

# Hunting and History

## 27+/- Acres in Hinds County, MS



**\$155,000**



There's a lot of history with this 27+/- acre hunting tract located in Hinds County, MS. This setting, near the Big Black River, makes for some fine hunting. The huge pole barn can be used for storage or having a big cookout with family and friends. A small three bedroom, one bath home is on the property and needs work, but could make a perfect hunting camp. This private property needs some love and attention, but has GREAT potential. The property is accessed by a deeded easement. Check out the history page of this brochure to learn about this gem! Property is being sold "as-is". Don't miss out, call Bill today!

Directions from the Bolton, MS exit #27 on I-20: Travel north on Bolton-Brownsville Rd for 4.9 miles. Turn right on MS-22E for .2 miles. Turn left on Alexander Road and travel 3 miles. Turn left onto Cox Ferry Road and travel 3.9 miles.

The property will be on the left, accessed by a deeded easement.

Address: 7714A Cox Ferry Rd, Bolton, MS 39041



*Call me today!*

**BILL PATRICK, REALTOR®**

Bill@TomSmithLand.com

601.898.2772 office | 601.573.0749 cell



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Information is believed to be accurate but not guaranteed.



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# History of the Land

The land was originally inhabited by a large Native American settlement, a division of Chickasaw, on the banks of what is now the Big Black River and its tributaries. The land sits on an old Indian Mound, which generally slopes up from the creek and has a large flat top. About 250 years ago, some Englishmen, the Cox's, settled there and became ferrymen for the Big Black and what is now Cox Creek (hence, Cox Ferry Road). For centuries, the Cox's also farmed the land with abundant crops in the fertile riverbank soil. Cotton, soybeans, hay, corn, and other vegetables were grown there, and although this particular parcel is but 27 acres, the land always produced, and the family was able to sustain a modest living. The land also had rows of green pear and peach trees, a blueberry patch, and a blackberry patch. Rabbits, cows, chickens, and hunting dogs were bred there in the barns. The property has a three bedroom and one bath white farmhouse, built in the 1950's, with hardwood plank floors, ceilings, and walls, a large living room, a custom wooden archway separating living from dining space, a sunny kitchen with a window over the sink, a back laundry room and canning pantry, and a covered carport on the front of the house. The home itself has been uninhabited for several years and needs many repairs but appears structurally sound. There are two large barns and a raised coup structure, but one of the barns has collapsed and is probably only good for its wood. There is a small bridge connecting the gravel easement road 1/4 mile long from Cox Ferry Road to the actual farm. The gravel road on the farm has vanished beneath overgrowth of brush. The land, now being reclaimed by nature, has become a deer paradise, with its tall grasses, remains of orchards and berry patches, and adjacent lands being used for timber growth. The farmhouse and remaining barn could make a desirable deer camp in its present state.



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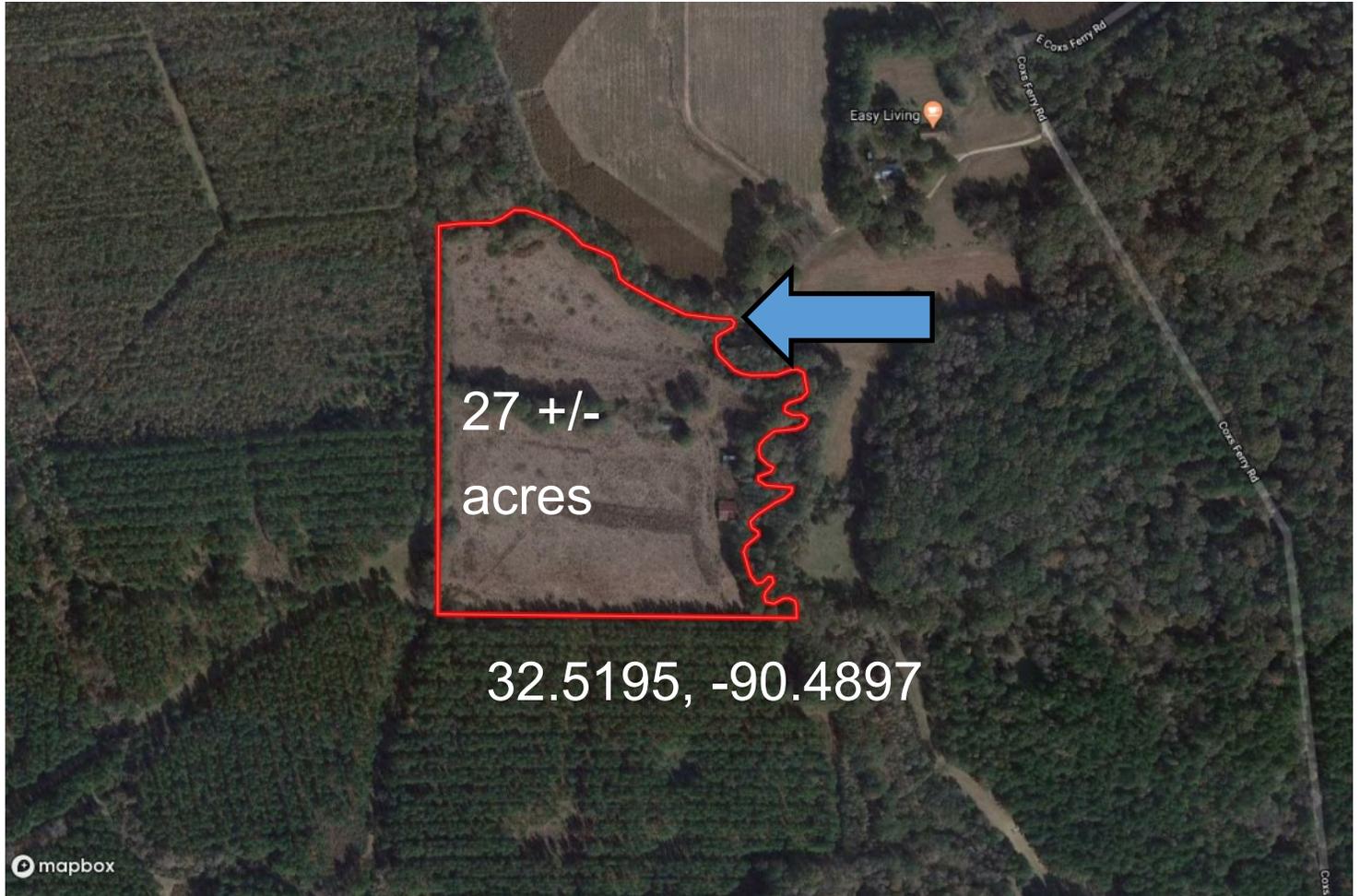


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# Aerial Map



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# Flood Map



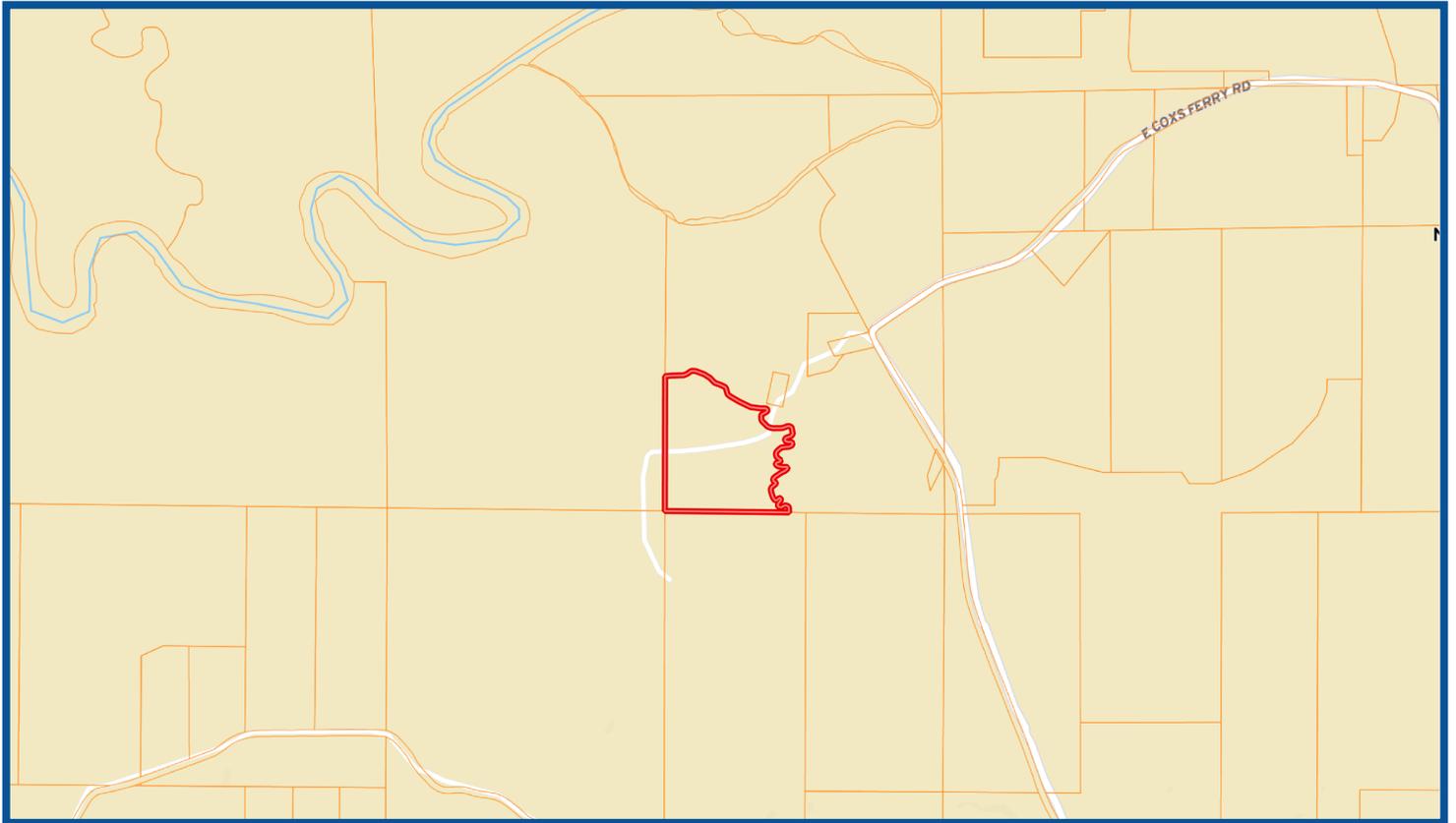
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# Ownership Map



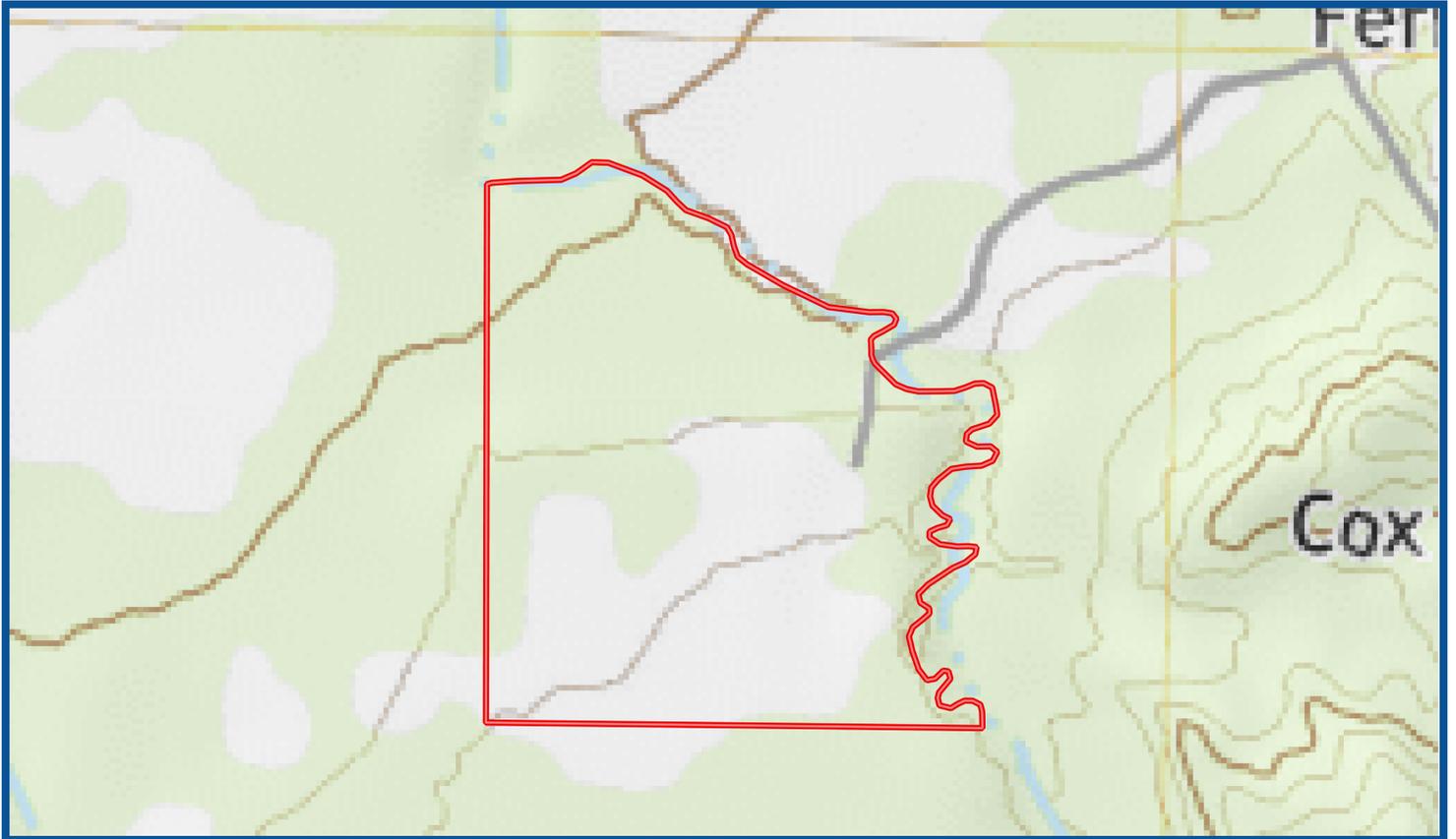
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# Topo Map



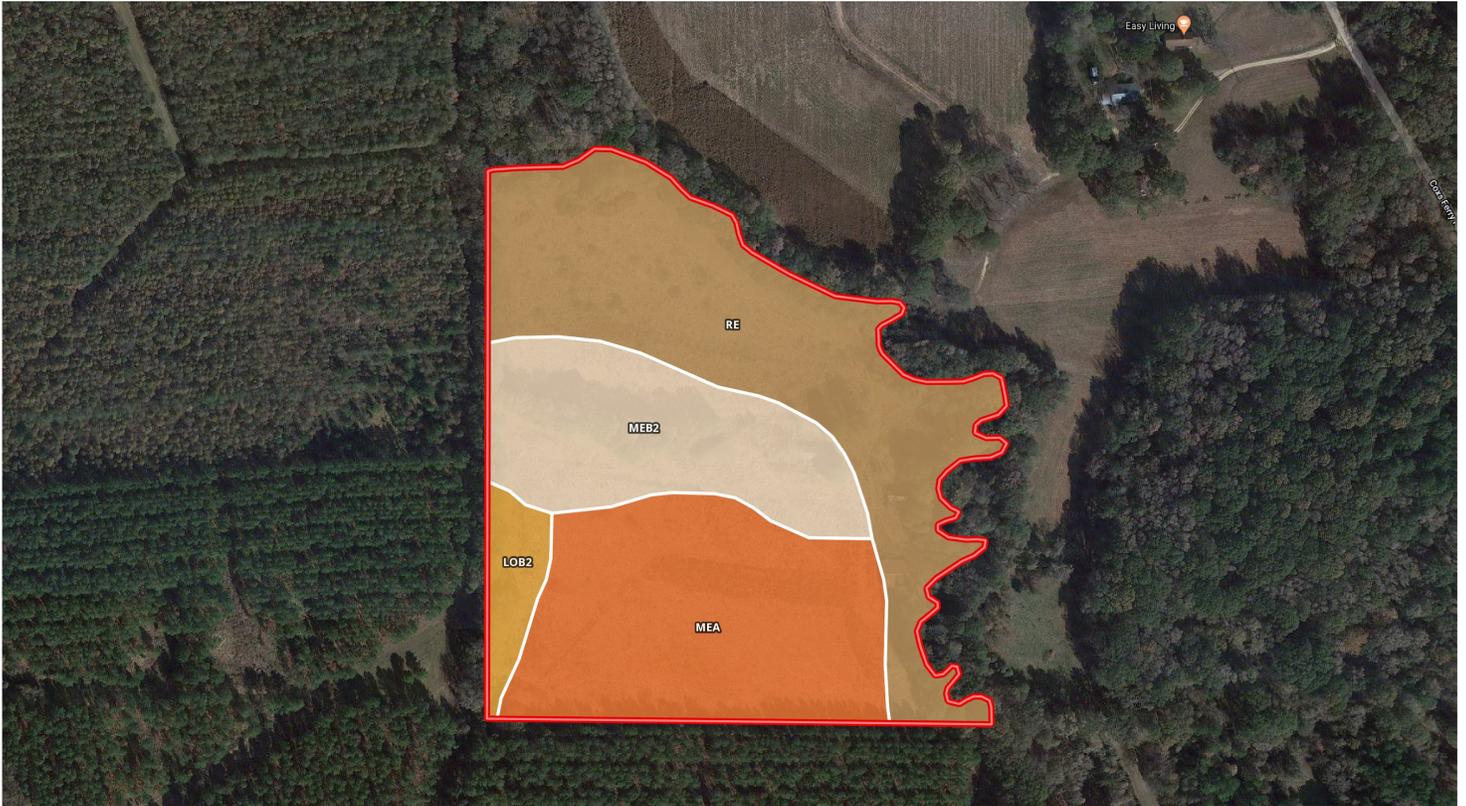
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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Re	Riedtown silt loam, 0 to 2 percent slopes, occasionally flooded	11.7	41.31	2w
MeA	Memphis silt loam, 0 to 2 percent slopes	9.1	32.32	1
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	6.2	22.02	2e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	1.2	4.34	3e
TOTALS		28.3	100%	1.72



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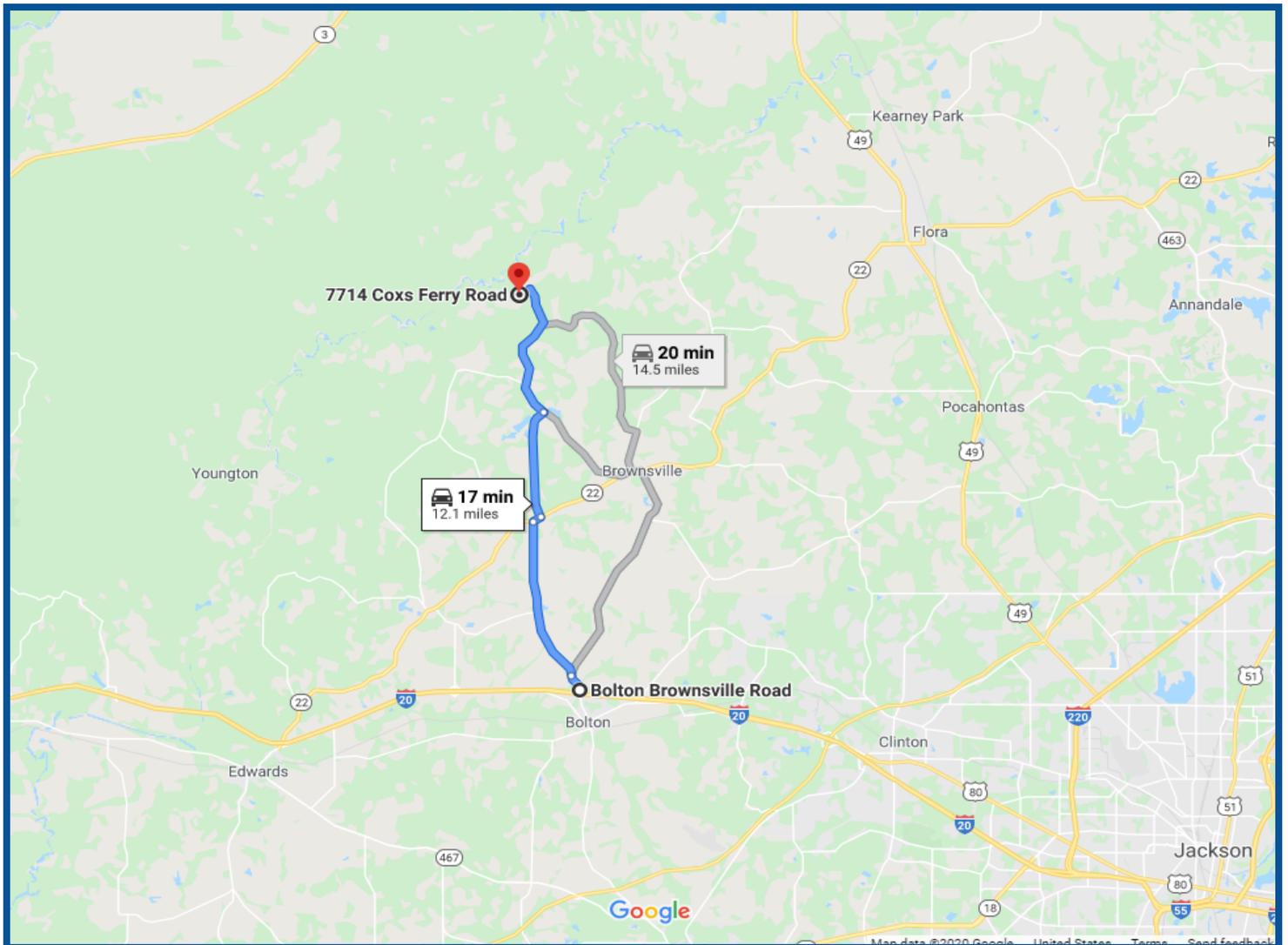


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# Directional Map



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