

# 577.796 +/- ACRES HINDS COUNTY, MS

\$1,999,140



Have you been searching for that large site with Interstate 55 Frontage, or a great recreational tract close to the Jackson Metro area? This Hinds County tract should meet both needs! The property features approximately 396 acres of 25 year old planted pine (2nd thinning starting soon), 60 acres in 14 year old planted pine, 90 acres in open pasture, 27 acres in powerline and pipeline right of way, and the remainder in scattered hardwoods and roads. The 6 ± acre stocked lake contains both bass and bream, and is secluded in the back on the far west side providing a scenic area for a cabin or lodge. Two smaller ponds are also located on the property. Power is available at the lake and water is available along the road frontage. The road frontage includes nearly 4,200 feet along the south bound frontage road and 2,400 feet along Volley Campbell Road, making the development possibilities nearly endless. The entire tract is Zoned Agriculture and there is a CRP Contract in place paying \$10,500 annually through October 2025. This would make a great recreational timber investment with future development in mind. Call Michael Oswalt today for your private showing today!

**DIRECTIONS:** From Jackson, MS, travel I-55 South towards McComb and take exit 78 towards Terry, MS. Turn right on Green Gable Road and then turn left at the first cross street on to the Frontage Road. After approximately 3.5 miles, the property will be on your right. [Google Maps Link](#)



*Call me today!*

**MICHAEL OSWALT**, REALTOR®  
Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

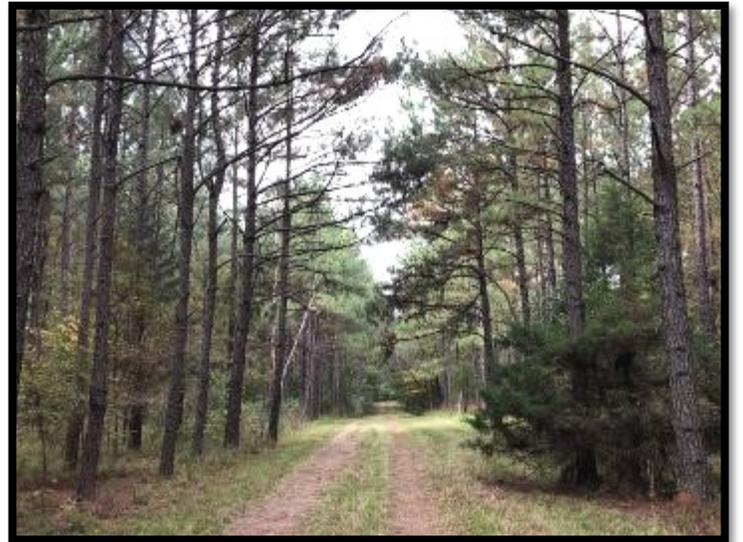
601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



**MICHAEL OSWALT**, REALTOR®  
 Michael@TomSmithLand.com  
 601.898.2772 office | 662.719.3967 cell  
 601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



**MICHAEL OSWALT**, REALTOR®  
 Michael@TomSmithLand.com  
 601.898.2772 office | 662.719.3967 cell  
 601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



**MICHAEL OSWALT**, REALTOR®  
 Michael@TomSmithLand.com  
 601.898.2772 office | 662.719.3967 cell  
 601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

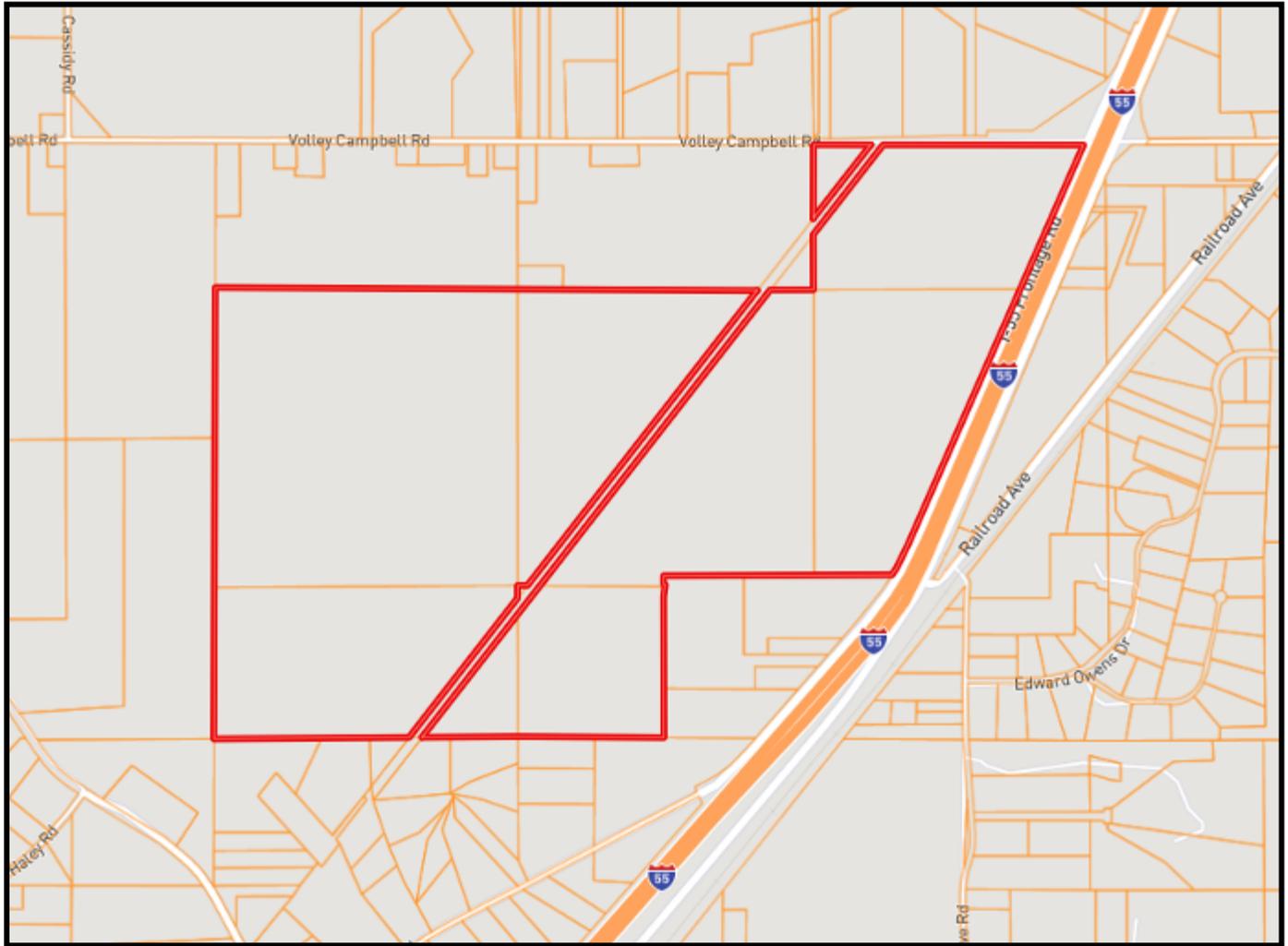


**MICHAEL OSWALT**, REALTOR®  
 Michael@TomSmithLand.com  
 601.898.2772 office | 662.719.3967 cell  
 601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



## OWNERSHIP MAP

**MICHAEL OSWALT**, REALTOR®

Michael@TomSmithLand.com

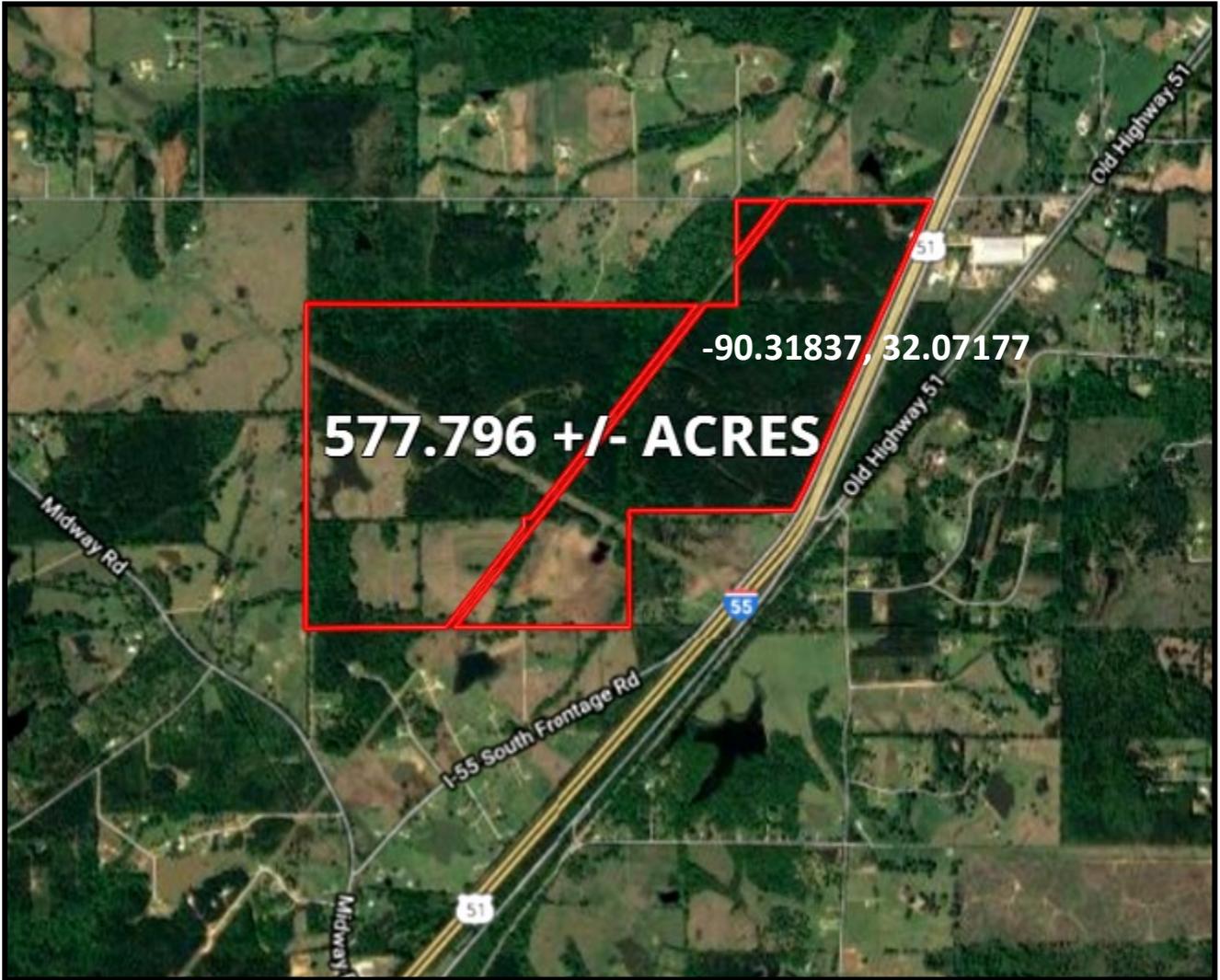
601.898.2772 office | 662.719.3967 cell

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



## AERIAL MAP

CLICK [HERE](#) FOR AN INTERACTIVE MAP

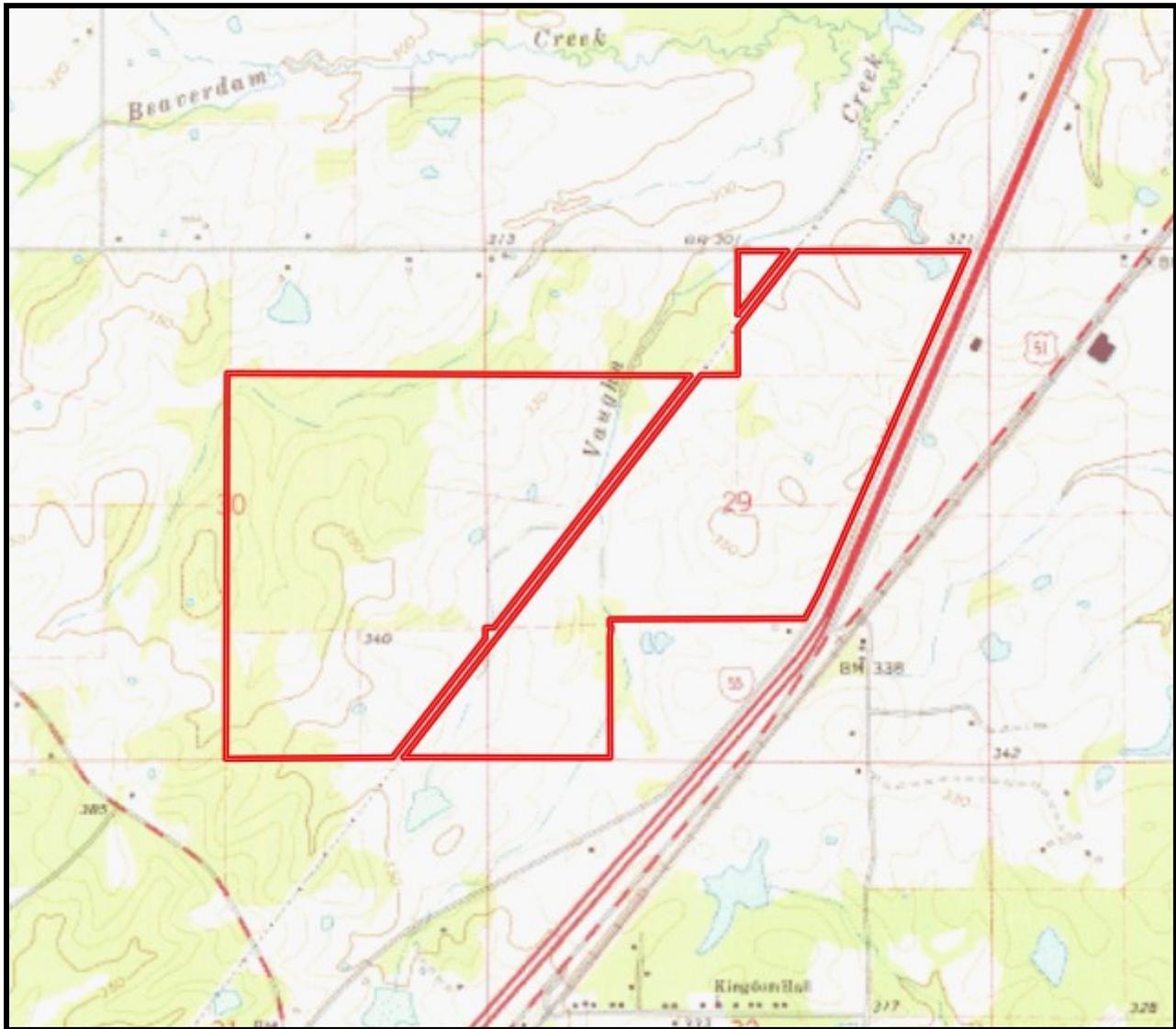


**MICHAEL OSWALT**, REALTOR®  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.



## TOPO MAP

**MICHAEL OSWALT**, REALTOR®

Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	331.8	58.45	3w
LoB2	Loring silt loam, 2 to 5 percent slopes, eroded	120.3	21.19	2e
Oa	Oaklimeter silt loam	92.2	16.24	3w
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	21.9	3.86	2e
W	Water	1.4	0.25	-
TOTALS		567.5	100%	2.74

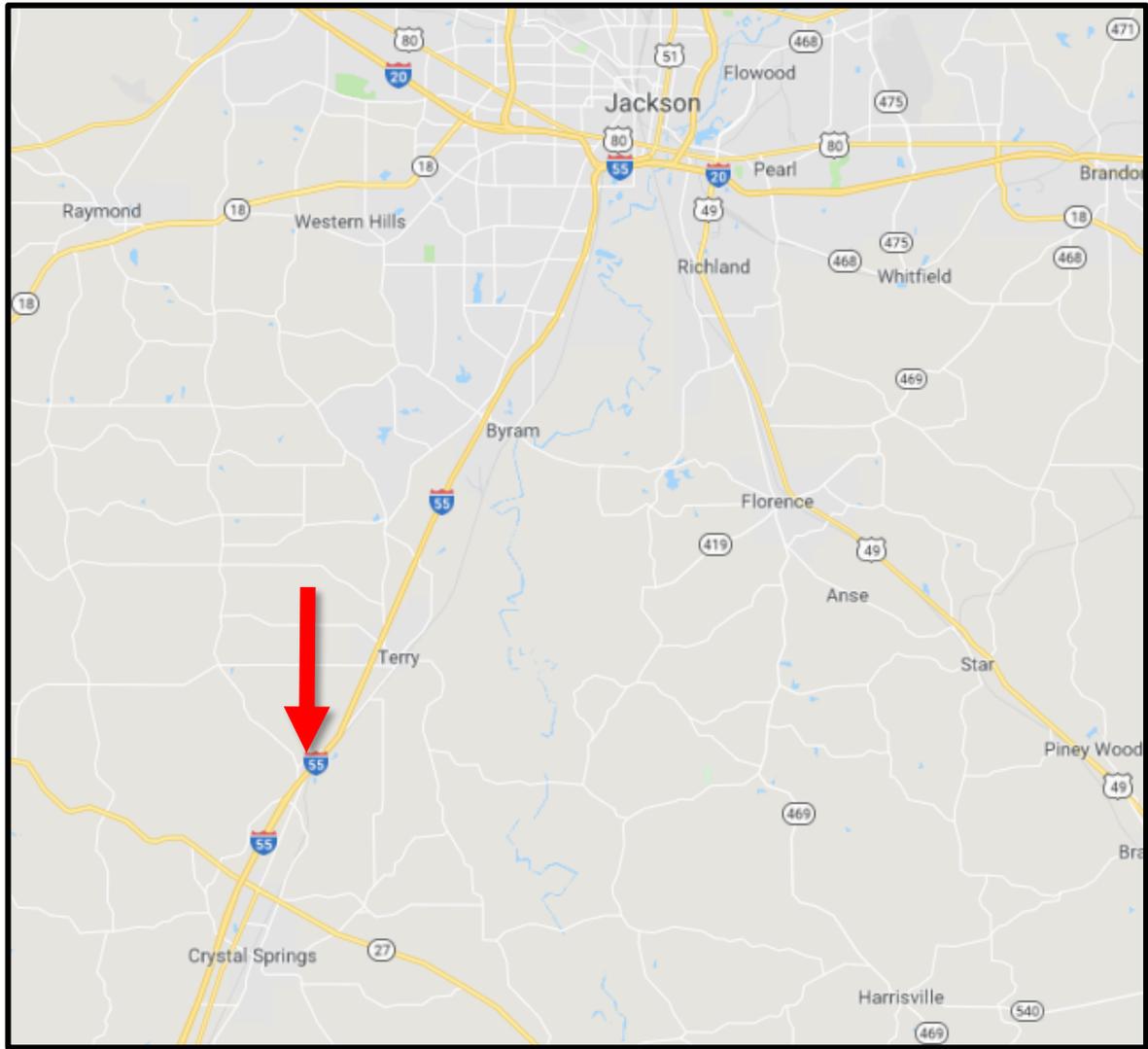
## SOIL MAP

**MICHAEL OSWALT**, REALTOR®  
 Michael@TomSmithLand.com  
 601.898.2772 office | 662.719.3967 cell  
 601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



## DIRECTIONAL MAP

**DIRECTIONS:** From Jackson, MS, travel I-55 South towards McComb and take exit 78 towards Terry, MS. Turn right on Green Gable Road and then turn left at the first cross street on to the Frontage Road. After approximately 3.5 miles, the property will be on your right. [Google Maps Link](#)



*call me today!*

**MICHAEL OSWALT**, REALTOR®  
Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.