

Hinds 119.25 (GT Farms)

Utica, MS 39175

List Price: \$477,000

Email Title: Year round getaway, Recreational Tract in Hinds County

If you have been looking for a year-round recreation tract for the whole family than the Hinds 119.25 may be for you! This piece of property is located in the Southwest corner of Hinds County just roughly 3 miles south of Utica. The Hinds 119.25 is in a very desired place in Hinds County that is known for its deer hunting, but that is not all that is unique about this piece of property. As you enter onto it off Traxler Road you will find a hard gravel-based road that runs through the 10± acres of pasture and into the property to a potential camp site that sits on the bank of White Oak Creek. Power and water are provided by Southwest EPA for power and Reed Town Water Association for water these utilities are already ran into the property making that one less thing for you to worry about! This property mainly consists of primarily 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. My favorite part about this property is the seasonal diversity that comes with it. In the winter months bring the family to enjoy the great deer hunting that this area has to offer while in the summer white oak creek offers a great place to cool off from the summer heat! If you have been looking for a place like the Hinds 119.25 than give me a call today for your private tour of this awesome piece of property.

Directions from I-55 in Madison, MS- Head south onto I-55 for 0.5 miles and merge onto I-220 S. Continue onto I-220 for 11 miles and merge onto I-20 West towards Vicksburg. Continue for 1.2 miles and take exit 40 A to merge onto MS-18 West towards Raymond. Continue for 29.1 miles and turn right onto Traxler road continue for 0.6 miles and the destination will be on your left.

<https://maps.app.goo.gl/GTxfJQ9zkS1QDq2X8>

Directions From I-10 in Baton Rouge, La: Head south on I-110 for 0.5 miles and merge onto I-10 E towards New Orleans. Continue for 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. Continue for 108 miles and take exit 72 for ms-27 N towards Utica. Drive for 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.

<https://maps.app.goo.gl/B4dkSSVqQQutbsRA>

Land ID Link: <https://id.land/ranching/maps/65d9c3014e0ff04c4859c412e94d76c6/share>

Location:

- Hinds County, Ms
- Accessed off Traxler Road
- 46.5± miles South of Madison, Ms

- 171± Miles North of Baton Rouge, La

Coordinates:

- 32.06, -90.6292

Property Info:

- 119.25 ± Acres
- 10 ± Acre of Pasture
- 3,115' ± Of White Oak Creek Frontage
- Consist of majority Gum and Hardwood trees.
- Interior Roads
- Power and Water Ran into the Property.
- 2,759' ± Of Paved Road Frontage
- Power Line

Property use:

- Recreational
- Hunting
- Investment
- Home Place

Tax Info: \$835.21

Parcel # - 4964-0021-001

