



Sartain's Heritage
Properties, LLC.
www.SartainsHeritage.com

Utica 372

372 Acres +/-

Hinds County, MS



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UTICA 372

Looking for a ready to hunt trophy deer hunting property in Hinds County with turkeys, fishing and easy access from I-55 at Crystal Springs and Highway 27 at Utica? Then look no more!

372+/- deer infested acres fronting on Highway 27 east of Utica. 30 minute drive from Capitol Street in Jackson and less than 2 hour drive from the Superdome in New Orleans.

Mississippi's Hinds County is #2 out of 82 counties in Magnolia Trophy Records and this property has more than its share of trophy bucks. Tract lies only ¼ mile north of White Oak Creek which is famous for big deer!

Look at these features:

- Brand new 3BR, 2 BA, 1260 sf mobile home with all the bells and whistles
- 143+/- acres of natural regeneration= bedding habitat and browse
- 100+/- acres of plantation pine planted in spring, 2014
- 83+/- acres of creek bottom hardwoods and upland hardwoods
- 44+/- acres of riparian buffer CRP hardwoods paying \$2431 through 9/2018
- Sawtooth oaks and fruit tree plantings including persimmon, pears, apple
- Small fishing pond that could be made bigger
- Metal storage shed with concrete floor
- 2 Kubota tractors, implements and camper that can be bought (not included in price)

This outstanding property is priced right at \$2750 per acre. Contact T. Logan at 601-898-8632 or tlogan@sartainsheritage.com to schedule your showing.



DETAILS
 2026DK
 1260 sq. ft
 3 Beds
 2 Baths

BRUNNEN/CLAYTON/BRUNNEN TEL: 802

home has the 4 window option



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