



# SMALLTOWN

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

**61± ACRES**  
**HINDS COUNTY, MS**  
**\$265,000**



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# THE HINDS 61

# PROPERTY PROFILE

## LOCATION:

- Old Highway 80  
Edwards, MS 39066
- Hinds County
- 15± Miles From Vicksburg
- 37± Miles From Madison

## PROPERTY USE:

- Cattle
- Hay Production
- Mini-Farm
- Country Home Site
- Recreational
- Hunting/Fishing

## COORDINATES:

- 32.33532, -90.63846

## PROPERTY INFORMATION:

- 61± Total Acres
- 5± Acre Lake
- Open Pasture
- Fenced/Cross Fenced
- Hay Production
- Near the Big Black River
- Awesome Hilltop Views
- Home/Cabin Site

## TAX INFORMATION:

- 2023 - \$219.76



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**CHRIS REED**

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HINDS 61

**THE HINDS 61 IS NESTLED JUST WEST OF EDWARDS, MS, AND OFFERS SEVERAL POSSIBILITIES.** Currently used as pastureland for grazing and hay production, the 61+/- acre Hinds County property is a versatile tract with something for everyone.

As you enter the property off Old Highway 80, a gentle ascent leads to a hilltop with breathtaking views of the Big Black River bottom and neighboring agricultural fields to the west. The scenery gets even better as you look south, where a stunning 5± acre lake awaits on the other side of the hill. If you're searching for a picturesque spot to build a home or cabin, the sunsets over the lake provide a view that is hard to match.



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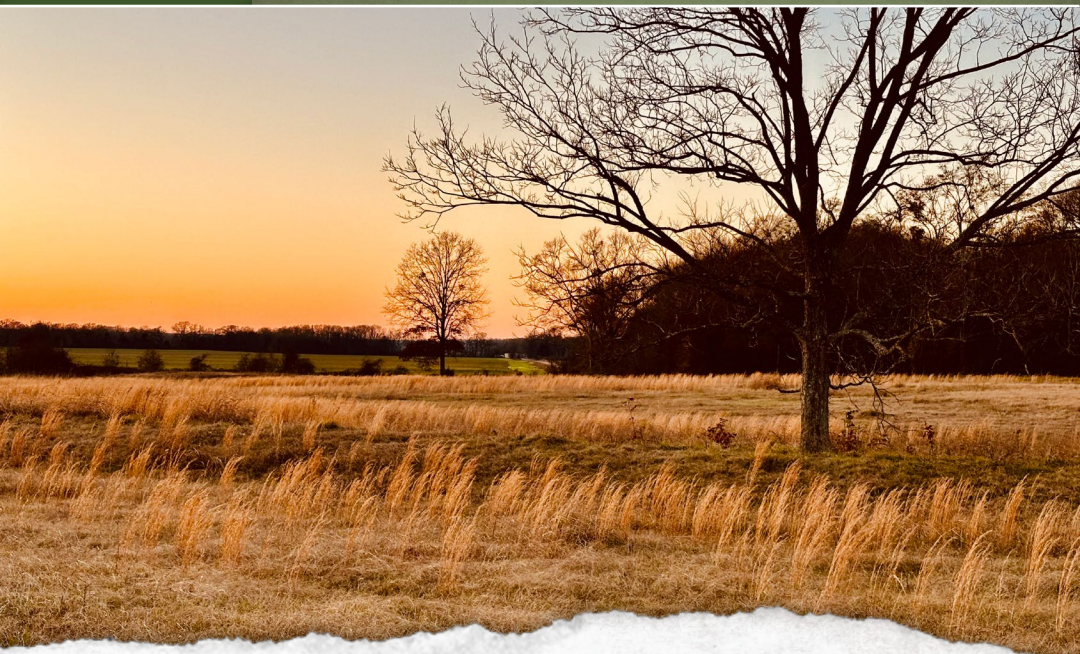
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# MORE ABOUT THE HINDS 61

Designed for cattle, the property is fully fenced and cross-fenced, divided into three separate pastures. However, if wildlife is your focus, allowing one or two pastures to grow up naturally or possibly enrolling the place in a government program could turn this into a hidden gem, given the proximity to the Big Black River and fertile agricultural surroundings. The hilltop would also make an ideal dove field. A large number of doves have been seen near the lake on multiple visits.

Whether you're looking for open pastureland, a site for your dream home in the country, or a blank slate to create your outdoor paradise, the Hinds 61 deserves a closer look.

**Schedule your visit today by calling Chris Reed to explore all this unique property has to offer!**



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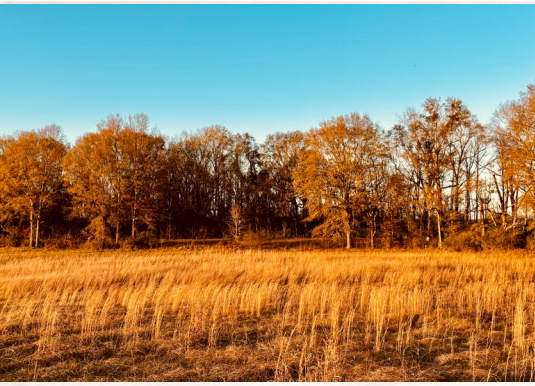
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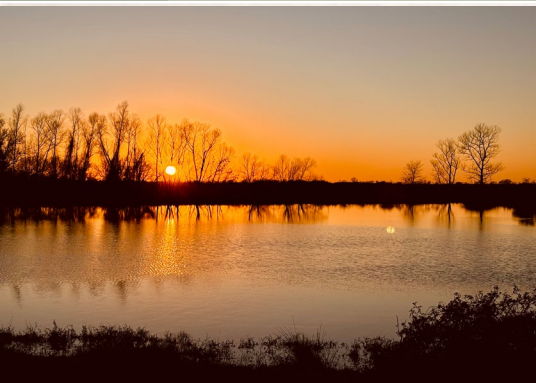
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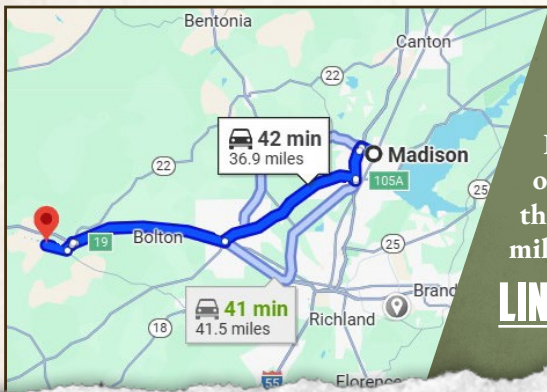
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Directions From Madison, MS:  
Travel I-220 & I-20 west towards Vicksburg. Take Exit #19 for Edwards/MS-22. Turn left and cross back over I-20. At the intersection, turn right onto Old Hwy 80, and continue through the town of Edwards. In approximately 2 miles, the property will be on your left.

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



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