



# RICHARDSON PROPERTIES, INC.



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103 I-55 W. Frontage Road • Terry, Mississippi 39170 • 878-2484 • Fax: 878-5424

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## **CARTER TRACT 37 ACRES HINDS COUNTY, MISSISSIPPI**

**Property Description:** +/- 37 Acres located in Section 8, T 4 N, R 4 W, Hinds County, Mississippi, fronting Old Port Gibson Road.

**Directions:** From Raymond, Go South on Old Port Gibson Road about 5 miles and the property will be on your Right. If you get to Hwy 27, you went to far.

**Timber:** The entire property was planted in pines in 2001 and has yet to be thinned. There are no burn spots or bug spots and the timber looks healthy.

**Topo:** The topography is generally hilly with a creek running across the property. There appears to be an exceptional spot to build a lake with a lodge overlooking on the top of one of the hills. The lake looks like it could be about 5-7 acres.

**Utilities:** There are utilities available, both water and power as this tract has frontage on a main road.

**Best Use:** This tract is ideal for the hunter/investor. With excellent deer hunting and the potential for pine timber, this tract should be the one that the working man can afford and have a great weekend retreat. Additional land (Carter Tract 138) can be purchased and is just around the corner.

**Price:** \$100,000.00

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