

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

**\$525,000**  
76± Acres  
Hinds County



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

### 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**

1,140

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

76

**Price**

\$525,000

**Property Website**

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



**MORE INFO ONLINE:**

[www.swapaland.com](https://www.swapaland.com)

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**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.

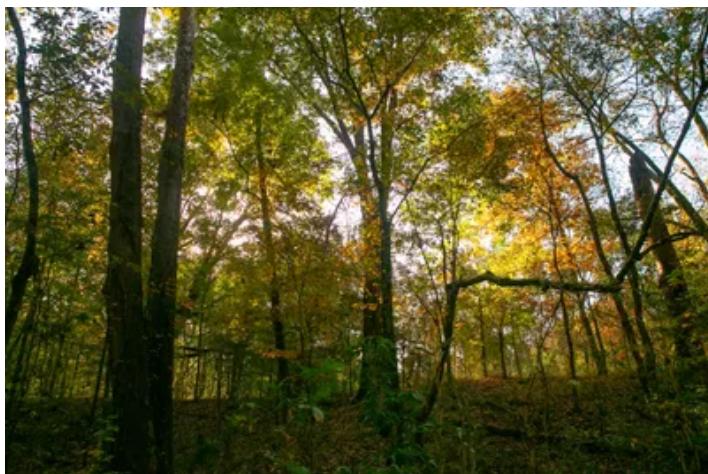
Realistically, there are not many properties that compare to this one in the general area. Needless to say, we are very excited to help the sellers find a new owner for this special property. Give us a call today for a tour.

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



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## Locator Map



© mapbox

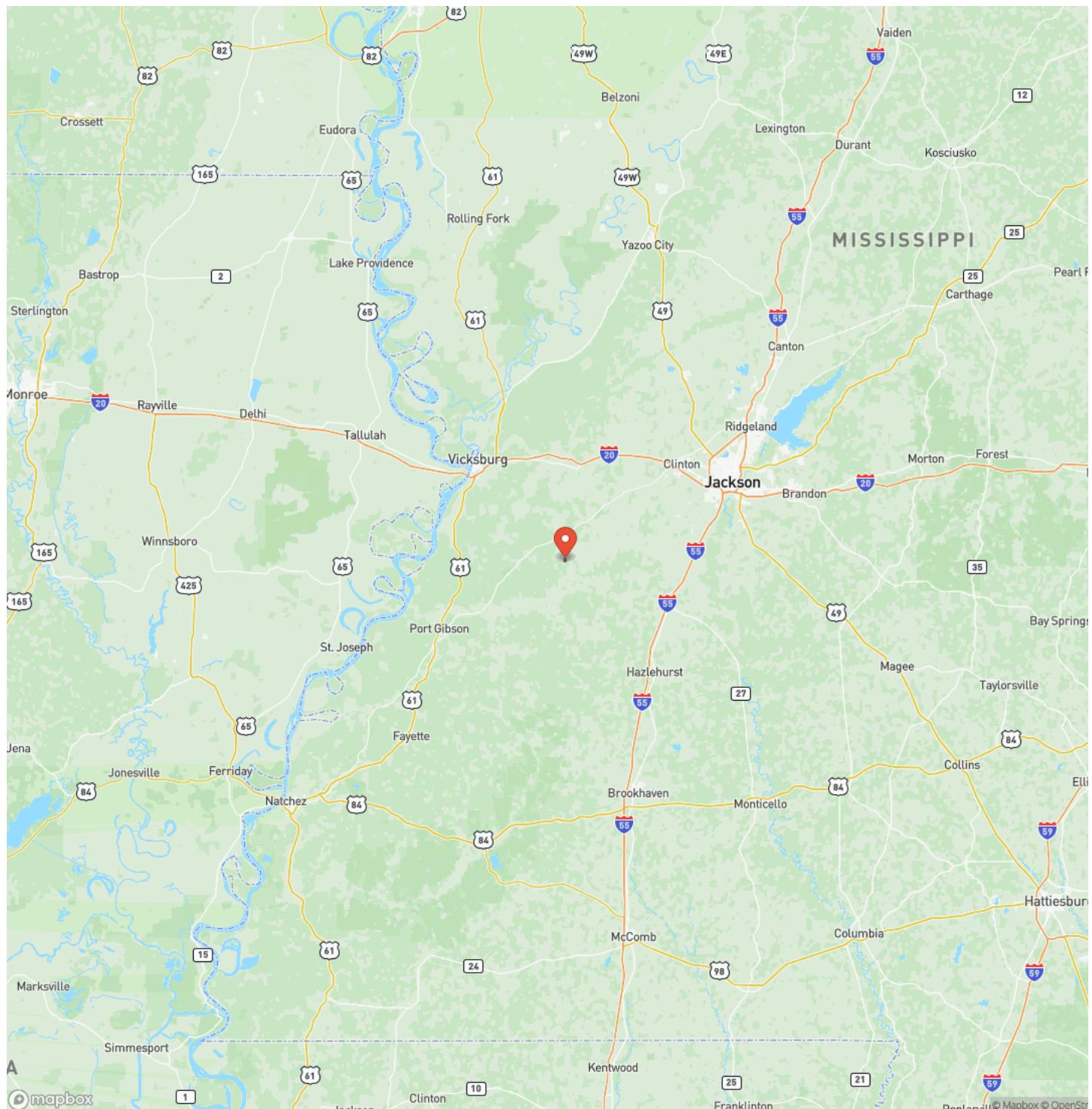
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## Locator Map



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## Satellite Map



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**LISTING REPRESENTATIVE**  
For more information contact:



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**Address**

**City / State / Zip**

Learned, MS 39154

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**NOTES**

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[www.swapaland.com](http://www.swapaland.com)

## NOTES



## **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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