

**Western Hinds Big Black 398**  
6083 Smith Station Rd  
Edwards, MS 39066

**\$1,791,000**  
398± Acres  
Hinds County



**Western Hinds Big Black 398**  
**Edwards, MS / Hinds County**

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**SUMMARY**

**Address**

6083 Smith Station Rd

**City, State Zip**

Edwards, MS 39066

**County**

Hinds County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

32.298487 / -90.664374

**Taxes (Annually)**

3530

**Acreage**

398

**Price**

\$1,791,000

**Property Website**

<https://swapaland.com/property/western-hinds-big-black-398-hinds-mississippi/76517/>



## Western Hinds Big Black 398 Edwards, MS / Hinds County

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### **PROPERTY DESCRIPTION**

This is a chance to own land on the Big Black River in western Hinds County, an area that seldom sees this type of property become available. Everyone knows that land near the Big Black commonly produces large whitetail bucks. But this area, in general, is extra special. Surrounded mostly by large, multigenerational landowners and scattered production agriculture, this property has advantages not even seen by properties located along other stretches of the Big Black.

Most of the land is classic river bottom hardwood timber. Numerous hardwood tree species, including many typical bottomland oak varieties, are found throughout the woods. Subtle elevation changes and occasional drainages add lots of character and hunting set-up opportunities. Plenty of switch cane and dewberry thickets along with an occasional blow down and scattered brushy areas offer lots of hiding places for deer. A beautiful slough with mature cypress and Tupelo Gum is a bonus and should provide sporadic duck hunting opportunities. The main woods road runs west through the center all the way to a potential campsite overlooking the river. Not far from there is an old cabin that could be enhanced into an off-grid camp, a perfect quiet spot to enjoy a sunset. There is even about 30 acres of open land toward the east side, much of which has been row-cropped up to now. This adds another element which would allow you to plant more wildlife food or convert it into some other wildlife habitat component.

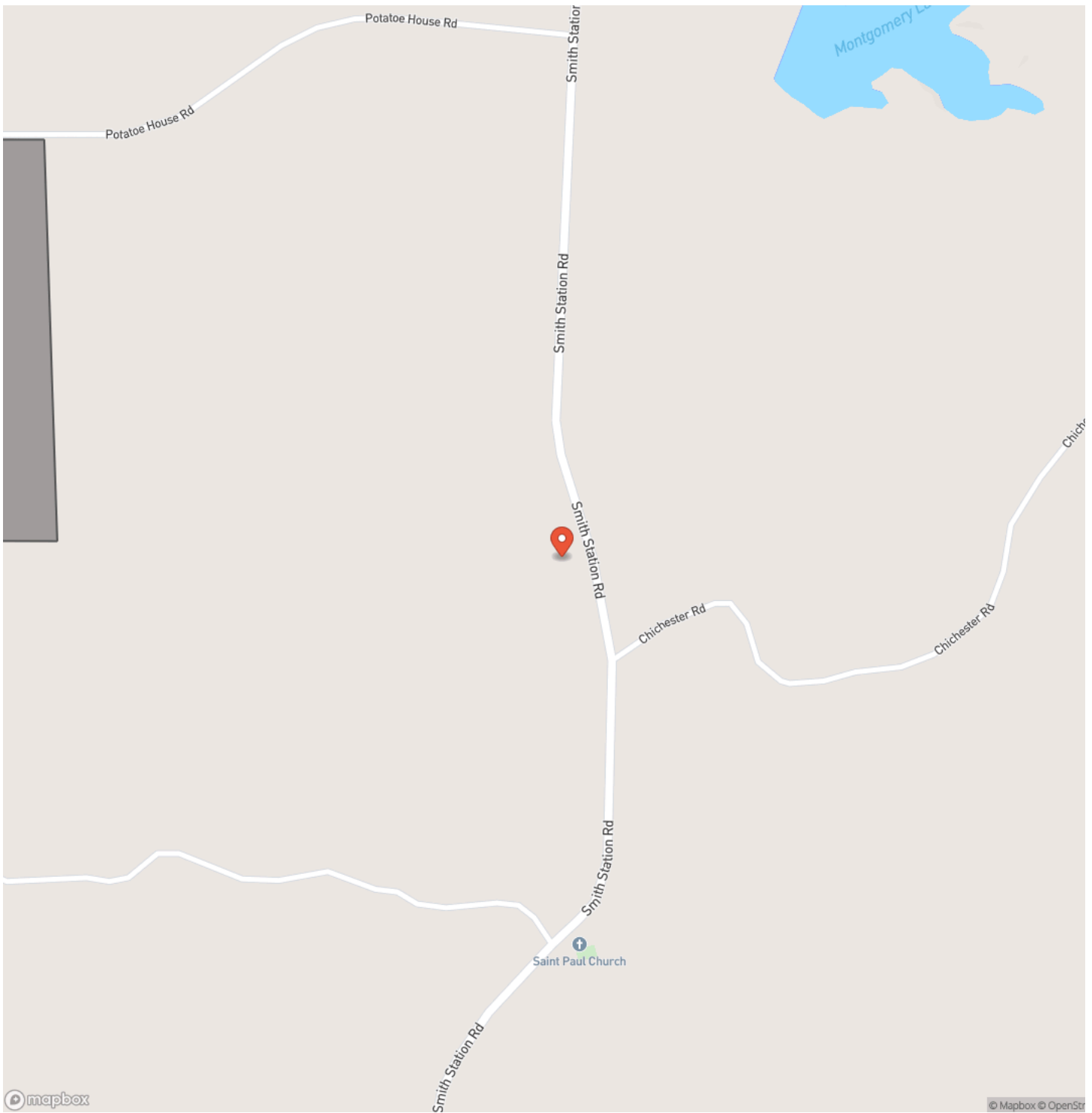
This place has lots of potential. A strategic timber harvest to allow a little more sunlight to the forest floor in a few areas would supercharge this land's game holding ability and fine tune hunting set up. This, together with meshing in some larger food plots, would be solid land management practices for anyone wanting to improve land to get the most from it. Every time I have visited this land, the number of tracks, trails, and overall deer sign was well above average. During the last visit, we even saw a good number of gobbler tracts. We are honored to work with a property of this caliber. We get excited every time we get to visit it. It's just something about being in the river bottom along the Big Black.



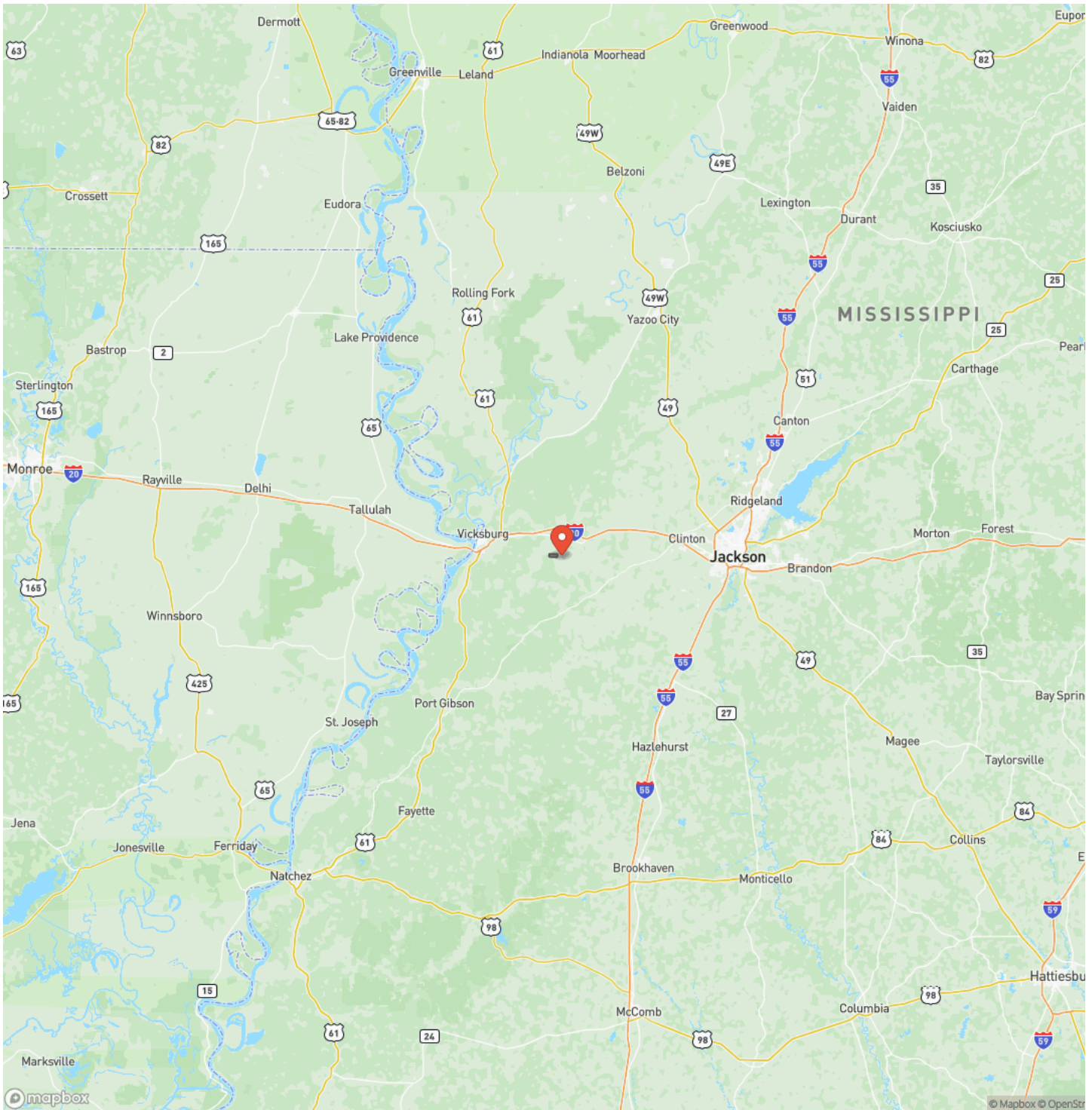
Western Hinds Big Black 398  
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## Locator Map



# Locator Map



## Satellite Map









## **DISCLAIMERS**

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