

The Bolton 52
Old HWY 80
Bolton, MS 39041

\$237,000
52± Acres
Hinds County



The Bolton 52
Bolton, MS / Hinds County

SUMMARY

Address

Old HWY 80

City, State Zip

Bolton, MS 39041

County

Hinds County

Type

Farms, Recreational Land, Undeveloped Land, Timberland, Hunting Land

Latitude / Longitude

32.35145 / -90.4118

Acreage

52

Price

\$237,000

Property Website

<https://swapaland.com/property/the-bolton-52-hinds-mississippi/100183/>



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PROPERTY DESCRIPTION

This 52± acre property is located just outside the city limits of Bolton and offers a rare combination of accessibility, versatility, and recreational appeal. With road frontage on two sides along Old Highway 80 and Tower Road, the property is easy to access and conveniently positioned just off I-20.

The tract features approximately 13± acres of open, tillable ground, offering potential for pasture, farming, food plots, or a future homesite. The remaining 39± acres consist of mature hardwood timber, providing a beautiful natural setting, privacy, and excellent wildlife habitat. Abundant signs of wildlife can be found throughout the property, making it a great option for hunting and other outdoor recreation.

An AT&T fiber optic cable is located on site, providing convenient access to high-speed internet—an increasingly valuable feature for rural properties and future residential use.

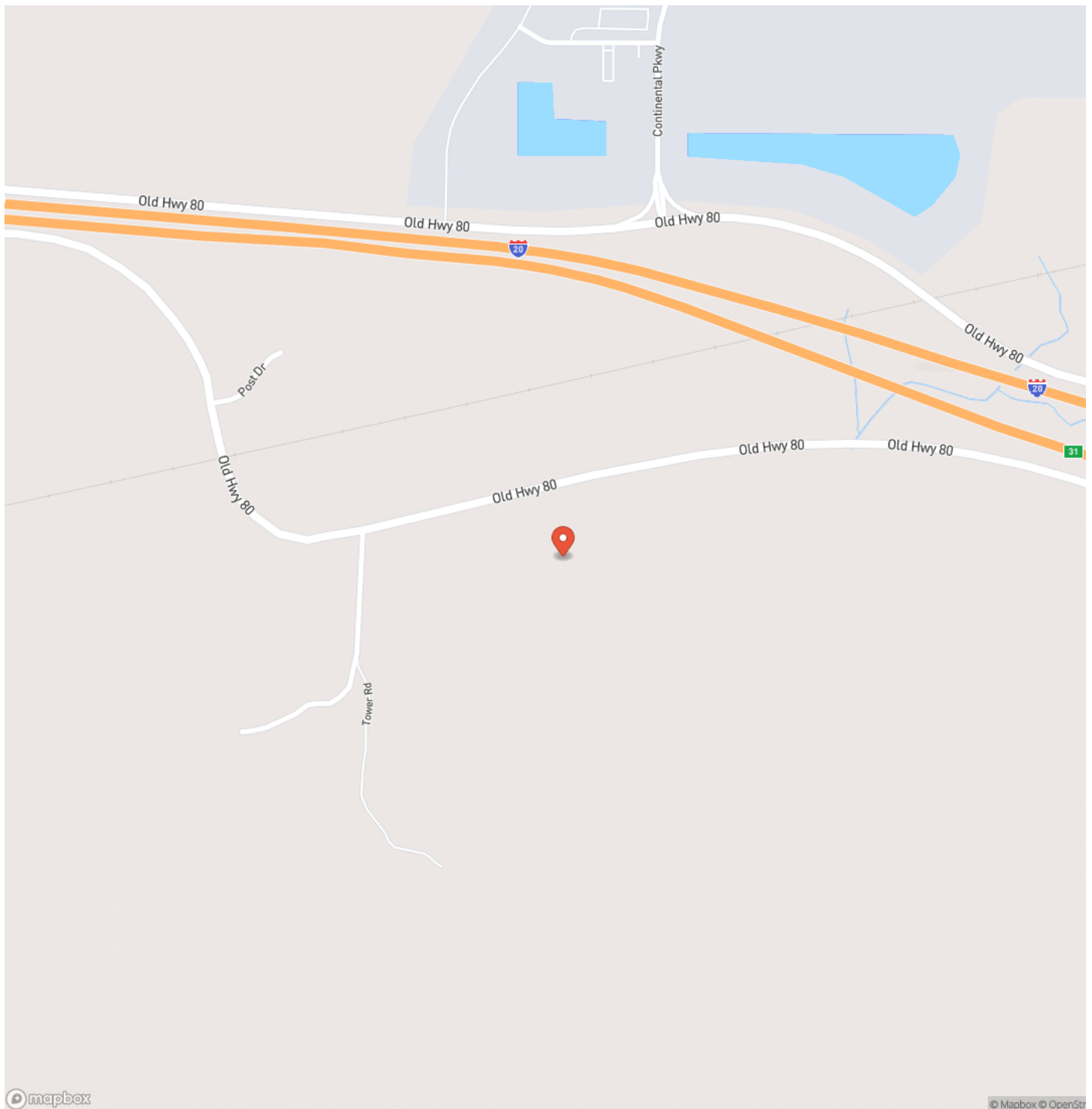
Whether you are searching for a recreational retreat, investment property, future homesite, or a tract with multiple potential uses, this property has much to offer. Its combination of open acreage, mature hardwood timber, dual road frontage, and convenient location makes it a unique opportunity in Hinds County. Enjoy the privacy of the country while remaining within a short drive of Jackson and less than 30 miles from Vicksburg. The mix of usable open land and wooded acreage gives future owners flexibility to enjoy the land today while planning additional improvements or development over the course of time.



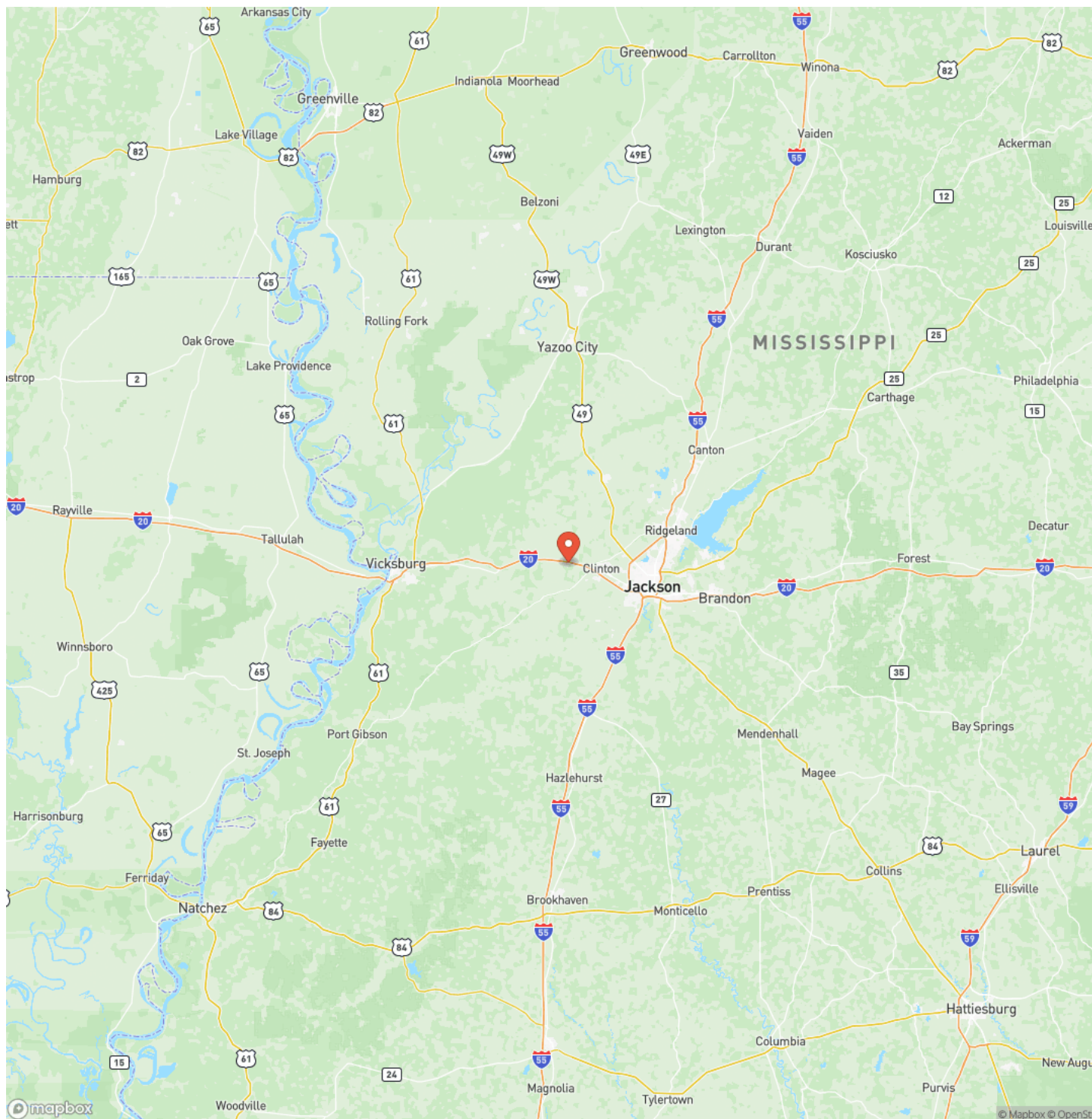
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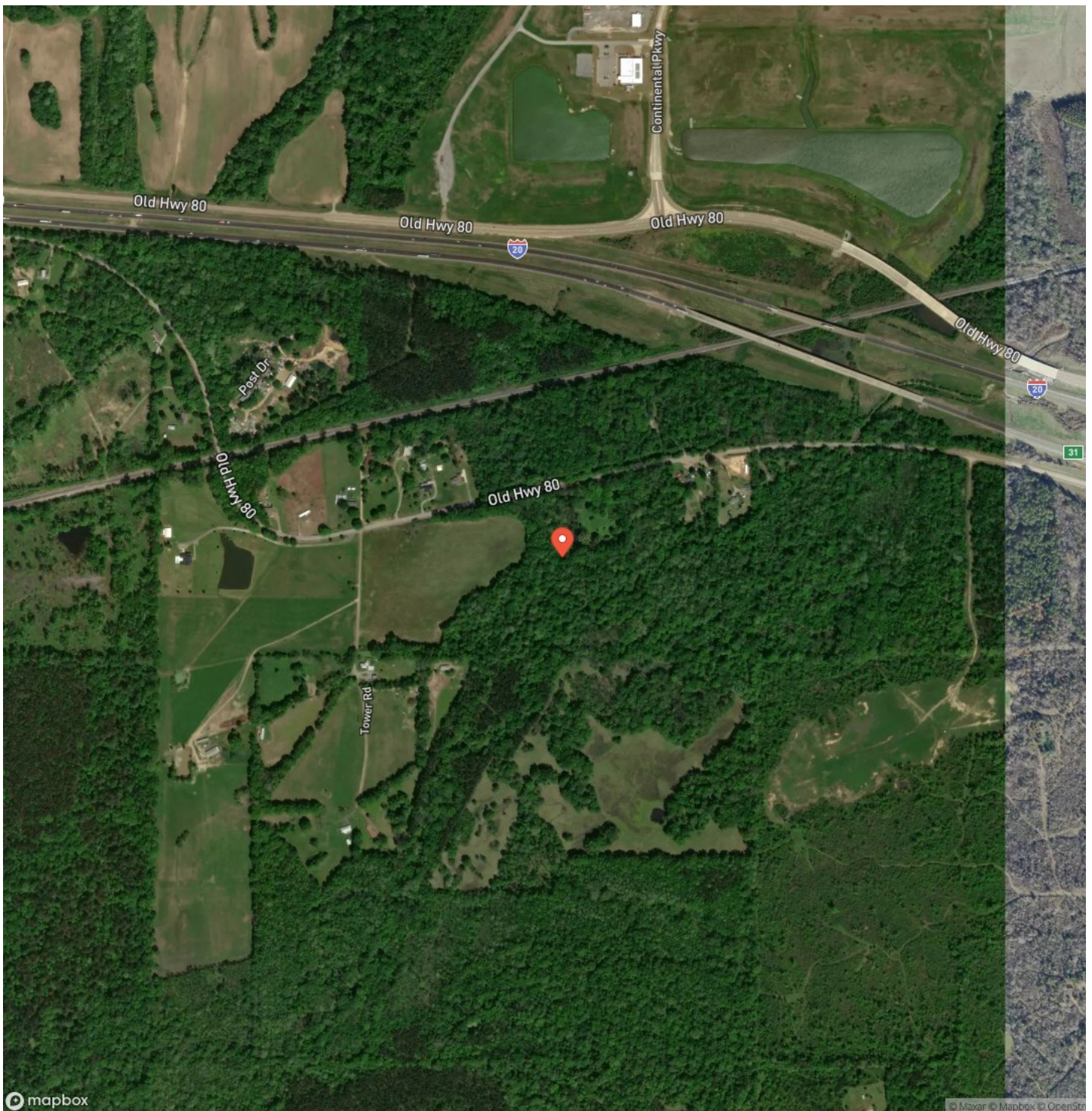
Locator Map



Locator Map



Satellite Map



The Bolton 52
Bolton, MS / Hinds County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Courtney

Mobile

(601) 667-7626

Email

Daniel.Courtney@SwapaLand.com

Address

509 Cobblestone Court

City / State / Zip

Madison, MS 39110

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.

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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.



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