

70.5± ACRES
HINDS COUNTY, MS
\$246,750



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE HINDS 70.5

PROPERTY PROFILE

LOCATION:

- 1445 Parsons Road
Raymond, MS 39154
- Hinds County
- 8.5± Miles S of Raymond
- 23.6± Miles SW of Jackson
- 164± Miles NE of
Baton Rouge, LA
- 175± Miles NE of
New Orleans, LA

COORDINATES:

- 32.1498542, -90.4339122

TAX INFORMATION:

- Parcel 4964-0377-000: \$271.95

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 70.5± Total Acres
- Frontage on Elda Hill Creek
- Natural Regeneration
- Established Trail System
- 5 Food Plots
- Deer & Turkey
- Box Stands & Ladder Stands
- Deer Feeders
- Power & Water



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ADAM HESTER, ALC

PARTNER | COO

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WELCOME TO THE HINDS 70.5

WELCOME TO THE HINDS 70.5, A HINDS COUNTY, MISSISSIPPI PROPERTY FOR SALE THAT OFFERS AN EXCELLENT OPPORTUNITY TO OWN A GREAT RECREATIONAL AND HUNTING TRACT WITH UTILITIES IN PLACE. Located 8± miles south of Raymond, the 70.5± acre property features frontage on Parsons Road with power and water on-site.

The layout is well-designed, with the front portion ideal for building a camp or hunting cabin, while the remainder of the acreage is preserved for uninterrupted hunting and recreation. Currently, there is a camper and two coverings that will stay on the property.

The land is primarily comprised of 7-8 year-old natural regeneration, creating outstanding wildlife habitat and cover. Additional improvements include five established food plots, a small stand of hardwood timber, live-running Elda Hill Creek, and young fruit trees planted by the current owner. The gently rolling topography and established internal trail system provide easy access throughout most of the property.



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MORE ABOUT THE HINDS 70.5

This tract is being sold fully equipped with six box stands, four ladder stands, and three feeders, making it a ready-to-hunt property. The area is well-known for whitetail deer and turkey hunting, and current game camera activity confirms the quality of the habitat.

Conveniently located within 30± minutes of the Jackson-Metro area, just 3± hours from Baton Rouge, and only 2.5± hours from New Orleans, the Hinds 70.5 is ideally suited for buyers looking for hunting land, recreational acreage, or a weekend getaway in central Mississippi.

Contact Adam Hester today to schedule a private showing and experience #TheSmallTownWay!



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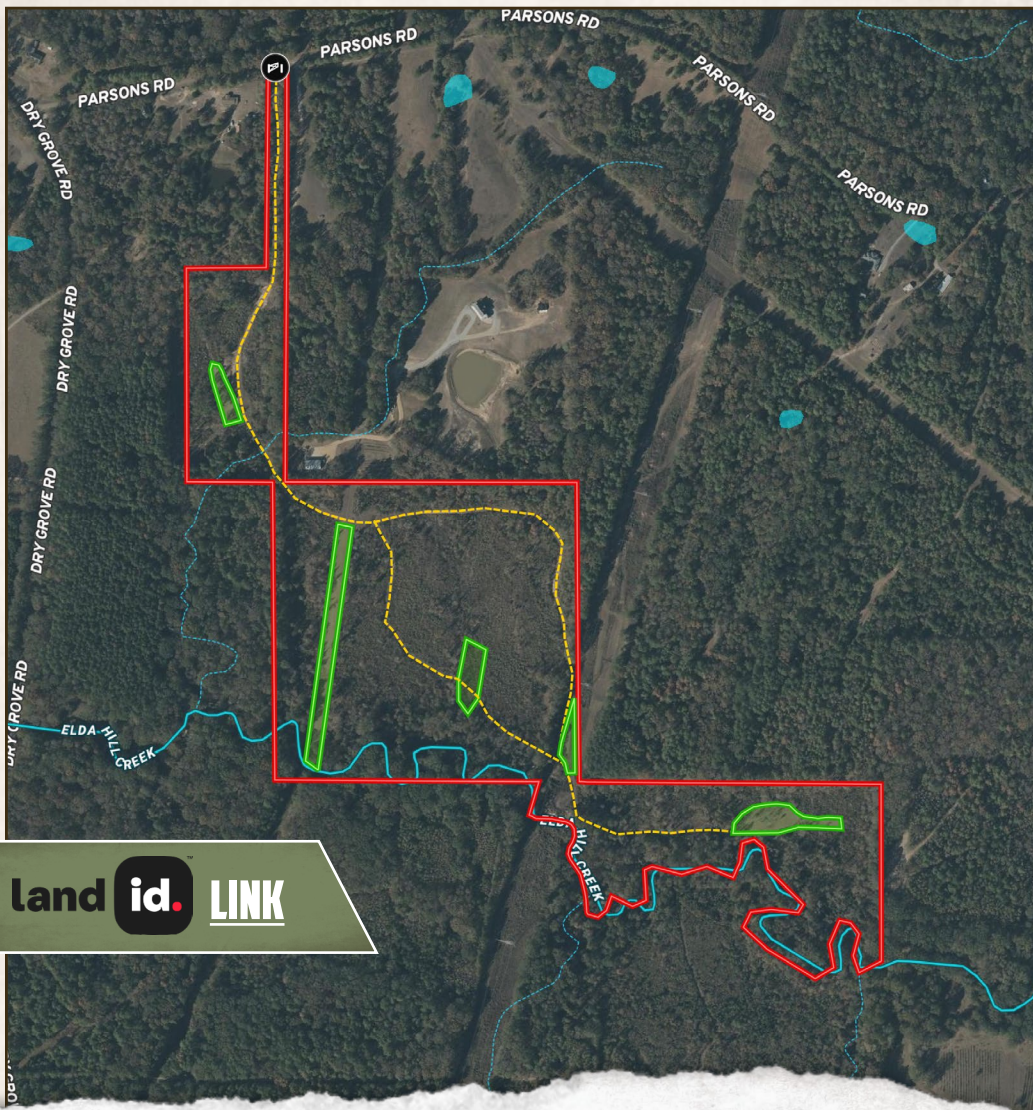
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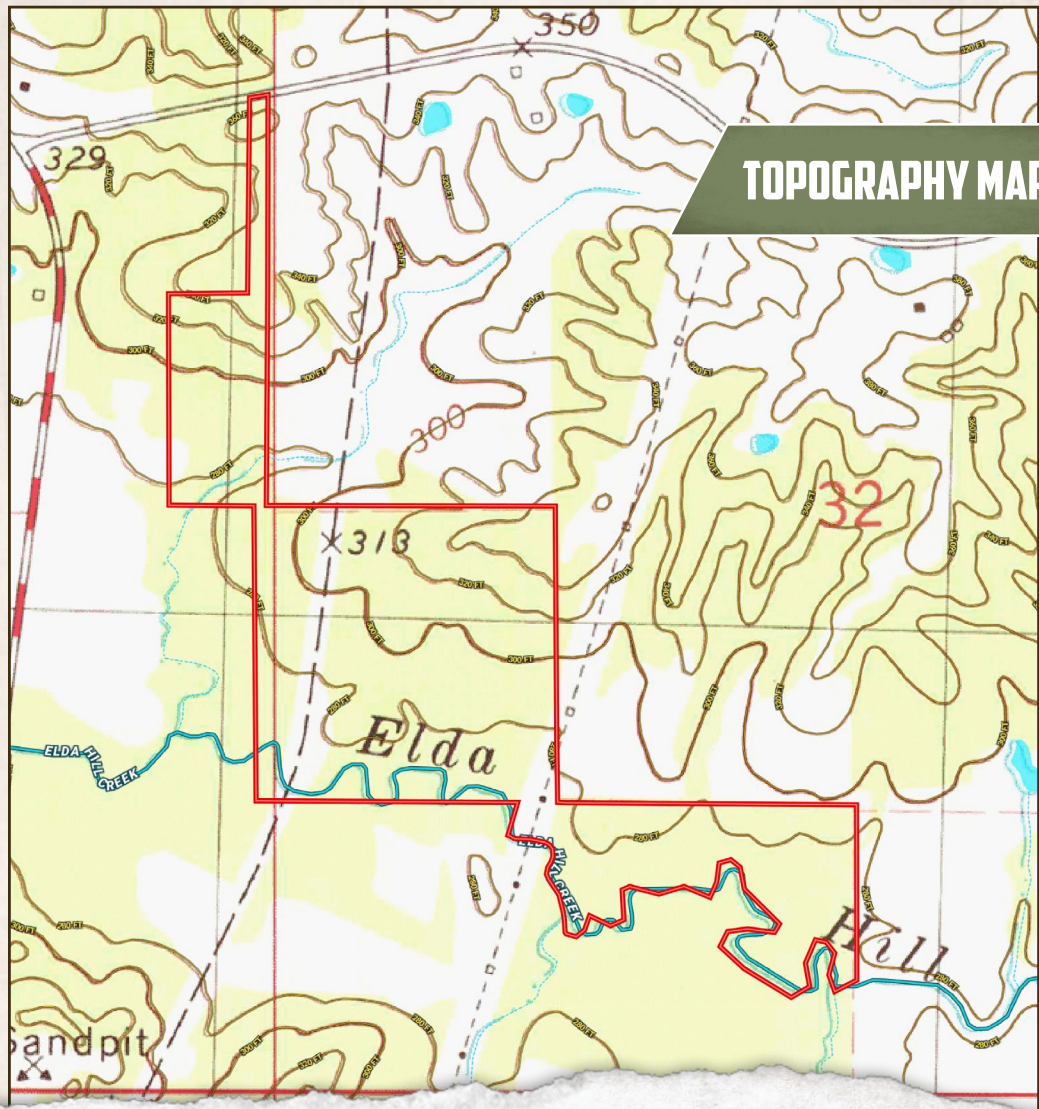
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TOPOGRAPHY MAP



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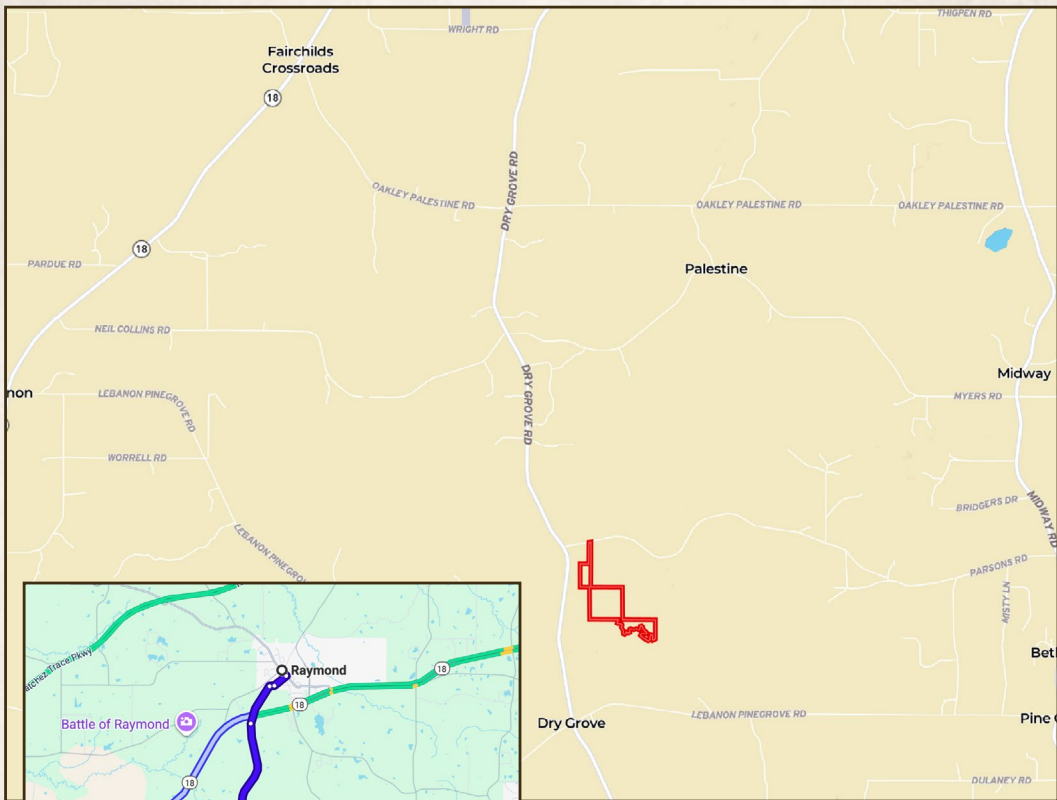
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Directions from Raymond, MS: Travel south on Dry Grove Road for 6.8 miles. Turn left onto Parsons Road and in 0.2 miles the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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