

The Hinds 53.6 with Cabin and Pond
3859 Lebanon Pinegrove
Utica, MS 39175

\$415,000
53.600± Acres
Hinds County



The Hinds 53.6 with Cabin and Pond Utica, MS / Hinds County

SUMMARY

Address

3859 Lebanon Pinegrove

City, State Zip

Utica, MS 39175

County

Hinds County

Type

Hunting Land, Recreational Land

Latitude / Longitude

32.145391 / -90.4805

Dwelling Square Feet

1000

Bedrooms / Bathrooms

2 / 2

Acreage

53.600

Price

\$415,000

Property Website

<https://swapaland.com/property/the-hinds-53-6-with-cabin-and-pond-hinds-mississippi/99301/>



The Hinds 53.6 with Cabin and Pond

Utica, MS / Hinds County

PROPERTY DESCRIPTION

If you've been searching for a turnkey hunting and recreational retreat near Utica, MS, this 53± acre tract in Hinds County offers a rare combination of comfort, recreation, and investment potential. Featuring a fully furnished 1,000± square foot cabin overlooking a private pond, diverse timber, and proven deer and turkey hunting, this property is ready for you to enjoy from day one.

The cabin includes a loft, two bedrooms, and two bathrooms, along with gas logs and furnishings that allow you to step in and start enjoying the property immediately. Whether you're looking for a weekend getaway, a hunting camp, or a comfortable place to stay while building your dream home, the improvements are already in place.

One of the most attractive features of this property is the scenic pond located just steps from the cabin. Early spring mornings can be spent fishing while listening for gobbling turkeys across the timber. It's a peaceful setting that captures the best of Mississippi land ownership.

Despite its manageable size, this 53± acre tract holds quality wildlife. Recent trail camera surveys confirm strong deer activity, and the area is known for healthy turkey populations. The timber consists of both hardwoods and pines in varying stages of growth. Visible planting lines and previous cuts create natural travel corridors, make stand placement easy, and offer excellent locations for future food plots.

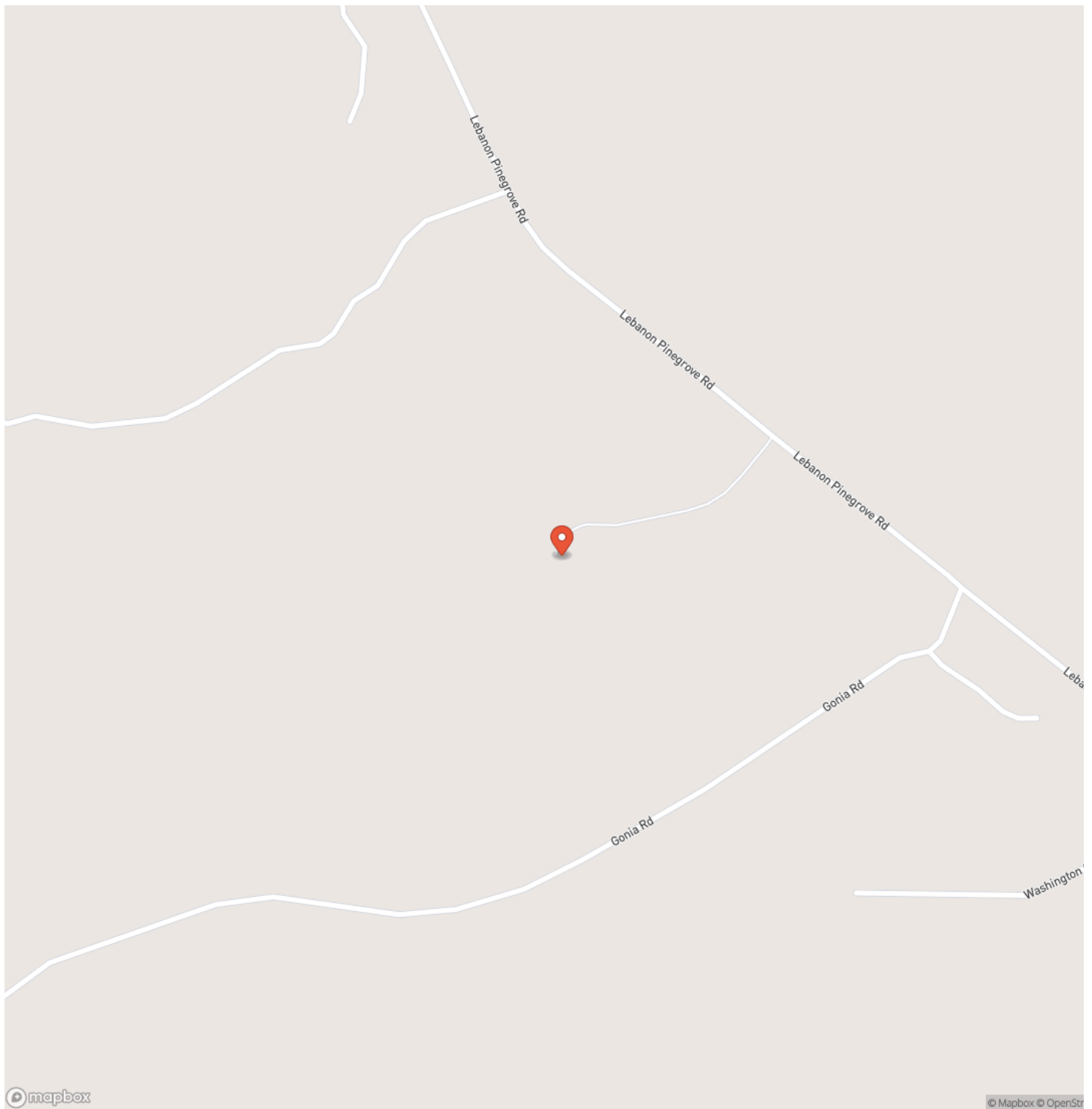
An electric gate at the entrance provides privacy and security, and a beautiful drive leads you back to the cabin, giving the property a secluded and welcoming feel.



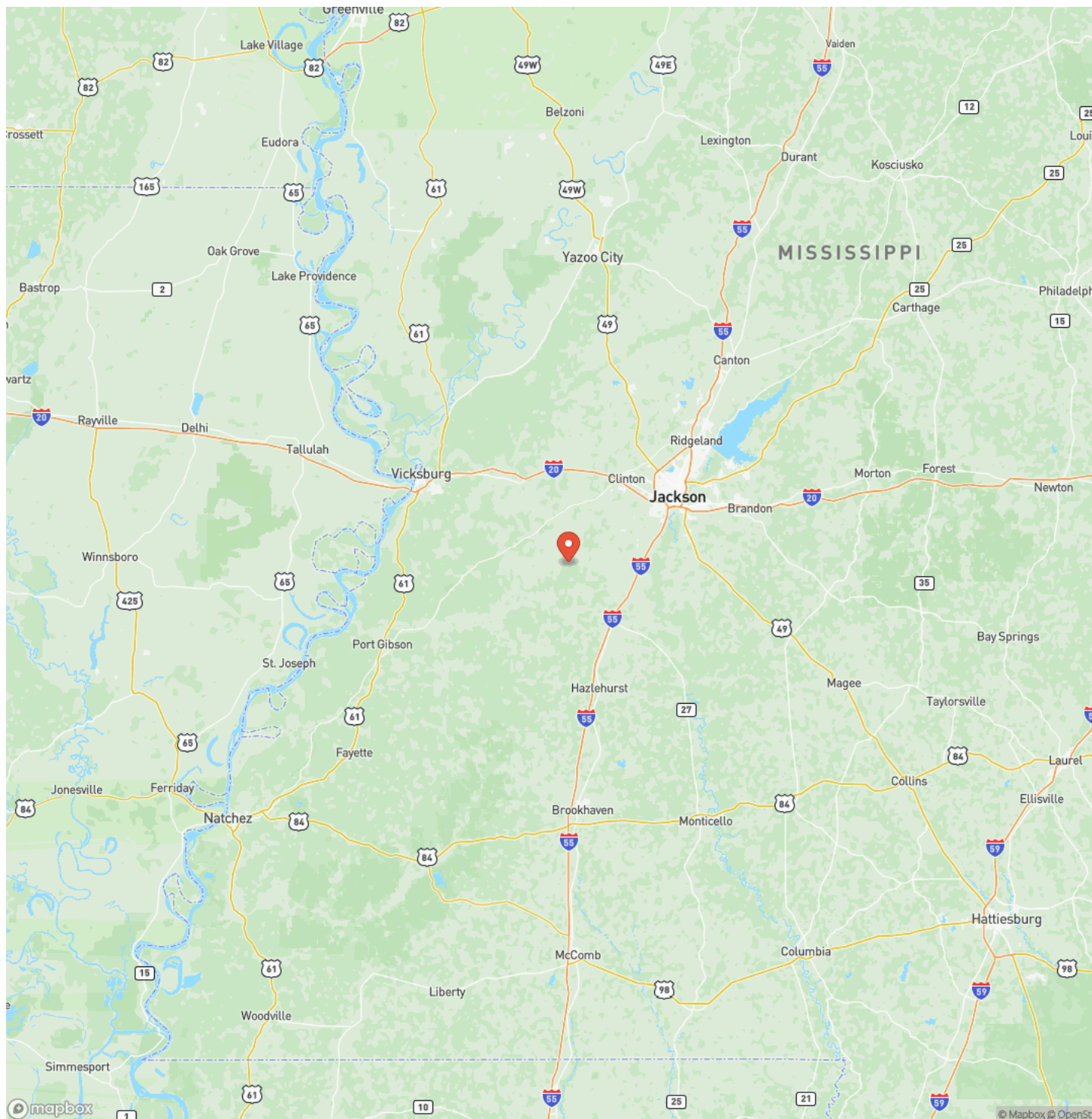
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Utica, MS / Hinds County



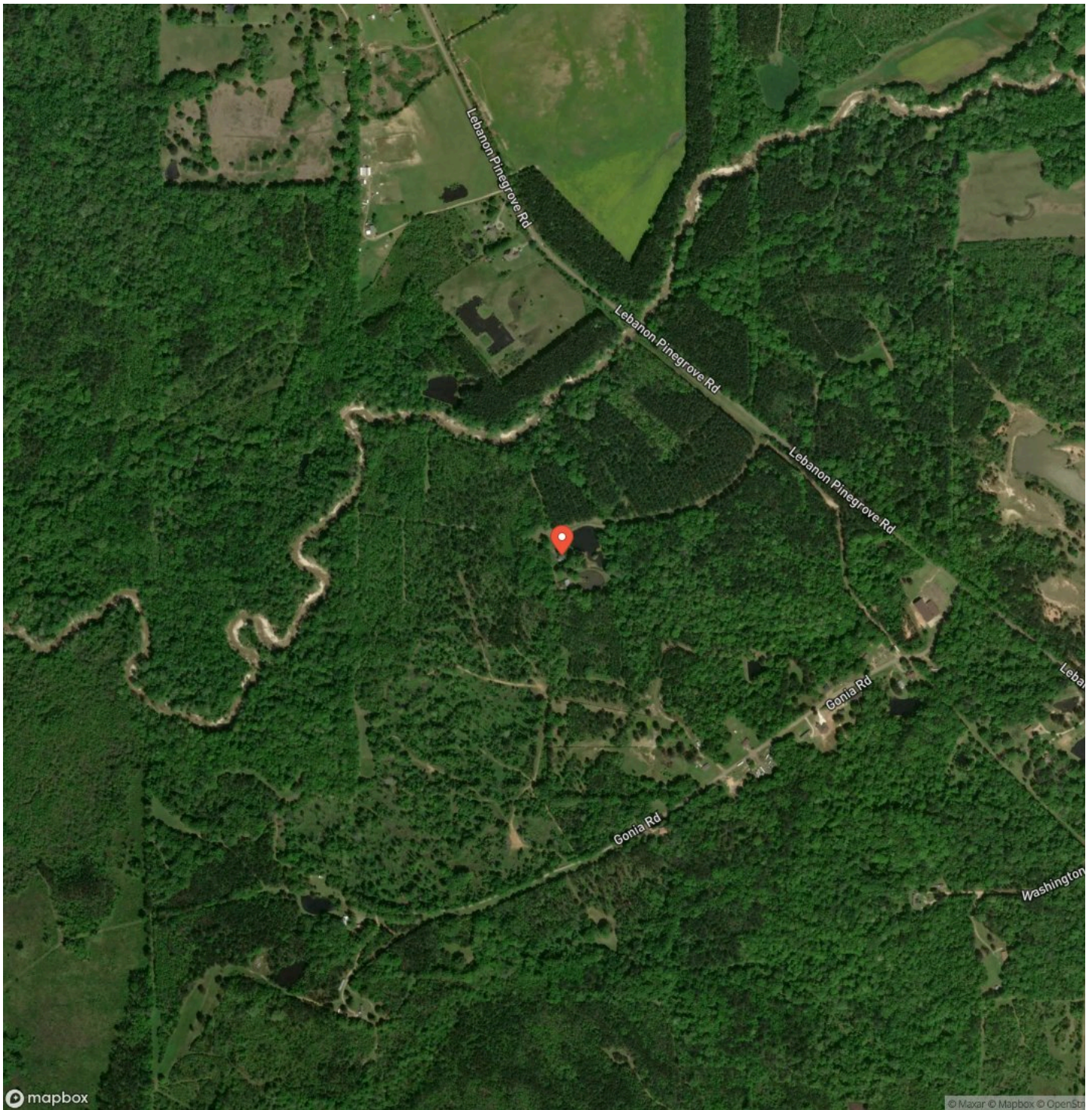
Locator Map



Locator Map



Satellite Map



The Hinds 53.6 with Cabin and Pond

LISTING REPRESENTATIVE

For more information contact:



Representative

Kenneth Lancaster

Mobile

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Email

Kenneth.Lancaster@SwapaLand.com

Address

City / State / Zip

NOTES

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This image shows a single 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.

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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