

# 27.78± Acres with a Home

## Claiborne County, MS

13137 Old Port Gibson Rd, Utica, MS 39175



# \$459,000



Expect More. Get More.

**BRUCE  
WEST**

MANAGING BROKER, ALC®

Office: 662.441.2500

Cell: 662.873.3007

Bruce@TomSmithLand.com

**A Real Estate Expert  
You Can Trust!**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Property Information

## Location:

- 13137 Old Port Gibson Rd,  
Utica, MS 39175

## Property Use:

- Residential
- Recreational

## Coordinates:

- 32.10235, -90.79115

# Property Highlights

- 27.78± Acres
- 3 Bedrooms, 2 Bathrooms
- 2,388± Sq Ft
- 18+ Acres of 25-35-Year-Old Pine Trees
- Three Stocked Ponds
- Designated Food Plots Dotting the Terrain
- Shop, Equipment Shed & Three Other Structures

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# The Property

## 2,388± Sq Ft

Welcome to your new country retreat in Claiborne County, MS. This 27.78± acre property is located amidst serene, lush countryside. After you arrive at the end of the winding driveway, you will find a cozy 2,388± square-foot, three-bedroom, two-bath home. The remainder of the property consists of 18± acres of 25-35-year-old pine trees and three ponds stocked with bass and bream. This property is a paradise for avid outdoors enthusiasts. With designated food plots dotting the terrain, it becomes a haven for wildlife, attracting deer, turkey, and various small game. The property also includes a shop, equipment shed, and three other structures, providing plenty of storage opportunities. This property epitomizes rural living, offering a harmonious blend of natural beauty, comfort, and recreational opportunities. Call Bruce to schedule your private tour today!



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# The Property



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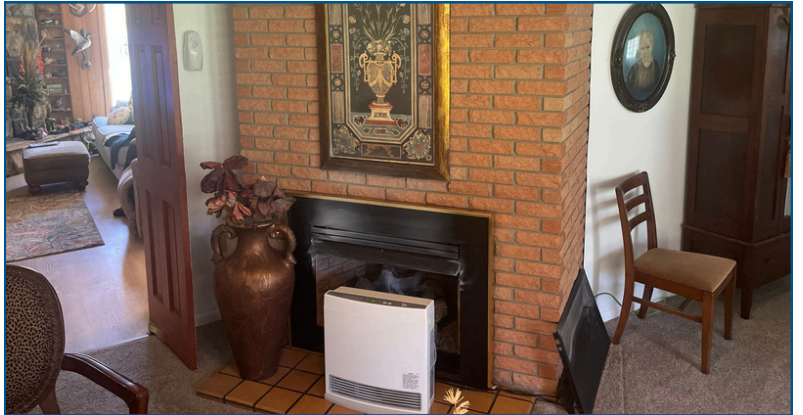
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Cell: 662.873.3007

Bruce@TomSmithLand.com





# The Residence



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# Aerial Map

[VIEW INTERACTIVE MAP](#)



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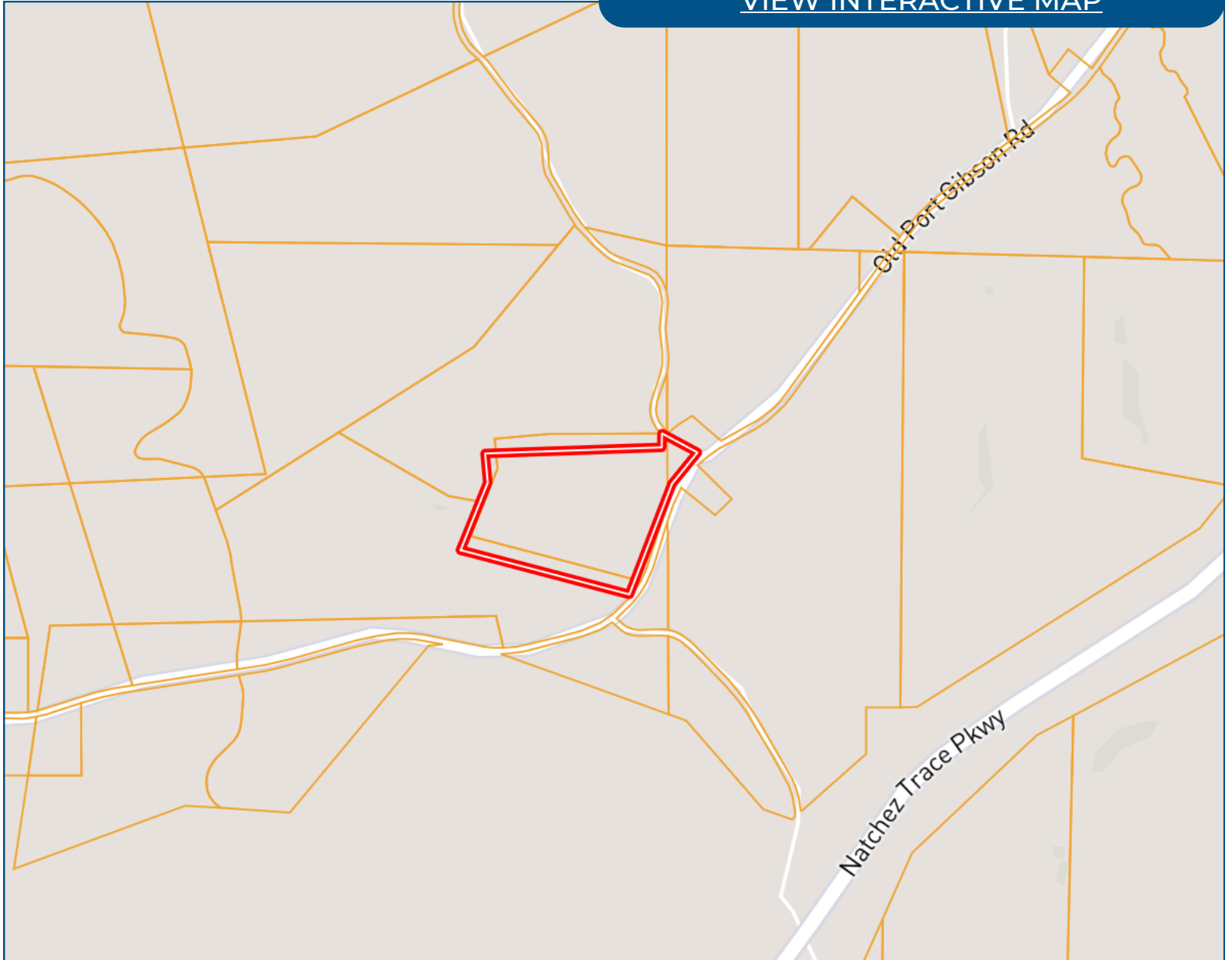


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# Ownership Map

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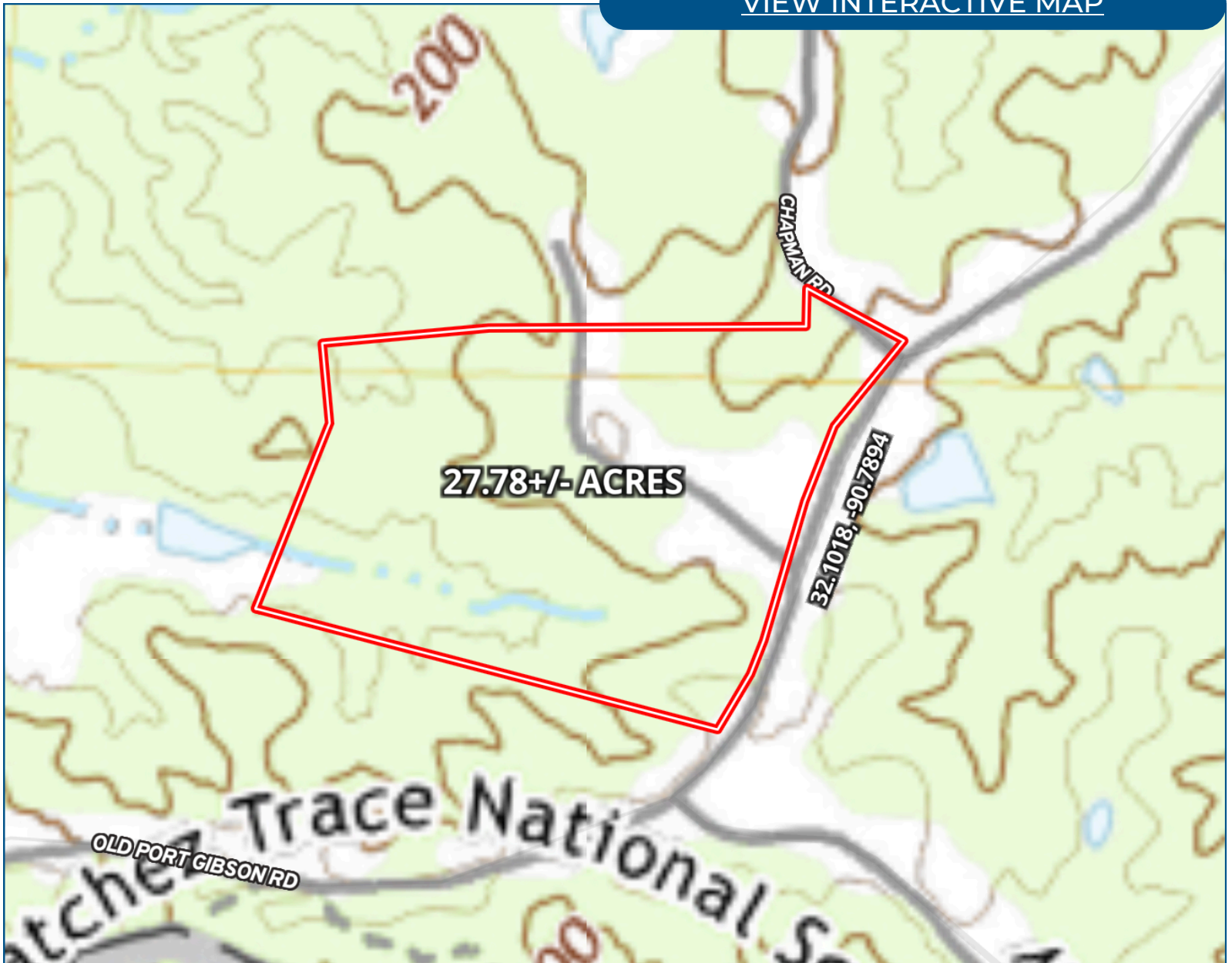


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# Topo Map

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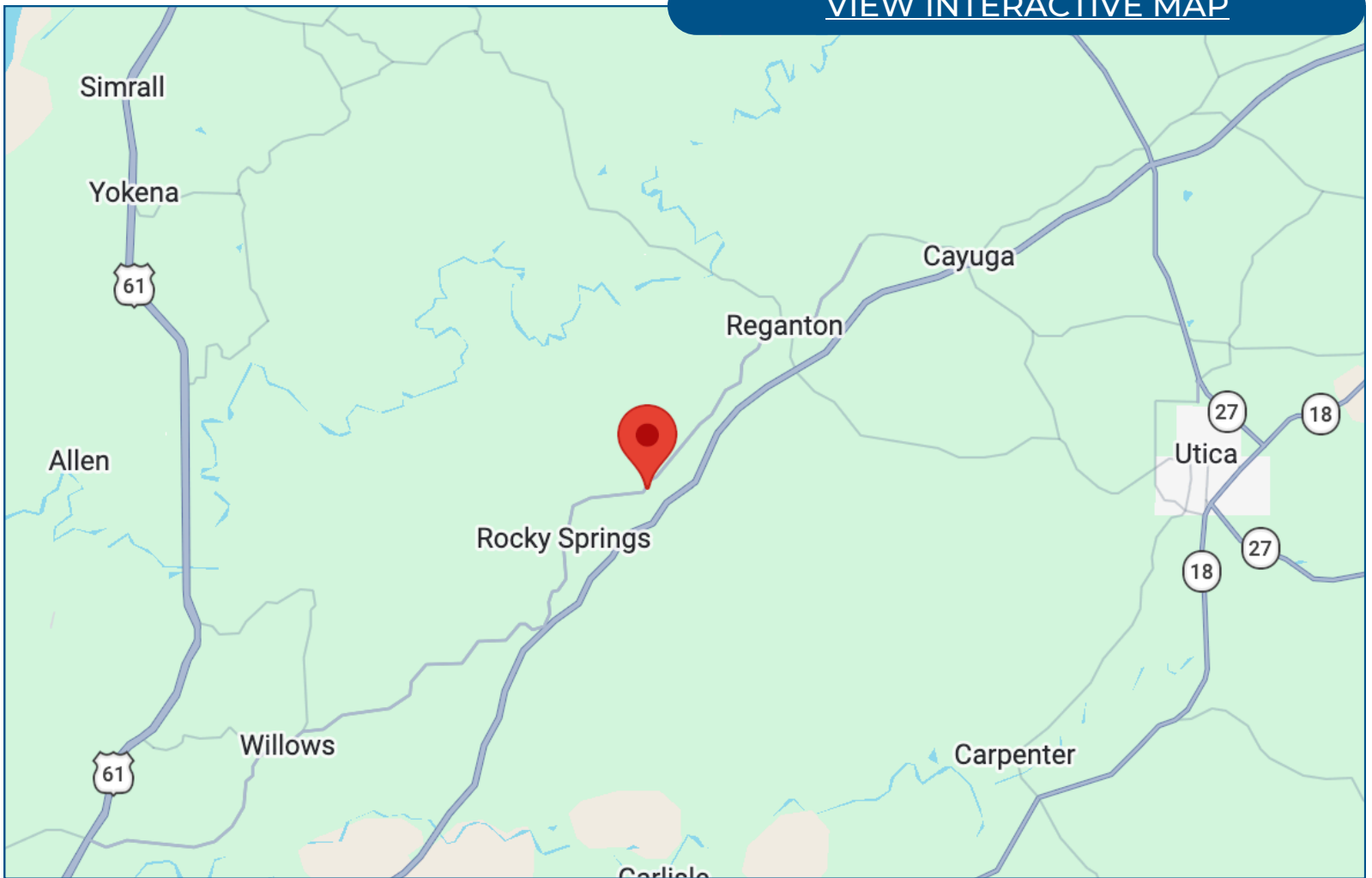


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# Directional Map

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## Directions from Hwy 27 and the Natchez Trace Parkway in Utica, MS:

Travel the Natchez Trace Parkway for 7.4 miles. Turn right onto Fisher Ferry Road and travel .8 miles. Turn left onto Hwy 462/Old Port Gibson Road and travel 3.8 miles. The property will be on your right

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