

263± ACRES

Investment and Recreational Tract Crystal Springs, MS-Hinds County

\$1,025,700



DAVID BELDEN ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com



DALE WILDS REALTOR®
O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com

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Information is believed to be accurate but not guaranteed.

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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The Property



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The Property



- Productive timber stands throughout
- 132± acres of 10-year-old pine mixed with hardwoods
- 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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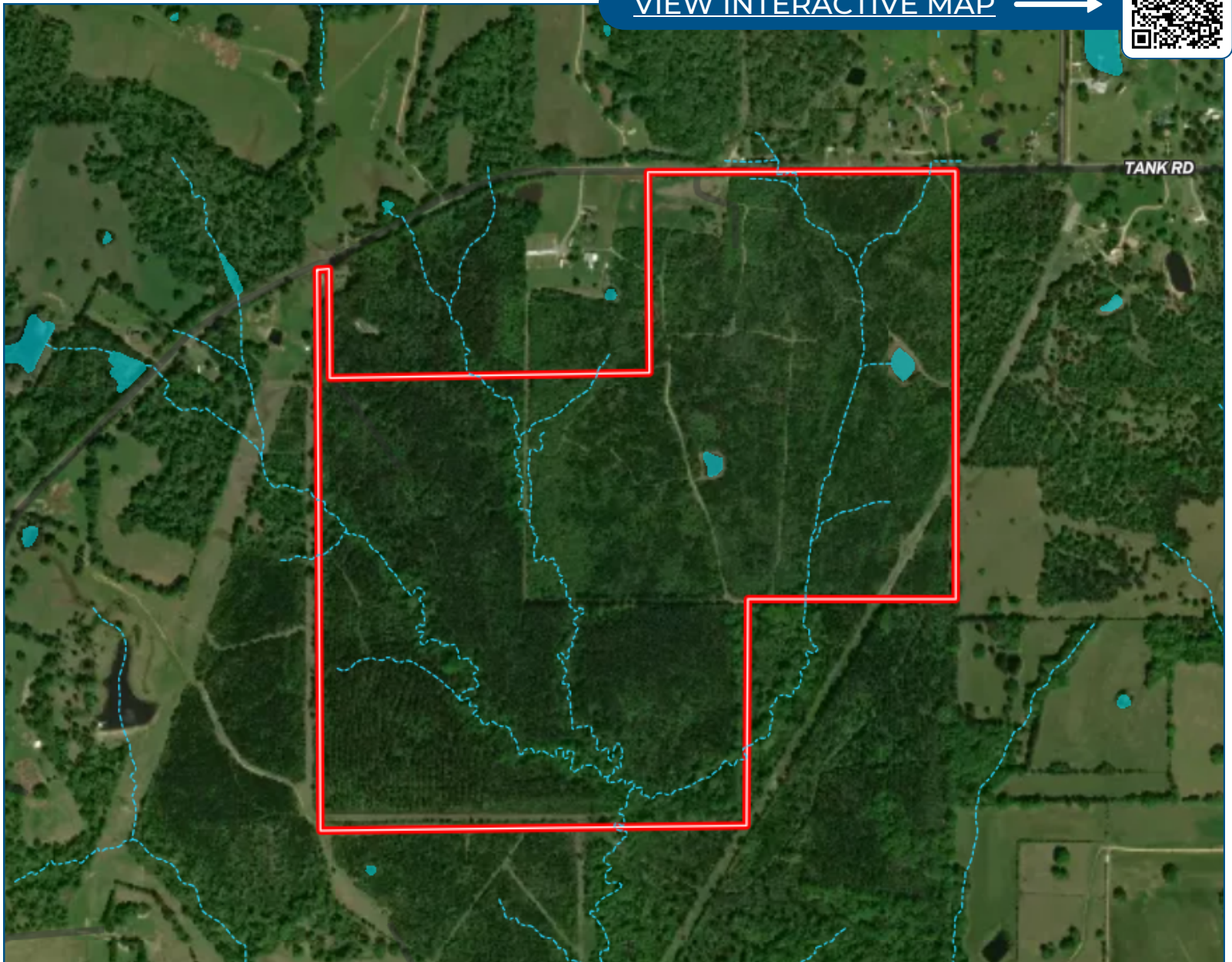
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Aerial Map

[VIEW INTERACTIVE MAP](#) →



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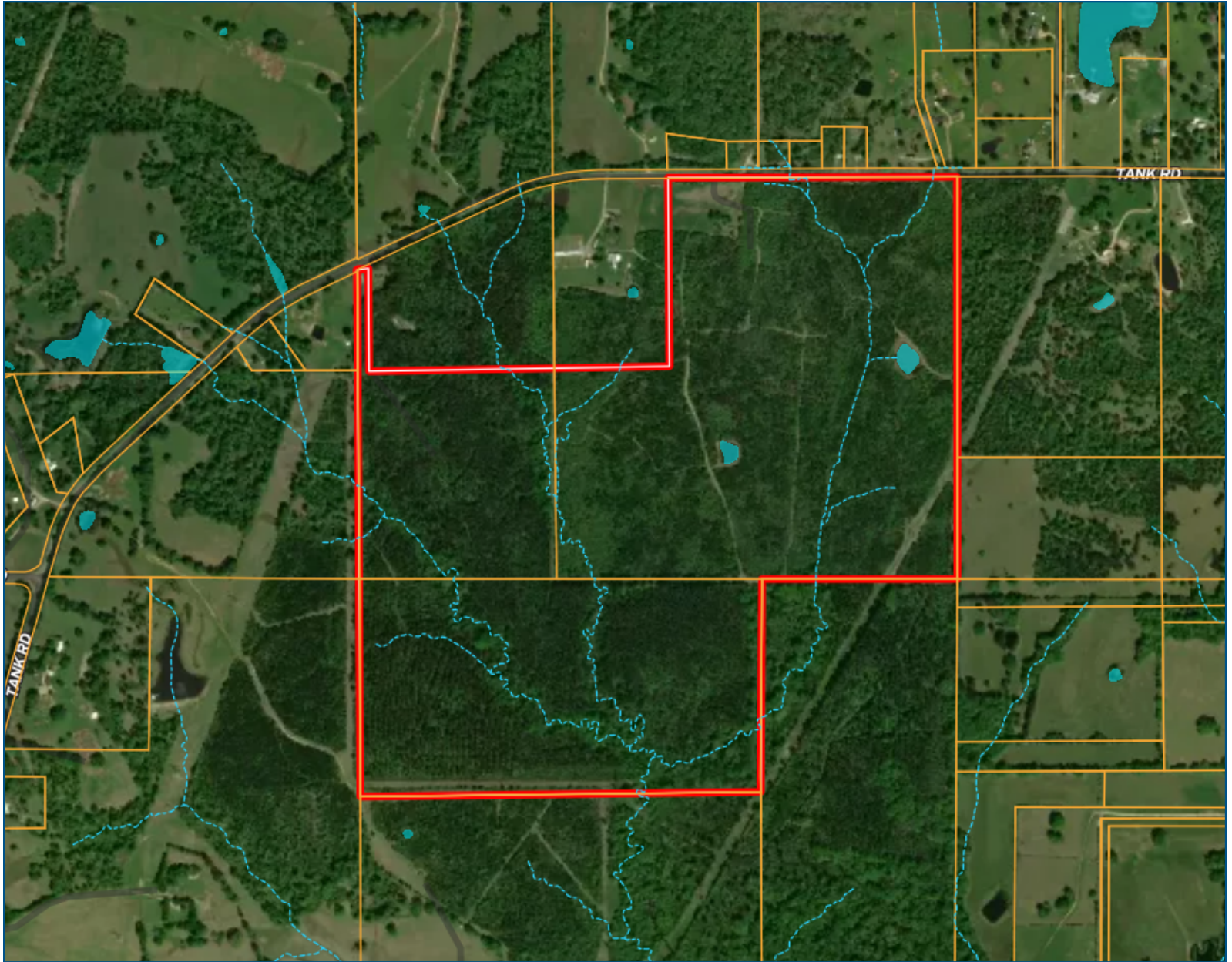
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Ownership Map



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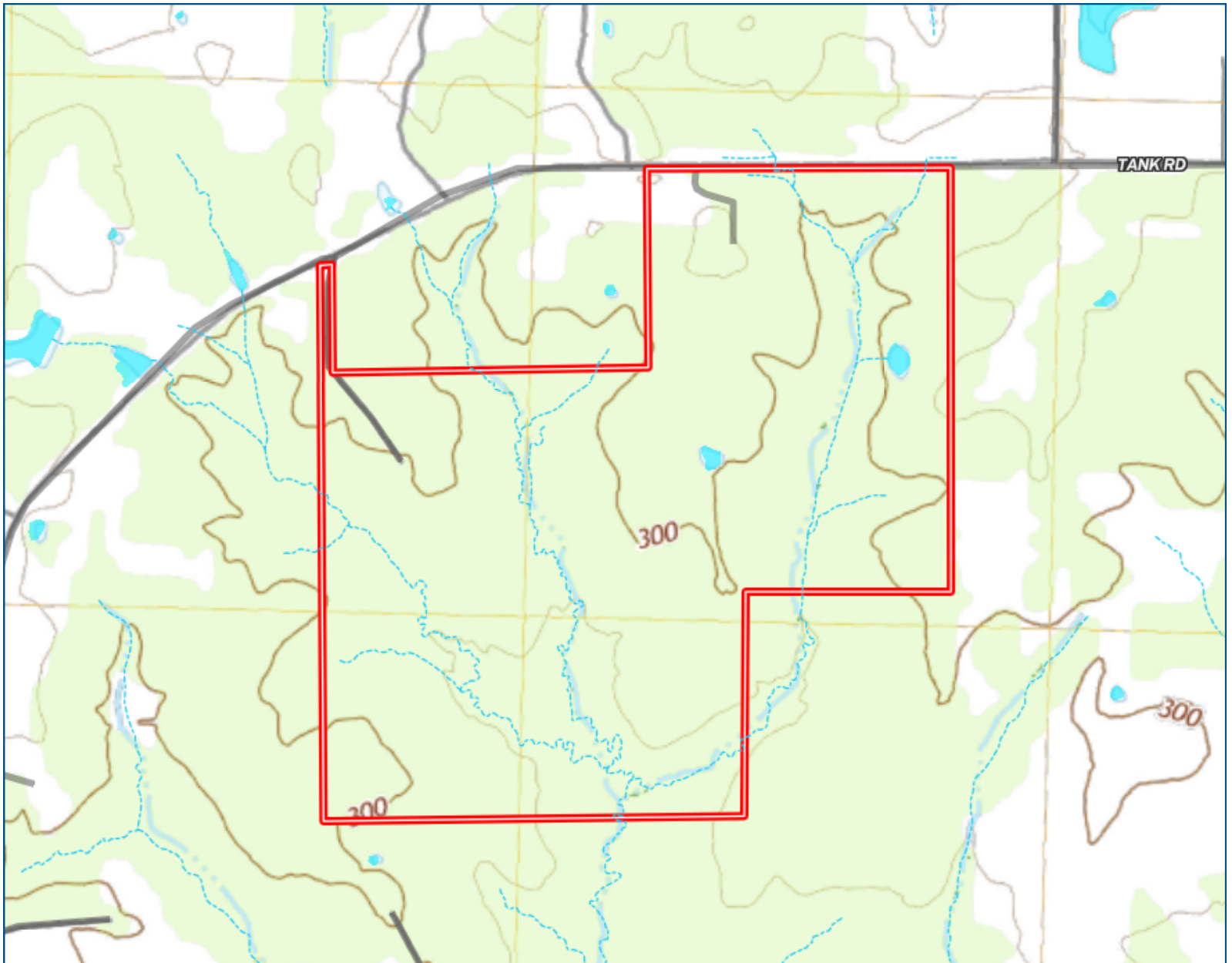
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Topo Map



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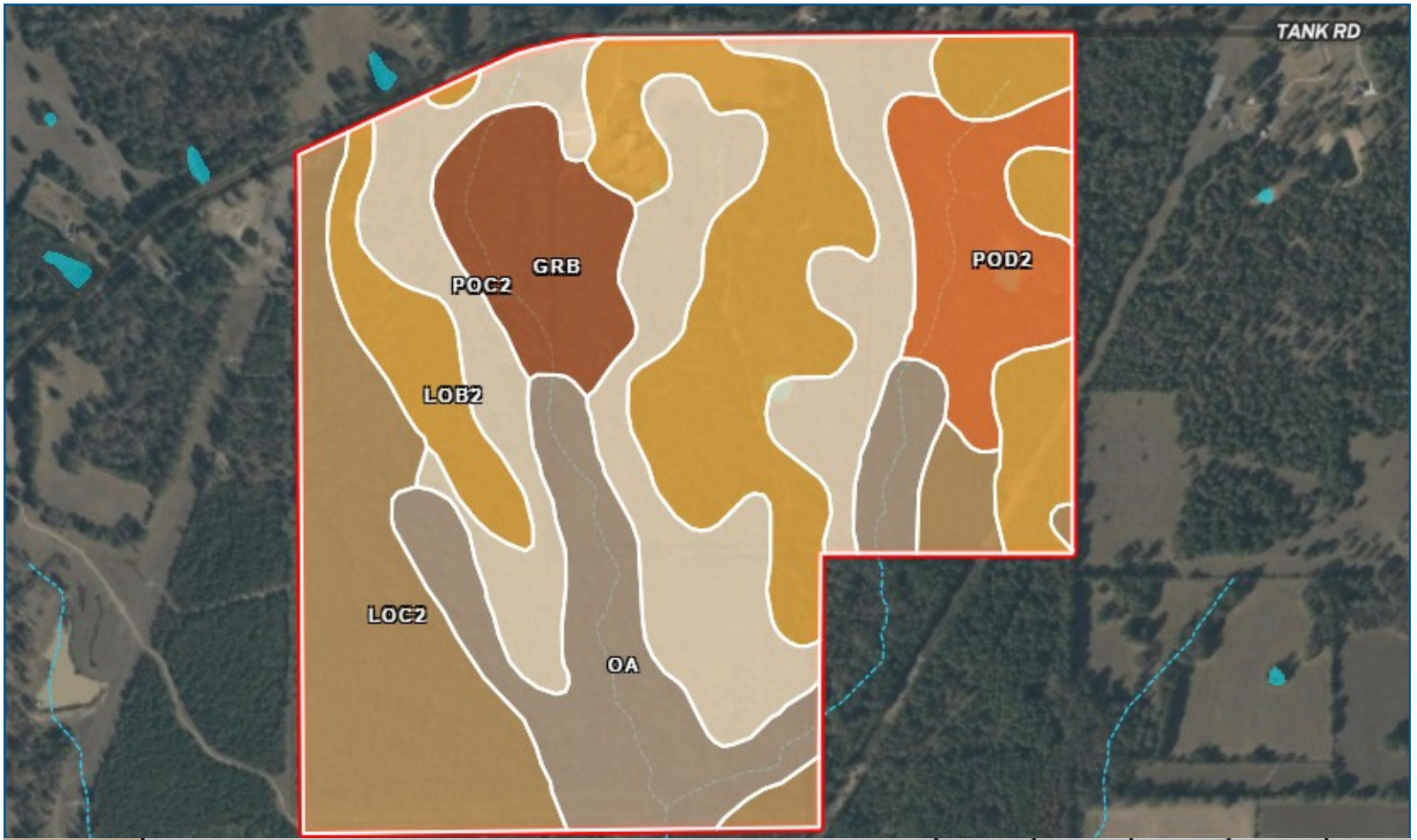
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Soil Map



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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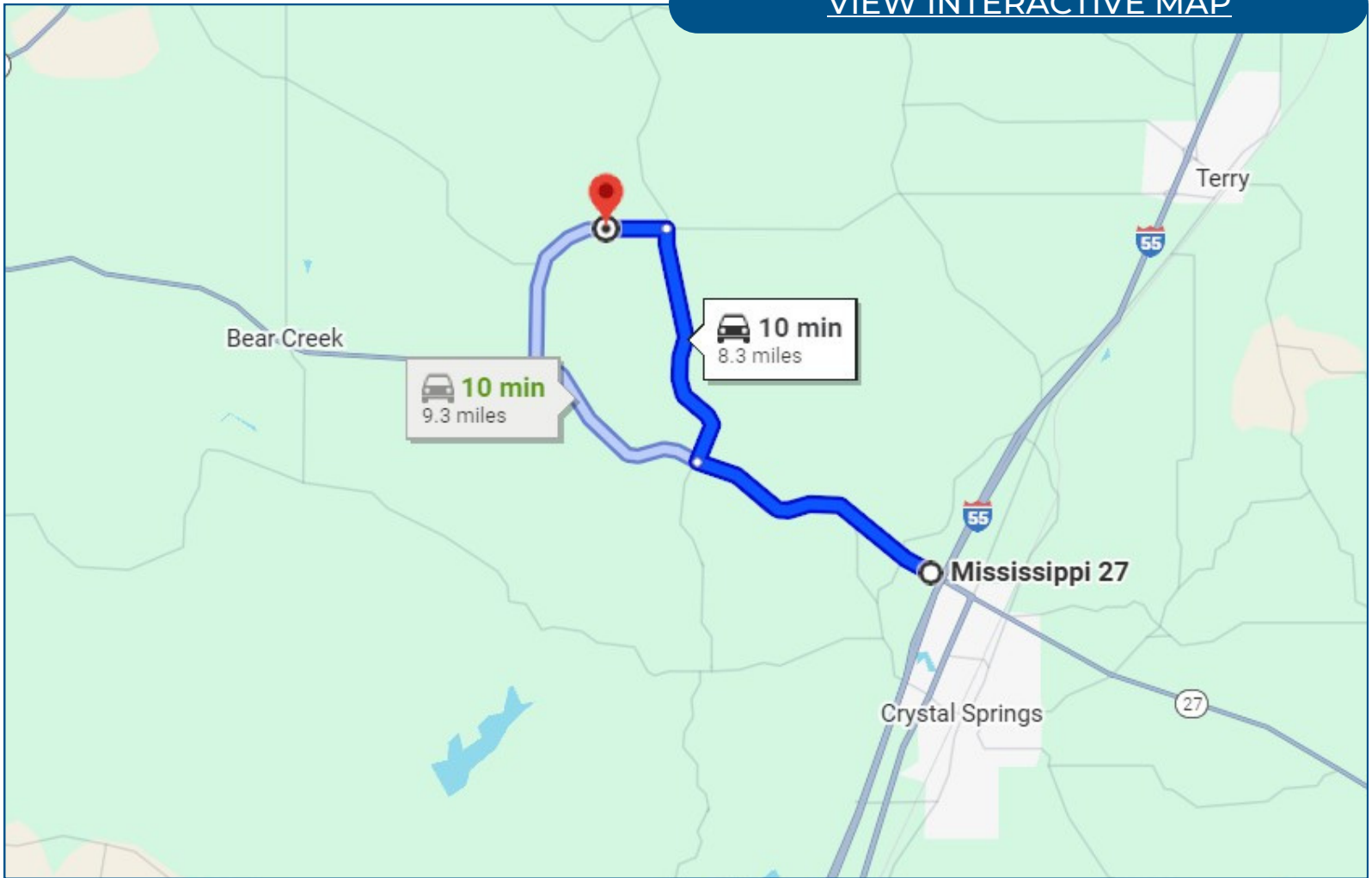
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Directional Map

[VIEW INTERACTIVE MAP](#)



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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