

**53.33± ACRES**  
**HINDS COUNTY, MS**  
**\$239,985**



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

**OFFICE (769) 888-2522**



# THE HINDS 53.33

## PROPERTY PROFILE

### LOCATION:

- Breeden Road  
Utica, MS 39175
- Hinds County
- 4± Miles W of Utica
- 36± Miles S of Jackson
- 141± Miles N of Baton Rouge

### COORDINATES:

- 32.10816, -90.67142

### PROPERTY USE:

- Recreational
- Investment
- Hunting
- Homesite

### PROPERTY INFORMATION:

- 53.33± Acres
- 1,800 Feet of Road Frontage
- Interior Road System
- Rolling Terrain
- Mixture of Pine & Hardwoods
- Multiple Food Plots
- Box Stands and Ladder Stands
- Prime Deer & Turkey Hunting

### TAX INFORMATION:

2023 - \$170.39

- Parcel #1: 4967-0900-004
- Parcel #2: 4967-0900-001



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**LUKE SANDERS** | LAND SPECIALIST  
C: 601-953-3535 | luke@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



# WELCOME TO THE HINDS 53.33

**WELCOME TO THE HINDS 53.33, SITUATED 4± MILES WEST OF UTICA, MS.** This location means prime deer and turkey! When you arrive off Breeden Road, you will find an interior road that makes this property simple to navigate. Also, take note of the rolling terrain and mixture of pine and hardwood timber, the diversity needed for all wildlife. This 53.33± acre Hinds County property has multiple food plots along with box stands and ladder stands throughout, making it ready for its new owner! With nearby utilities by Entergy and Reed Town Water, and approximately 1,800± feet of road frontage, building a home or camp is a possibility. This property is located 141± miles north of Baton Rouge and approximately 36 miles south of Jackson. Take advantage of the sure opportunity to have an ideally sized piece of property along with favorable hunting, recreational, and investment opportunities for the whole family.

**If the Hinds 53.33 checks the boxes on your list, call Luke Sanders or Michael Oswald today to schedule a private tour.**



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**LUKE SANDERS** | LAND SPECIALIST  
C: 601-953-3535 | luke@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



53.33 ± ACRES

HINDS COUNTY, MISSISSIPPI



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**LUKE SANDERS** | LAND SPECIALIST  
C: 601-953-3535 | luke@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



53.33 ± ACRES

HINDS COUNTY, MISSISSIPPI



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**LUKE SANDERS** | LAND SPECIALIST  
C: 601-953-3535 | luke@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



53.33 ± ACRES

HINDS COUNTY, MISSISSIPPI



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

**LUKE SANDERS** | LAND SPECIALIST  
C: 601-953-3535 | luke@smalltownproperties.com

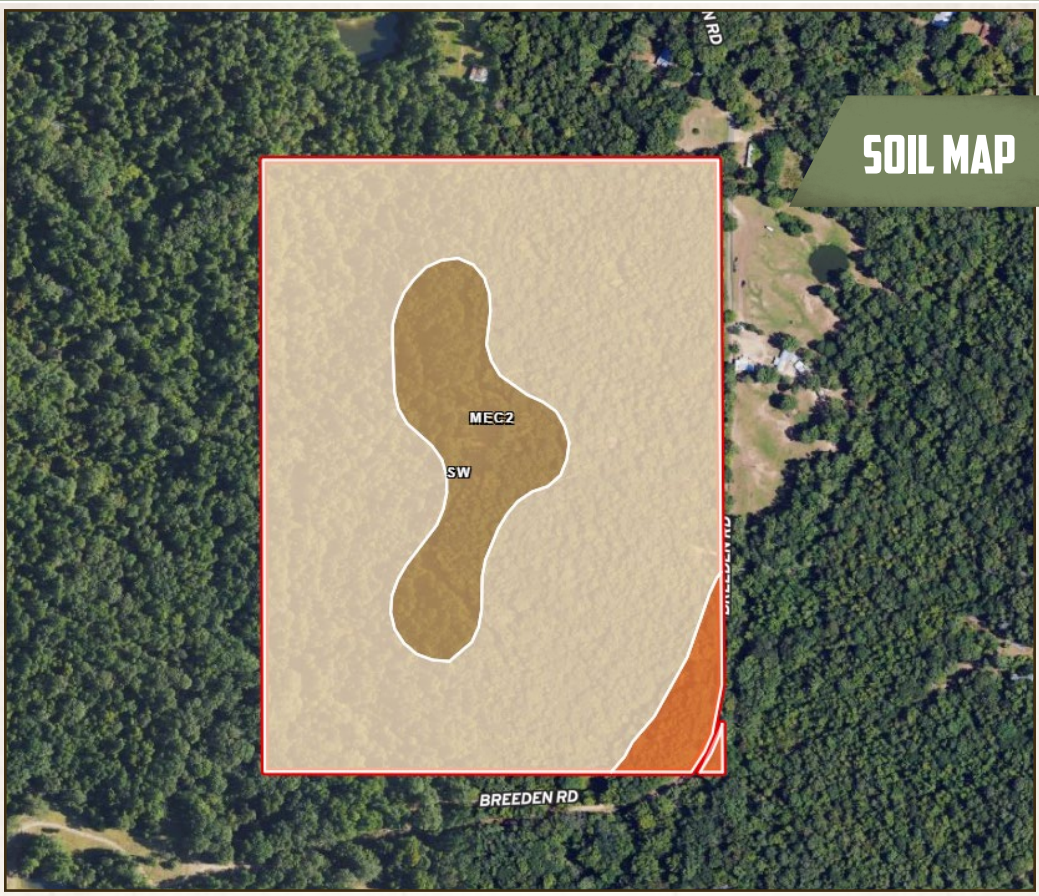
4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



53.33 ± ACRES

HINDS COUNTY, MISSISSIPPI

# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SW	Smithdale-Lexington-Memphis association, hilly	45.25	83.18	0	35	7e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	7.37	13.55	0	82	3e
Re	Riedtown silt loam, 0 to 2 percent slopes, occasionally flooded	1.78	3.27	0	86	2w
TOTALS		54.4(*)	100%	-	43.04	6.29



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



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**LUKE SANDERS** | LAND SPECIALIST  
C: 601-953-3535 | luke@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

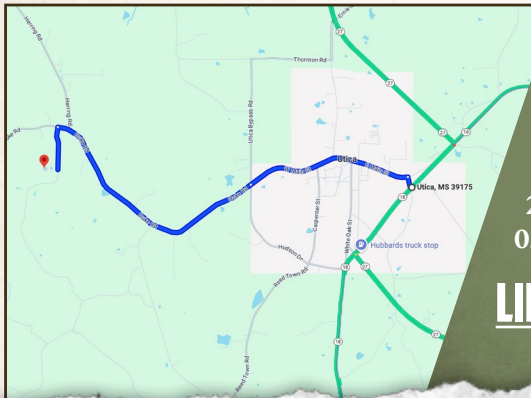
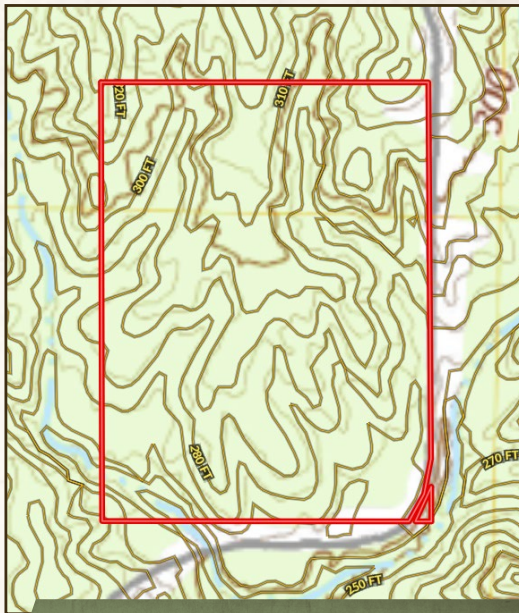


53.33 ± ACRES

HINDS COUNTY, MISSISSIPPI

land id. LINK

TOPOGRAPHY MAP



Directions From the Intersection of MS-27 and Curtis Road in Utica, MS: Travel west on Curtis Road and turn left onto E Main Street. Proceed 1.6 miles and continue onto Duke Road. In 2.4 miles turn left onto Breeden Road. In 0.4 miles, the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**LUKE SANDERS** | LAND SPECIALIST  
C: 601-953-3535 | luke@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com