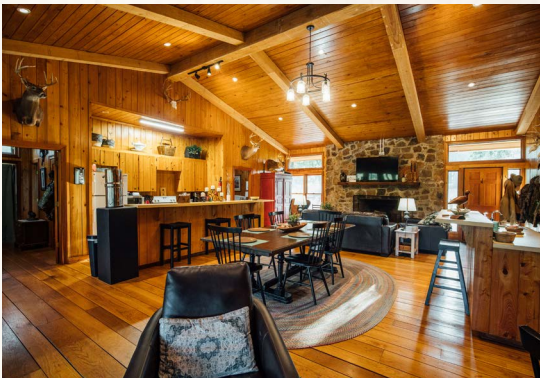
smalltownproperties.com

 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

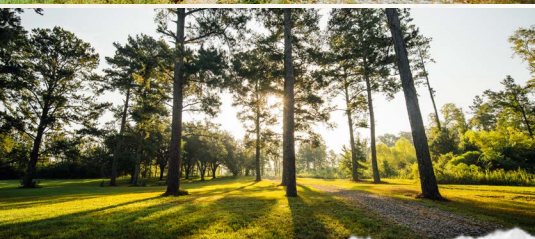
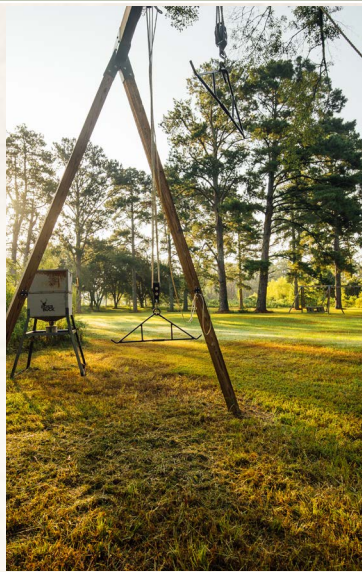
smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

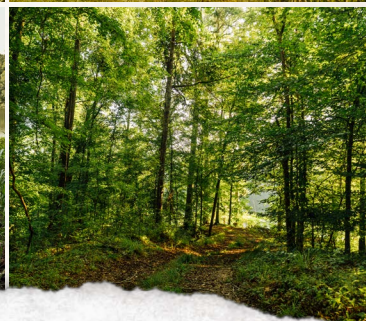
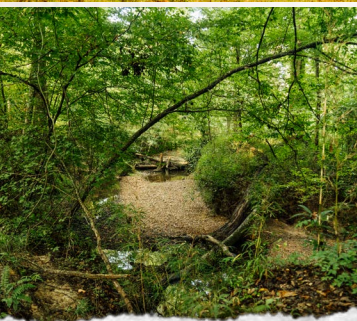
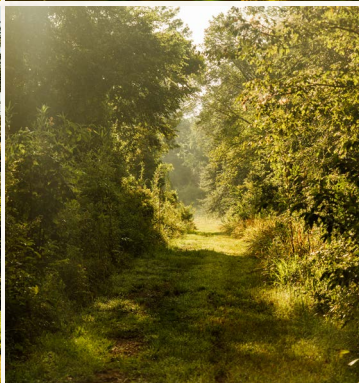
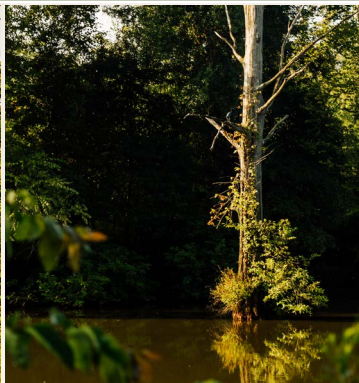
smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

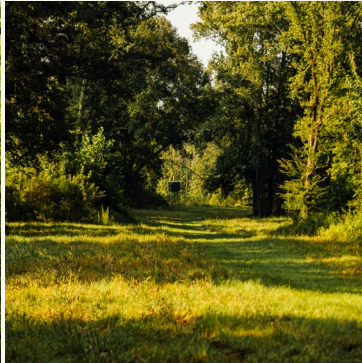
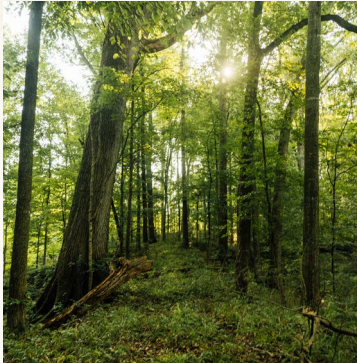
smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

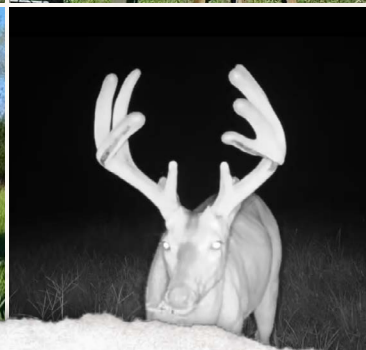
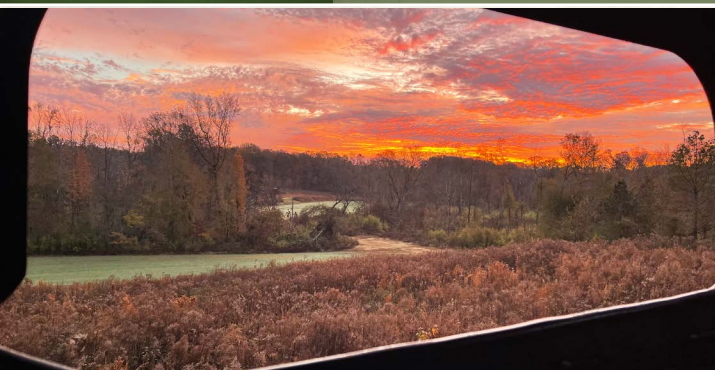
smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI







SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

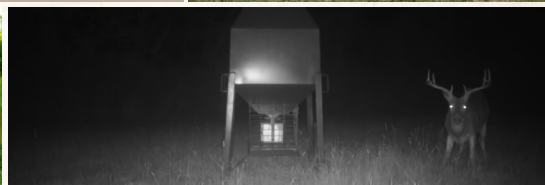
MICHAEL OSWALT, ALC
PRINCIPAL BROKER, MS
EXECUTIVE BROKER, AR
DESIGNATED BROKER, MO
C: 662-719-3967
O: 769-888-2522
michael@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

f/35,000+ Followers

Information is believed to be accurate but not guaranteed.

417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

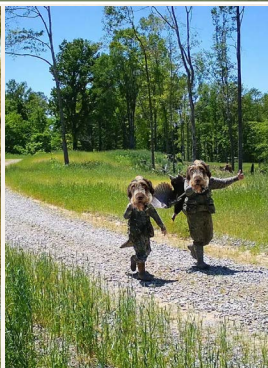
smalltownproperties.com

 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

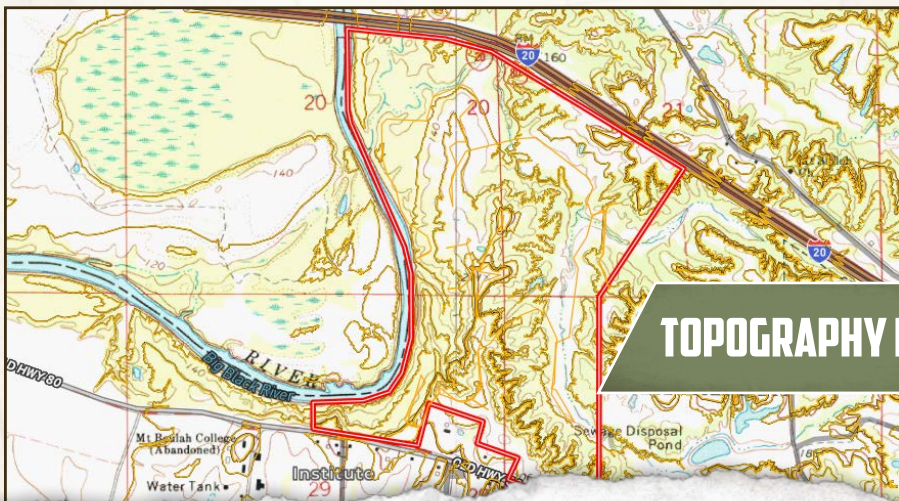
417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI

FLOOD MAP



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

 /35,000+ Followers



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MN	Memphis-Natchez-Riedtown association, hilly	235.73	55.6	0	41	7e
Re	Riedtown silt loam, 0 to 2 percent slopes, occasionally flooded	134.15	31.64	0	86	2w
MeD2	Memphis silt loam, 8 to 17 percent slopes, eroded	51.49	12.15	0	76	6e
W	Water	2.56	0.6	0	-	-
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	0.02	0.0	0	83	2e
TOTALS		423.95(*)	100%	-	59.24	5.29



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

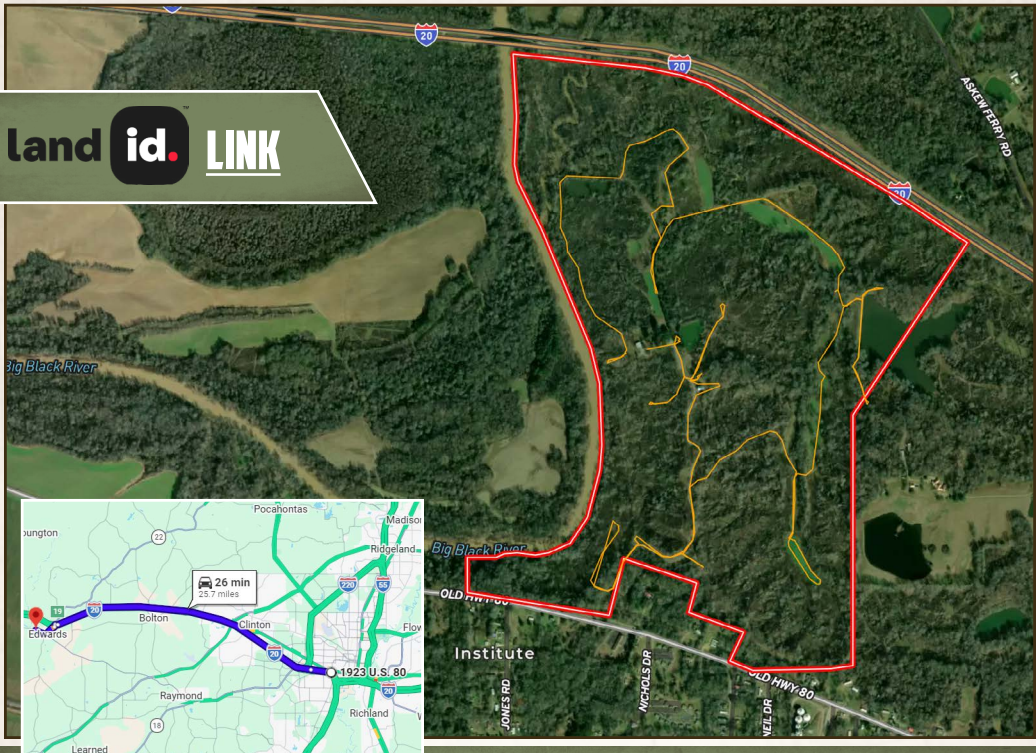
Information is believed to be accurate but not guaranteed.



417.616± ACRES WITH A CABIN

HINDS COUNTY, MISSISSIPPI

land id. LINK



Directions From Jackson, MS: Travel west on I-20W for 1.7 miles. Keep left to stay on I-20 W, follow signs for Vicksburg and travel for 21.8 miles. Take exit 19 towards Edwards and travel for 0.2 miles. Turn left onto MS-22 W/MS-467 S and continue to follow MS-467 for 0.2 miles. Turn right onto Jackson St/Old Hwy 80 and in 0.7 miles, take a slight left to continue onto Magnolia St/Old Hwy 80. Turn right onto Old Hwy 80 and the property will be on your right.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

/35,000+ Followers

