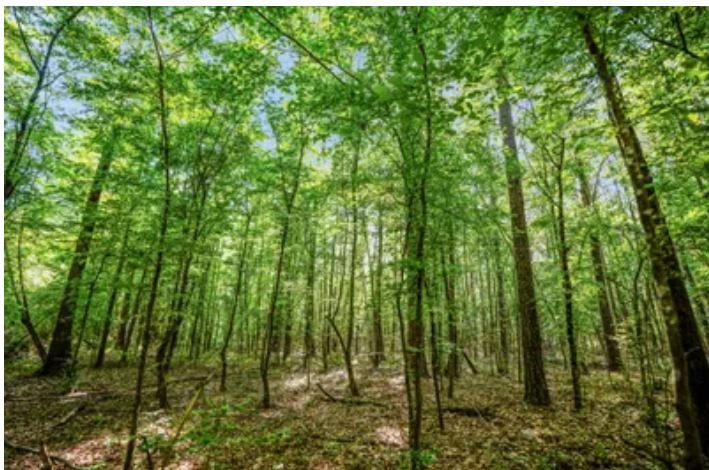


MS Hinds 100
Gary Rd
Byram, MS 39272

\$350,000
100± Acres
Hinds County



MS Hinds 100
Byram, MS / Hinds County

SUMMARY

Address

Gary Rd

City, State Zip

Byram, MS 39272

County

Hinds County

Type

Recreational Land

Latitude / Longitude

32.185837 / -90.296696

Acreage

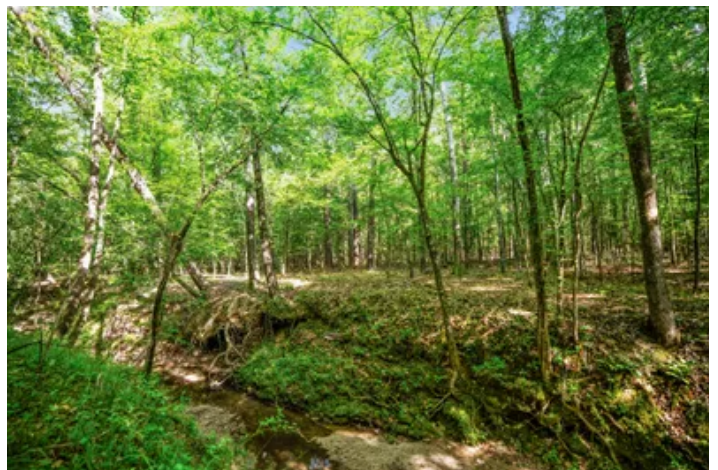
100

Price

\$350,000

Property Website

<https://swapaland.com/property/ms-hinds-100-hinds-mississippi/103690/>



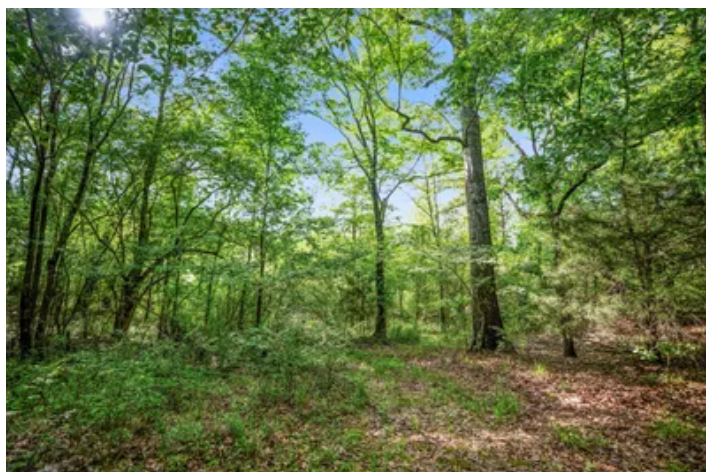
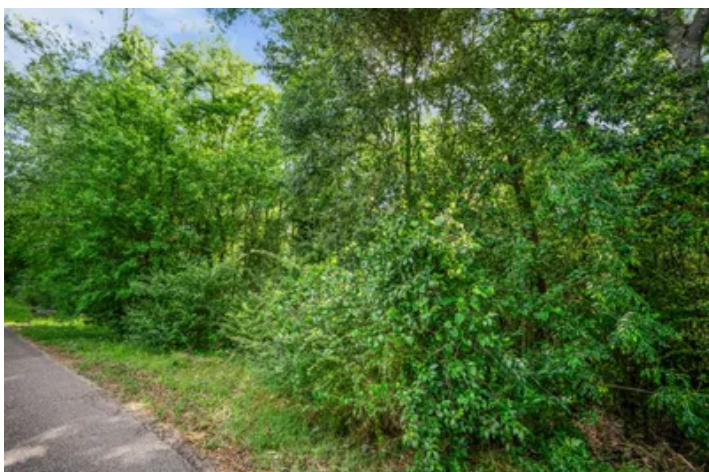
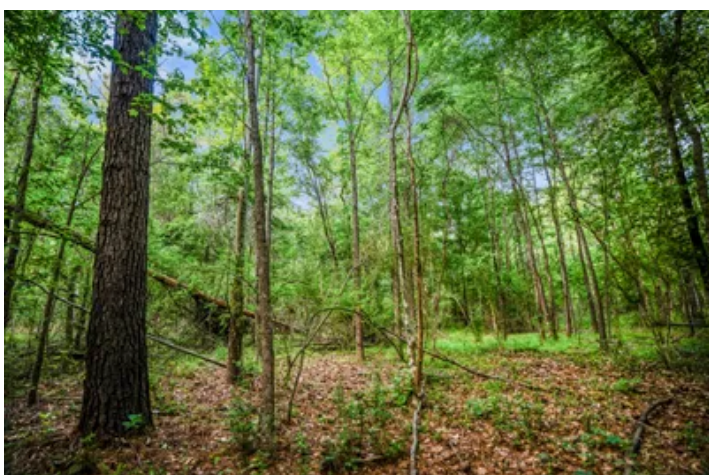
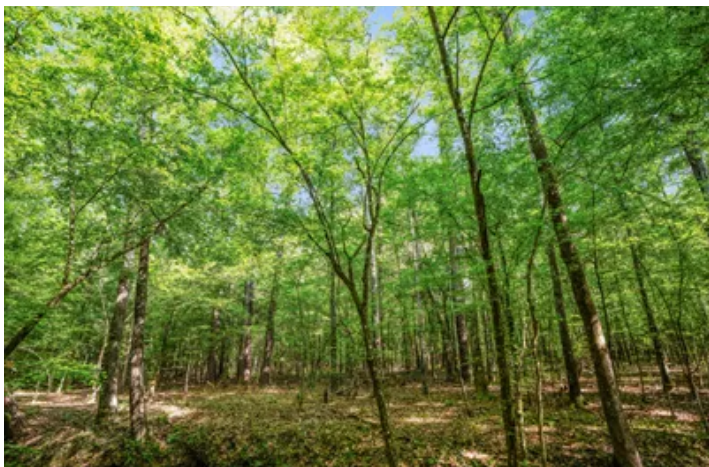
PROPERTY DESCRIPTION

Located just outside of Byram, Mississippi, this 100+/- acre tract offers a rare opportunity to own a large, versatile piece of land close to town. Located just minutes from Byram along Gary Road, this property combines accessibility with the privacy of a true rural setting. Nearby amenities like shopping, dining, and everyday convenience are only a "stones throw" away. Frontage along Gary Road and Gary Drive provides two access points. Utilities are available along the road frontage. For investors or developers, the layout and location make it a strong candidate for a residential development project. For those seeking a private retreat, it provides ample space to build a home or cabin while still enjoying room to roam, hunt, and explore.

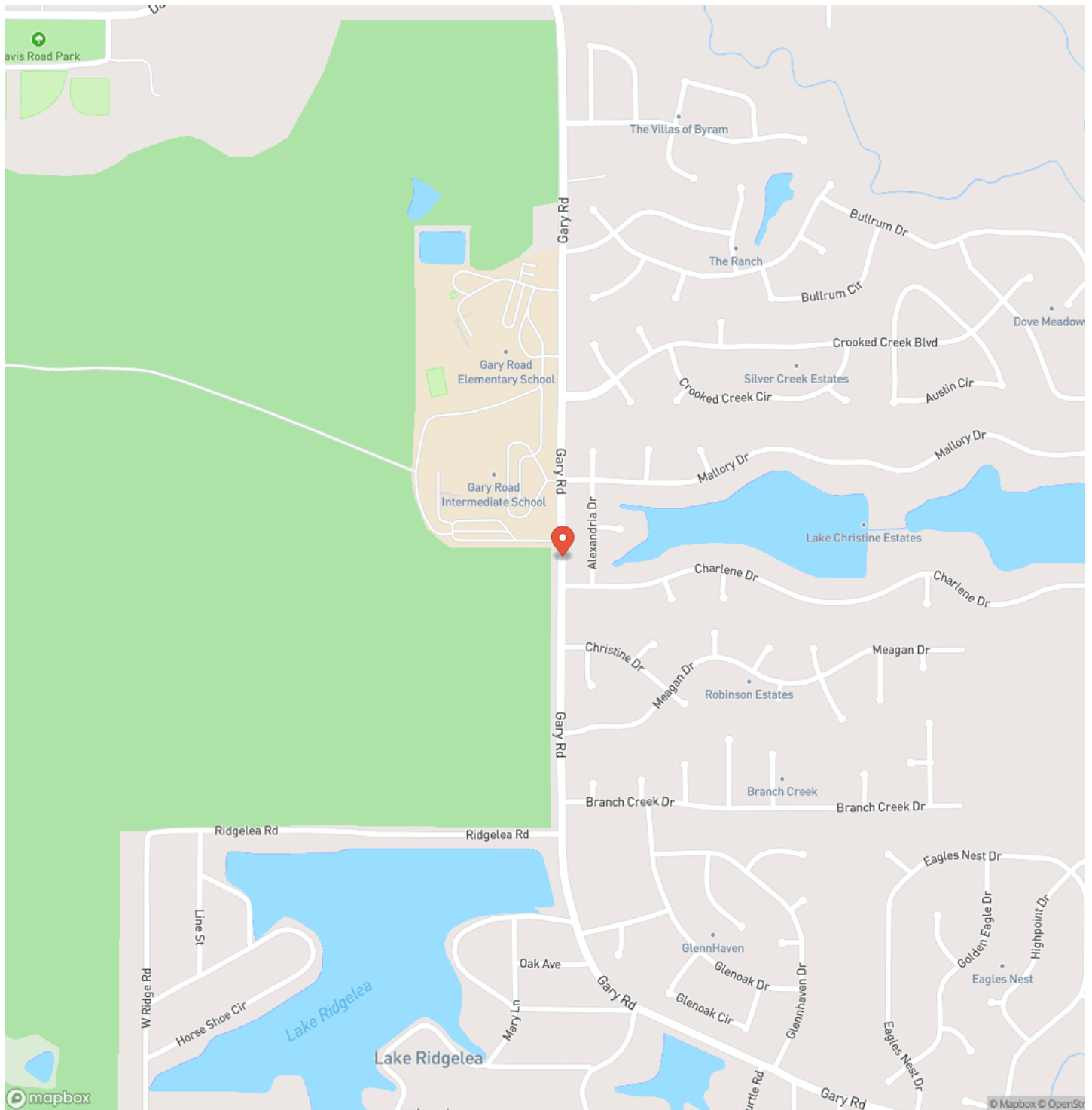
The land features a balanced mix of hardwoods and pine trees, creating both aesthetic appeal and large forested area for wildlife. A creek runs through the center of the property, which offers a natural water source and enhances overall diversity and aesthetics. Even being this close to town, deer sign is abundant. So on a permanent or interim basis, this land could make a great place for those quick afternoon hunts straight from work without having to travel too far.

This is an uncommonly large, undeveloped tract in a highly desirable location. Land like this, combining size, location, and flexibility are increasingly hard to find in the Byram area. Call us to take a look.

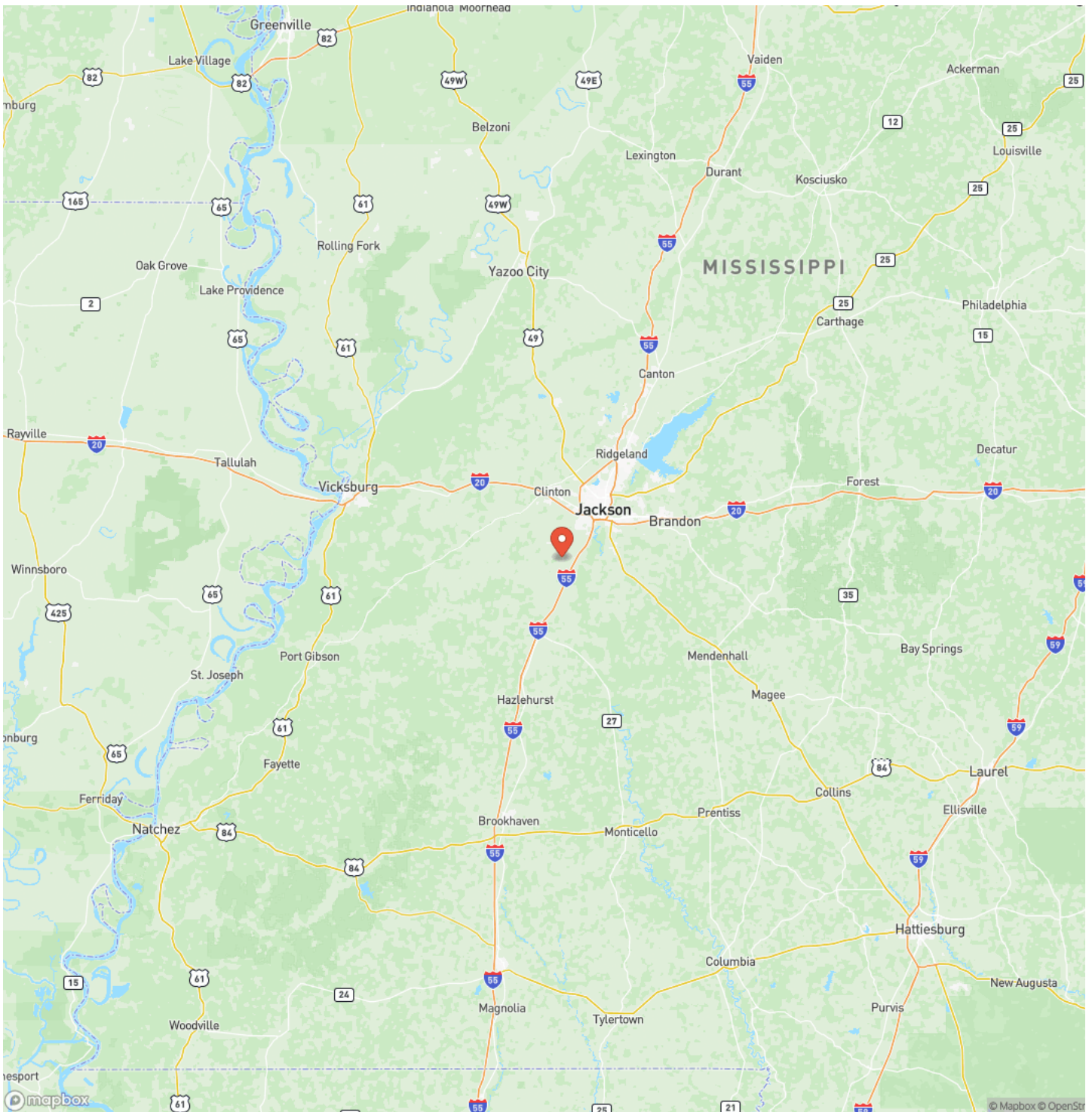




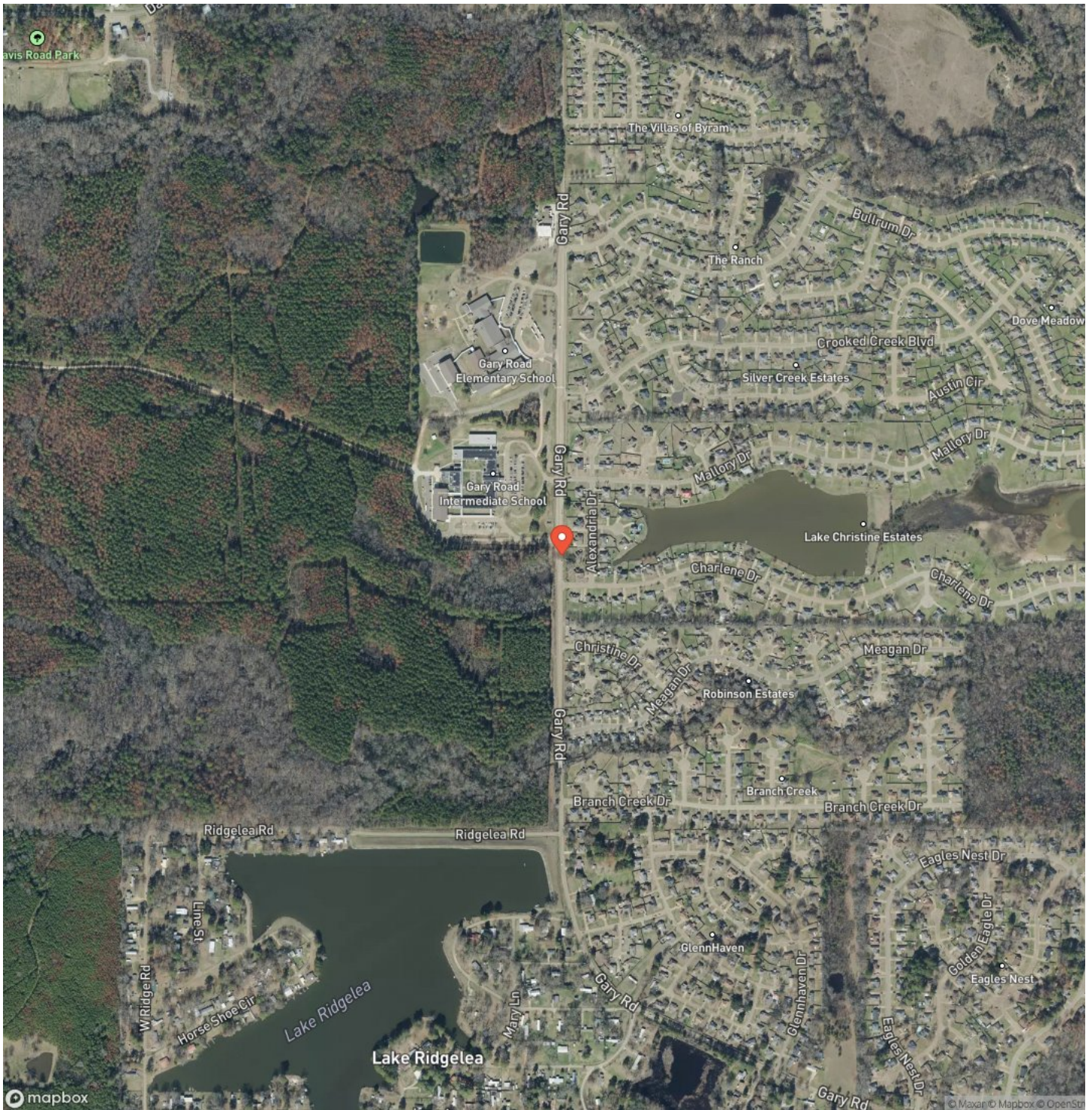
Locator Map



Locator Map



Satellite Map



MS Hinds 100
Byram, MS / Hinds County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kenneth Lancaster

Mobile

(601) 506-4733

Email

Kenneth.Lancaster@SwapaLand.com

Address

City / State / Zip

NOTES

[illegible]

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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



SWAPA Land
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