

**The Utica 76 Homesite**  
2501 Thornton Rd.  
Utica, MS 39175

**\$490,000**  
76± Acres  
Hinds County



**The Utica 76 Homesite**  
**Utica, MS / Hinds County**

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**SUMMARY**

**Address**

2501 Thornton Rd.

**City, State Zip**

Utica, MS 39175

**County**

Hinds County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

32.122025 / -90.641061

**Dwelling Square Feet**

1140

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

76

**Price**

\$490,000

**Property Website**

<https://swapaland.com/property/the-utica-76-homesite-hinds-mississippi/94157/>



**PROPERTY DESCRIPTION**

This property features the perfect combination of open fields and woods. Because of the diversity, this land would easily support many interests, including hunting, fishing, gardening, intense wildlife management, horses, or other farm animals. Not the least of which, this place would make someone an unbelievable site for a dream home.

Imagine a beautiful drive down a long gravel driveway through a pasture to a perfect home site. Your front porch would overlook this pasture, which is more than 15 acres, and a 2-acre stocked pond. Right out your back door is the beginning of a block of woods that contains some of the prettiest mature hardwoods you will see anywhere. These hills and hollows are full of a variety of big acorn producing oaks. The way the finger ridges lead down to the cane thickets in the bottoms produce multiple pinch points that are a hunter's dream. If you're a turkey hunter, several of these hardwood flats will make awesome strut zones. Other timber stands around the property contain mature pines, which offer great wildlife management flexibility. A smaller field in the back has been converted into a perfect food plot for afternoon sits and is already set up with a nice box stand.

A major plus is this place is turnkey and move-in ready. A very new 3 bedroom, 2 bath mobile home is set up and ready to go. Right from the start this gives you somewhere to wake up every morning to start enjoying your new place immediately. Should you decide to build, this gives you the ability to be on site during the entire process. The mobile home is served by a newly constructed water well, which is a huge benefit. Also, the current owner completed a major accomplishment by helping facilitate extending power to the perfect location on the land.

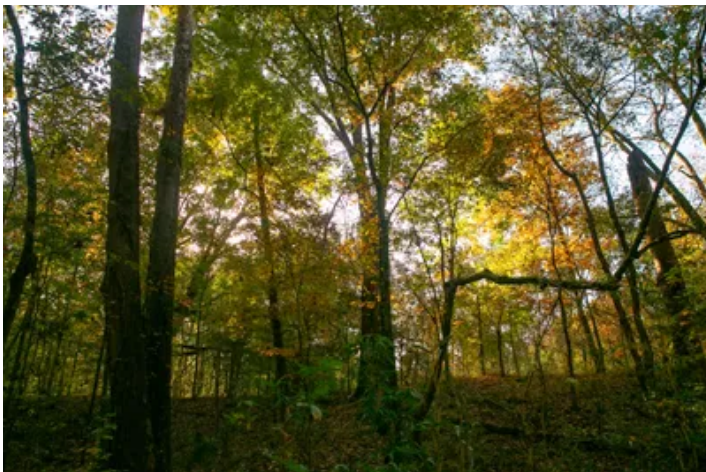
Realistically, there are not many properties that compare to this one in the general area. Needless to say, we are very excited to help the sellers find a new owner for this special property. Give us a call today for a tour.

- Mature Hardwoods and Open Fields
- Hunting, Fishing
- Move-in Ready

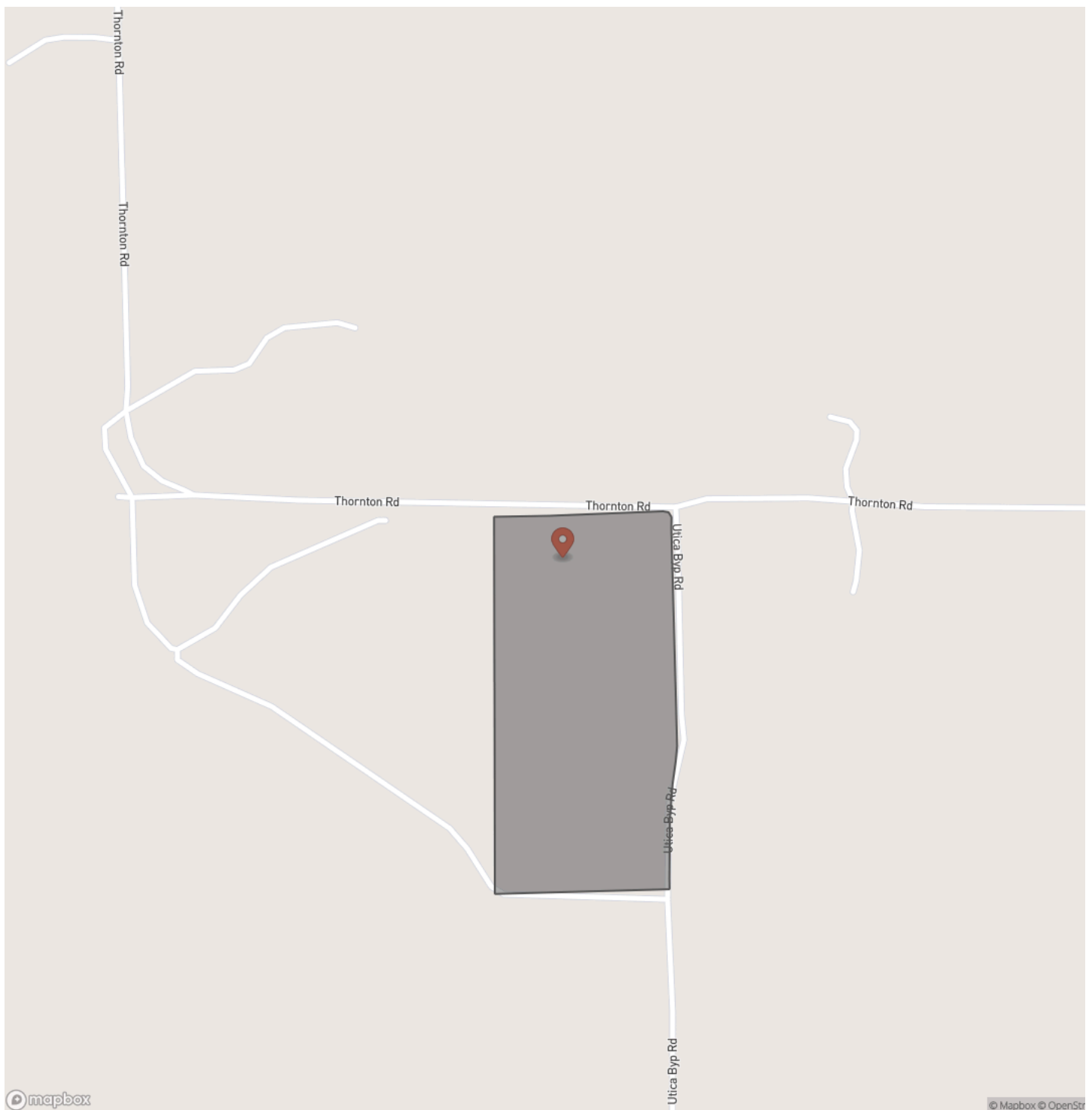


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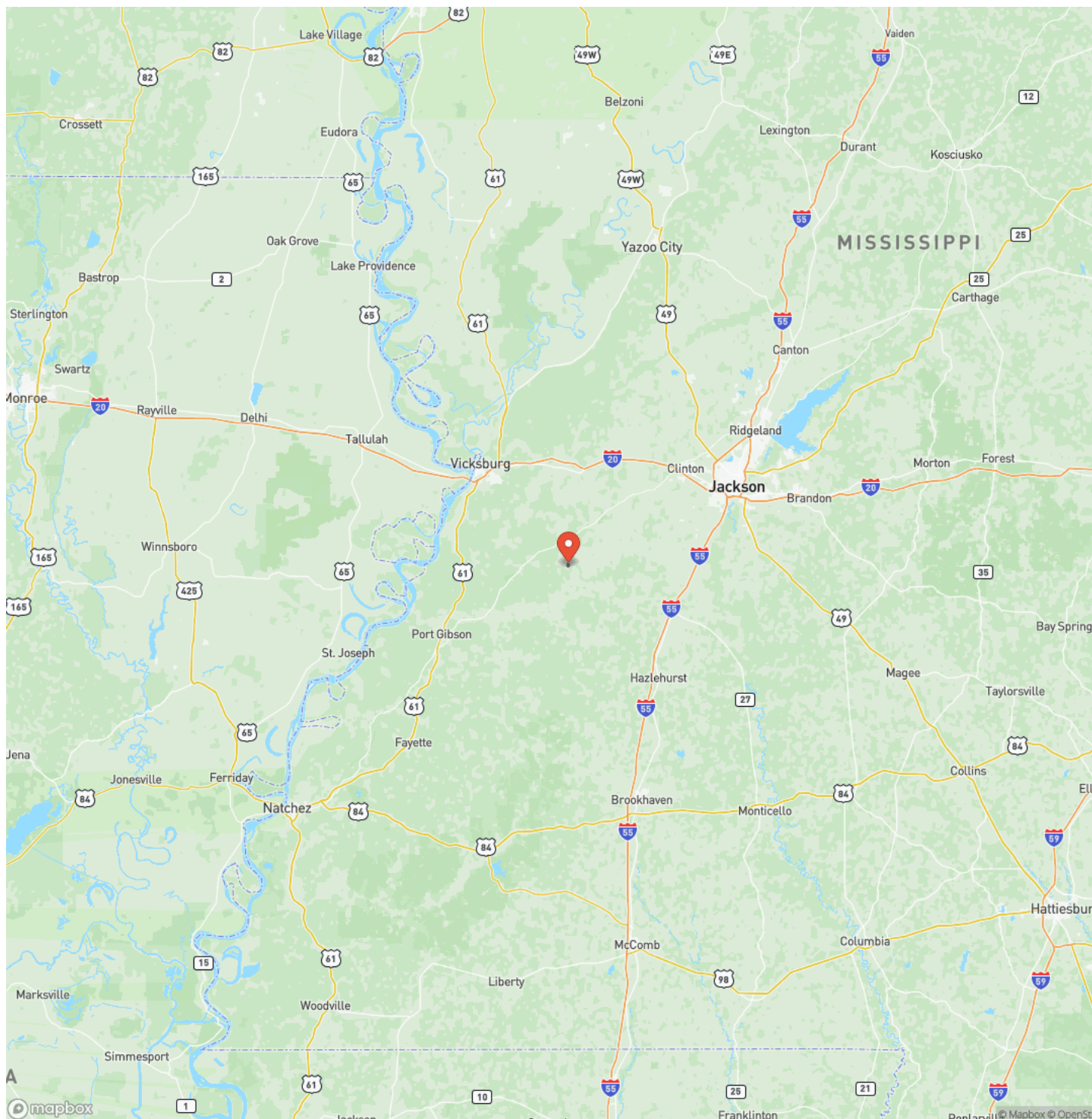
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## Locator Map



## Locator Map



## Satellite Map



## The Utica 76 Homesite

### Utica, MS / Hinds County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chipper Gibbes, ALC

## Mobile

(601) 248-8984

## Email

Chipper.Gibbes@swapaland.com

### Address

City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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