

263± ACRES

Hinds County

Crystal Springs, MS

\$1,104,600



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The Property

263± ACRES

Welcome to an outstanding 263± acre investment and recreational tract in Hinds County, Mississippi. With approximately 1,700 feet of road frontage on Tank Rd, this property offers excellent access and long-term upside, whether you're looking for timber income, a hunting retreat, or a legacy land purchase.



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Information is believed to be accurate but not guaranteed.



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The Property



- Productive timber stands throughout
- 132± acres of 10-year-old pine
- Mixed with hardwoods in places
- 125± acres of 22-year-old pine plantation

- Balanced current value and future return
- Perimeter fencing already installed
- Solid internal road system
- Easy, year-round access and navigation

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Aerial Photos



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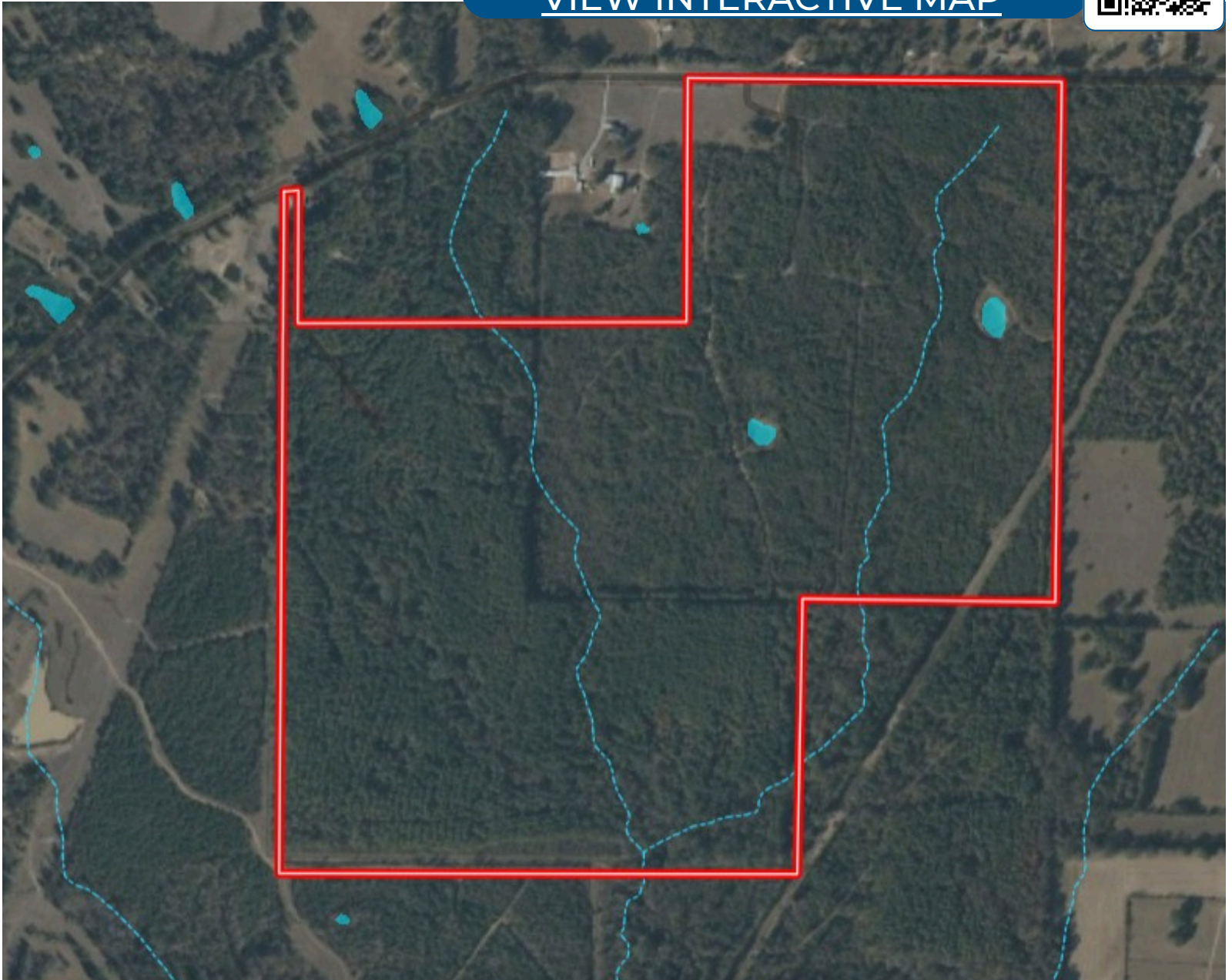
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Aerial Map



[VIEW INTERACTIVE MAP](#)



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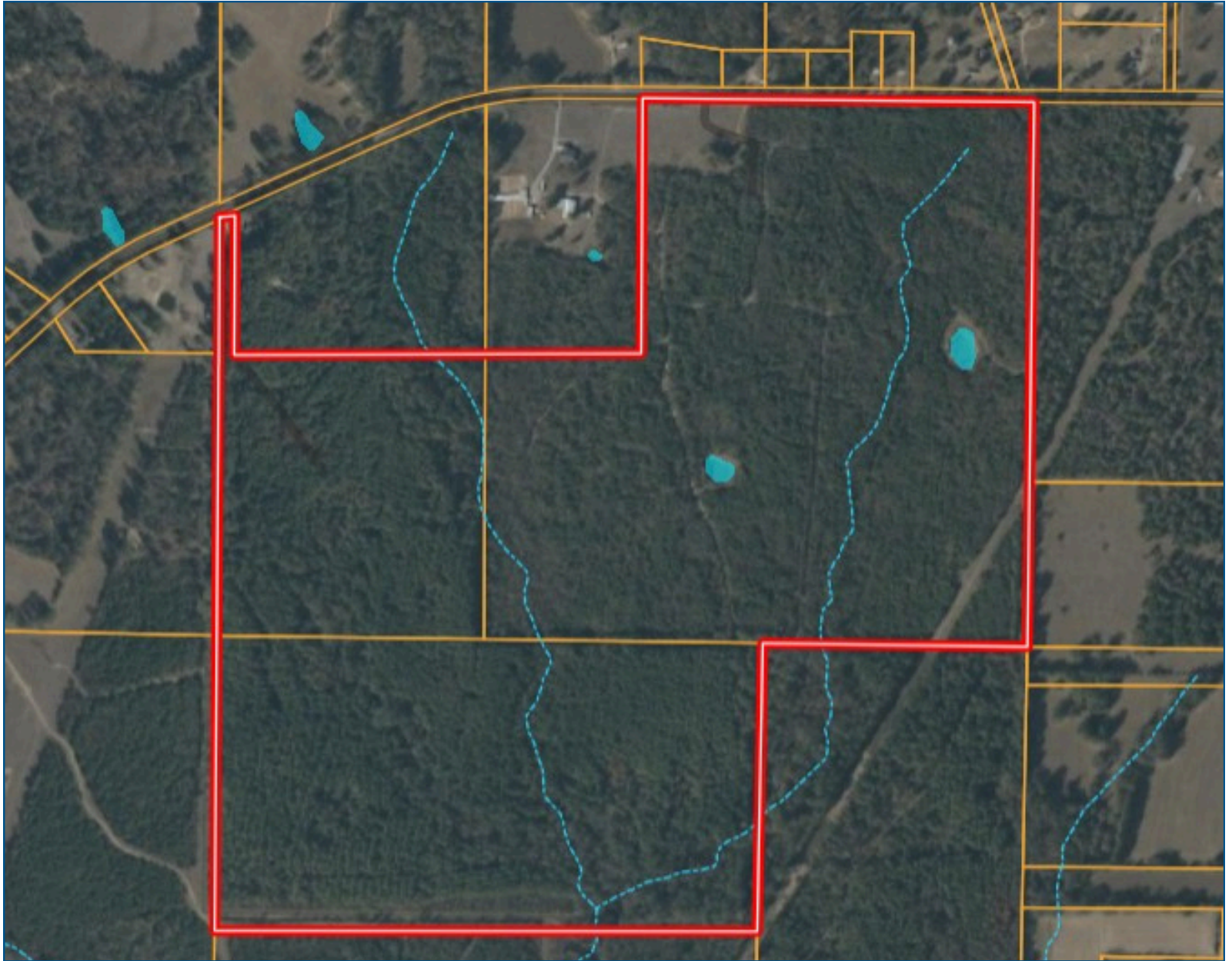
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Ownership Map



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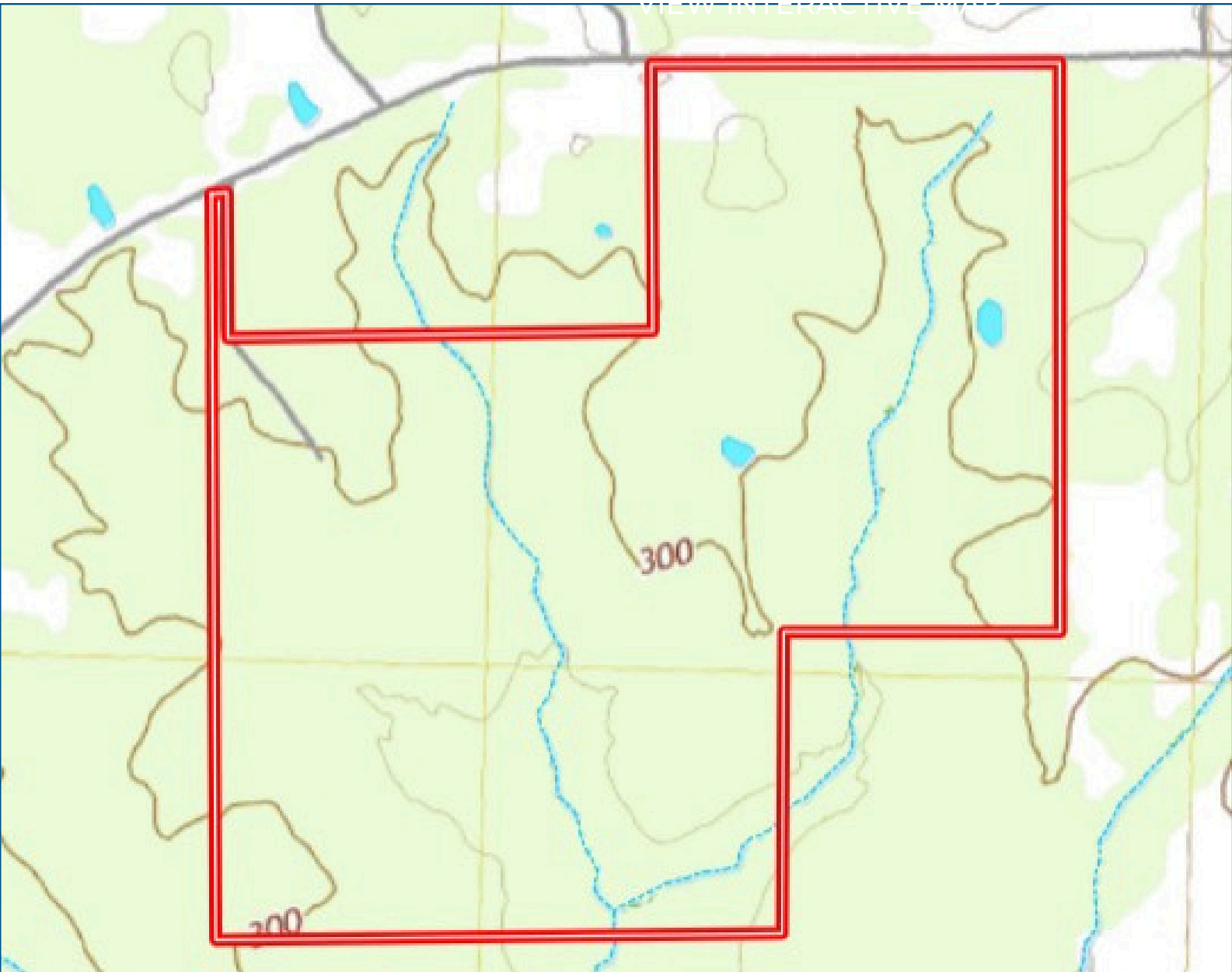
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Topo Map



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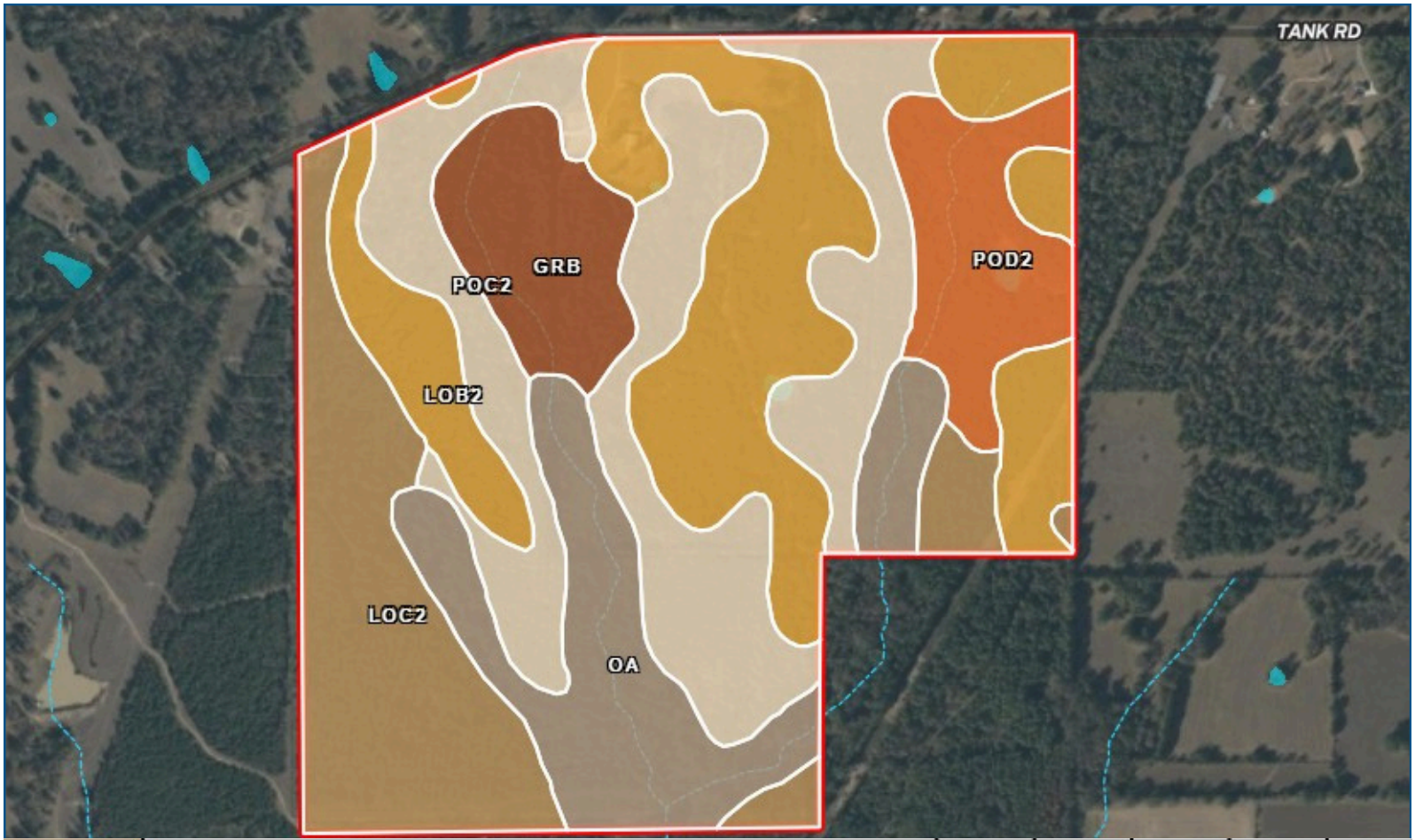
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Soil Map



LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	80.73	25.91	0	55	3e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	56.19	18.03	0	48	4e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	45.64	14.65	0	74	2w
PoD2	Providence silt loam, 8 to 15 percent slopes, eroded	24.52	7.87	0	48	6e
GrB	Grenada silt loam, 2 to 5 percent slopes	22.78	7.31	0	58	2e

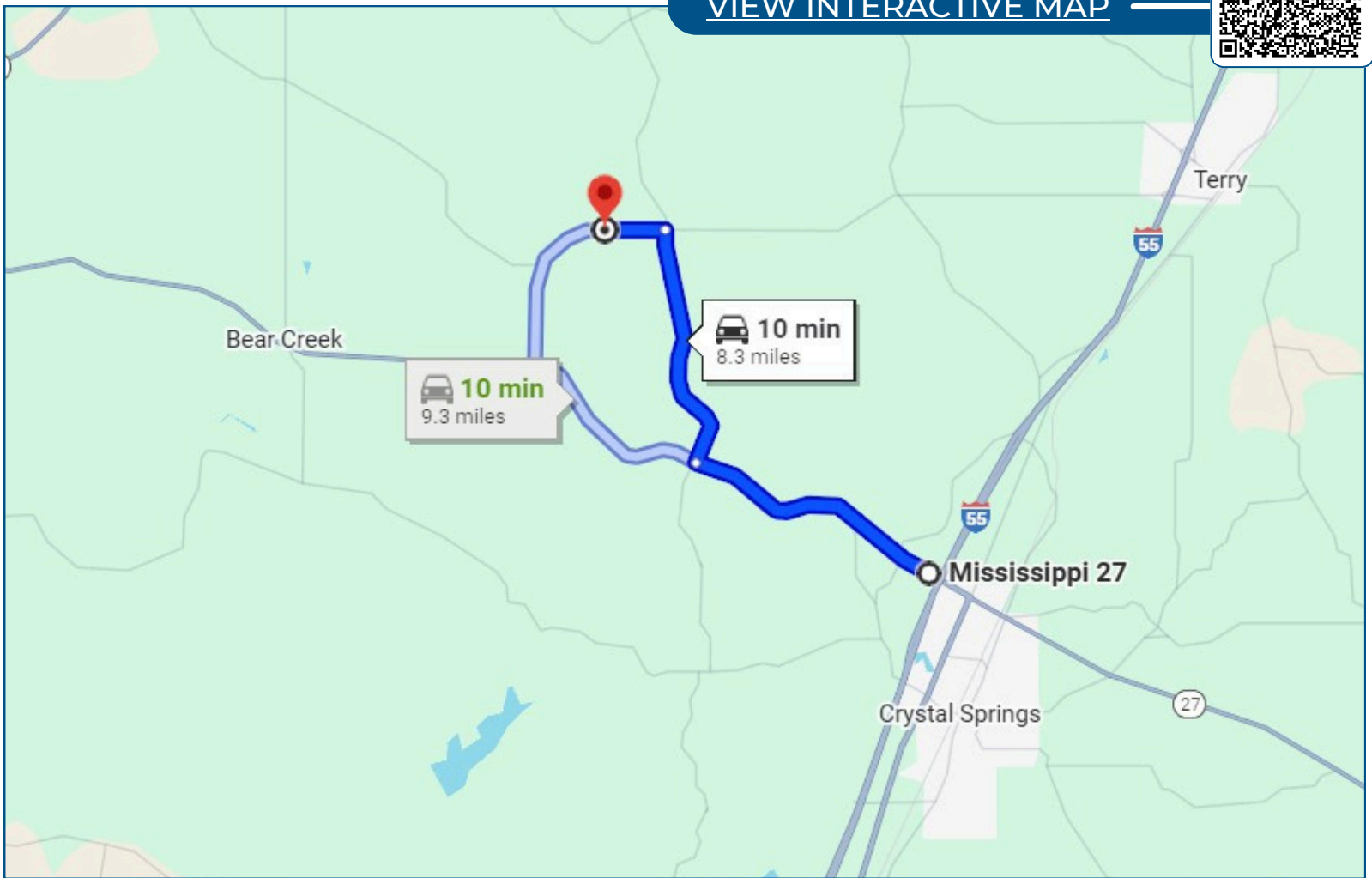


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Directional Map

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Directions From the Intersection of MS-27 and HWY 55: Travel northwest on MS-27 for 3.8 miles. Turn right onto Dry Grove Rd. After 3.6 miles turn left onto Tank Rd, then travel .9 miles and the property will be on your left.

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Property Information

Location:

- Tank Road, Crystal Springs, MS

Property Use:

- Development, Farming, Hunting, Investment; Recreational, Residential

Coordinates:

- 32.0862, -90.4426

Property Highlights

- Productive timber stands across the tract
- 132± acres of 10-year-old pine mixed with hardwoods
- 125± acres of 22-year-old pine plantation
- Timber mix offers both current value and future returns
- Perimeter fencing is already in place
- Solid internal road system allows easy year-round access
- Proven deer and turkey hunting property with diverse habitat
- Two small ponds and a creek provide water, wildlife benefit, and scenic appeal



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