

WELCOME TO ANEVAY

250 AC. IN HINDS COUNTY, MS



- 250 Acres in Edwards, MS which is located in Western Hinds County!
- A Gorgeous 15 Acre Fully Stocked Lake!
- 2,500 Sq. Ft Camp that consist of 4 bedrooms and 2 Baths!
- A Mile of Paved Road Frontage on Goat Hill Road with 5 gated entrances!
- Extensive road system throughout the property with food plots, box stands, creeks, ladder stands and more!
- Abundant with Deer, Turkey and other Small Game!
- 2,400 Sq. Ft metal shop with all utilities that also has 3 roll up doors, tons of storage and a skinning rack!
- Located Just 15 minutes from Clinton and Vicksburg, MS!
- One of the finest tracts you will find in Hinds County, MS!

WELCOME TO ANEVAY! This 250 acres, located in Western Hinds County, MS, is as good as it gets. One of this property's many features is its 11 acre stocked lake that has outstanding fishing. It also features a 2,500 Sq. foot mobile home that has 4 bedrooms, 2 baths and 2 living areas with a spacious kitchen. Adjacent to the camp, there is a 2,500 sq. foot fully enclosed shop with 3 roll up doors, skinning rack with a utility sink and tons of storage space. The property is also loaded with mature hardwood timber with bedding areas that produce some of the best deer and turkey hunting around. There is an excellent road system throughout, creeks that traverse the property, and food plots in place with deer stands strategically placed to catch the deer moving from bedding area to feeding area. 8 acres of fenced pasture land is established with a round pen. With 5 entrances off of Goat Hill Road, you can access this property with ease. Steps lead from the camp to a deck overlooking your private lake. This property is only 15 minutes from Clinton, MS and 15 minutes from Vicksburg, MS! Don't miss out on this awesome opportunity to own your slice of paradise. Call Joseph Today for your private showing of Anevay!!

\$999,000

Offered by **Joseph Presley,**

4 Corner Properties LLC, 855 S. Pear Orchard Road, Suite 401, Ridgeland, MS 39157

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Information is Believed to be Accurate but not Guaranteed



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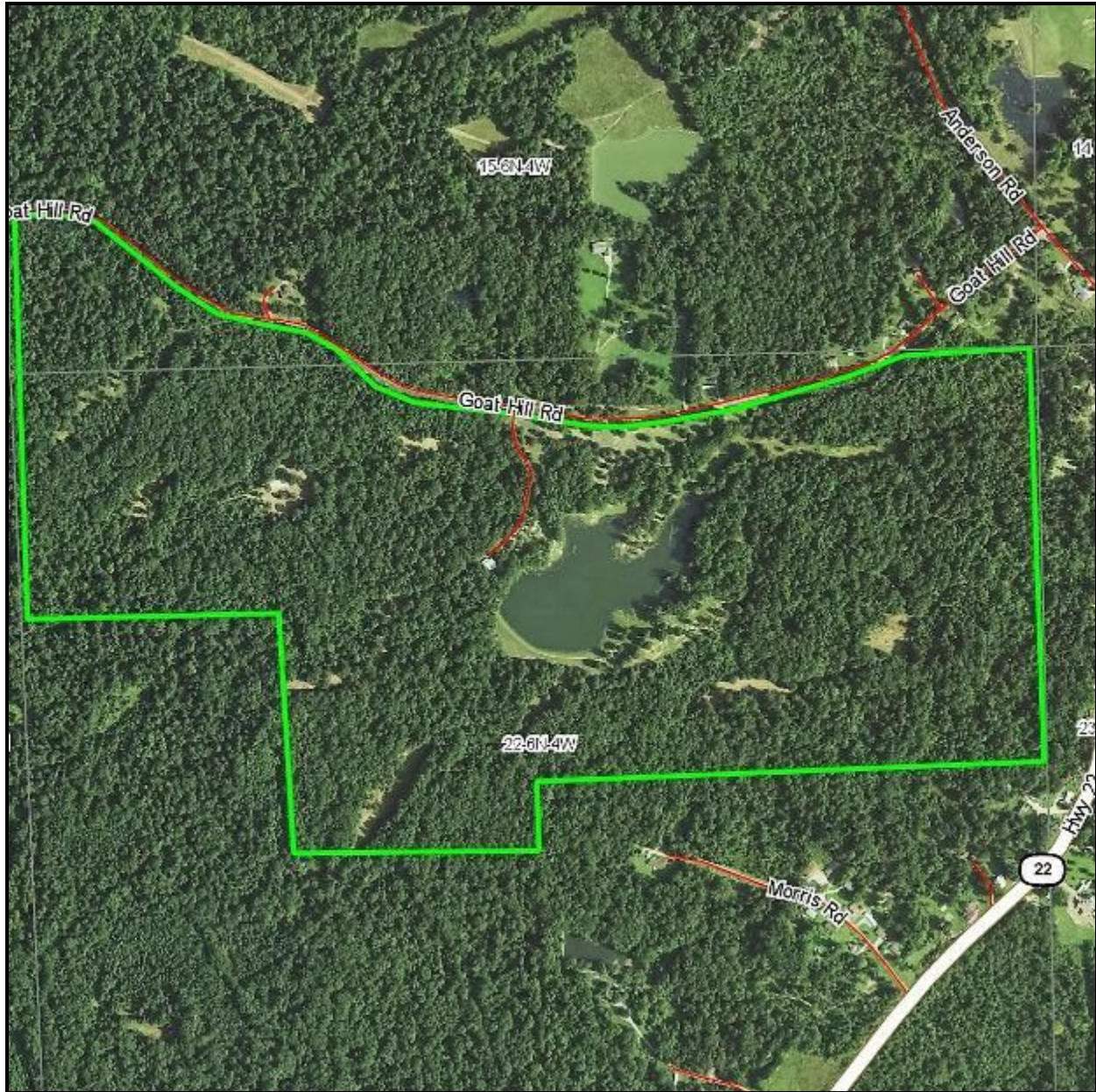


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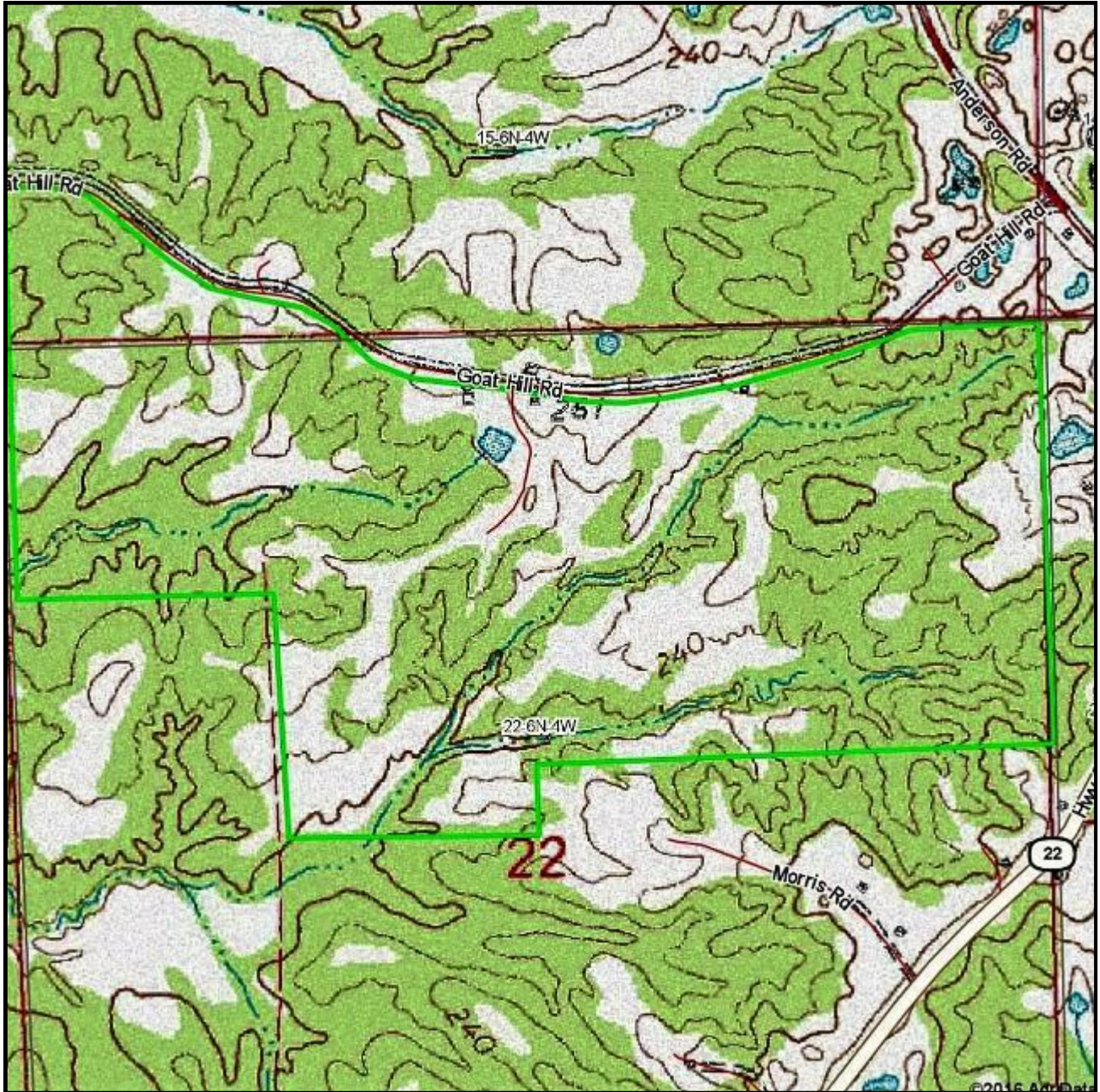
Aerial Map

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Topo Map



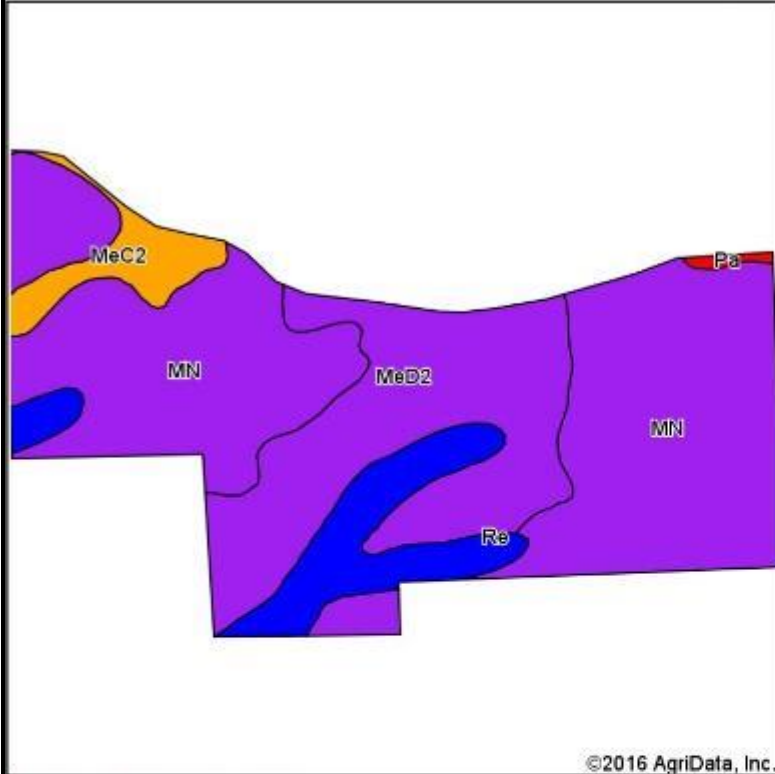
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Soils Map



State: **Mississippi**
 County: **Hinds**
 Location: **22-6N-4W**
 Township: **District 2**
 Acres: **250**
 Date: **9/7/2016**

Maps Provided by:






 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: MS049, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Cor n	Cotton lint	Improved bermudagrass	Soybeans	Tall fescue	Wheat
MN	Memphis-Natchez-Riedtown association, hilly	143.63	57.5%		Vllc	4.5			6			
MeD2	Memphis silt loam, 8 to 17 percent slopes, eroded	66.79	26.7%		Vlc	8	75	600	8	30	7	25
Re	Riedtown silt loam	26.68	10.7%		llw	9	100	750	12	40	9	
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	11.93	4.8%		llc	7	85	750	9	35	7.5	40
Pa	Pits	0.97	0.4%		Vllls							
Weighted Average						5.5	34.8	276.1	7.3	14	3.2	8.6

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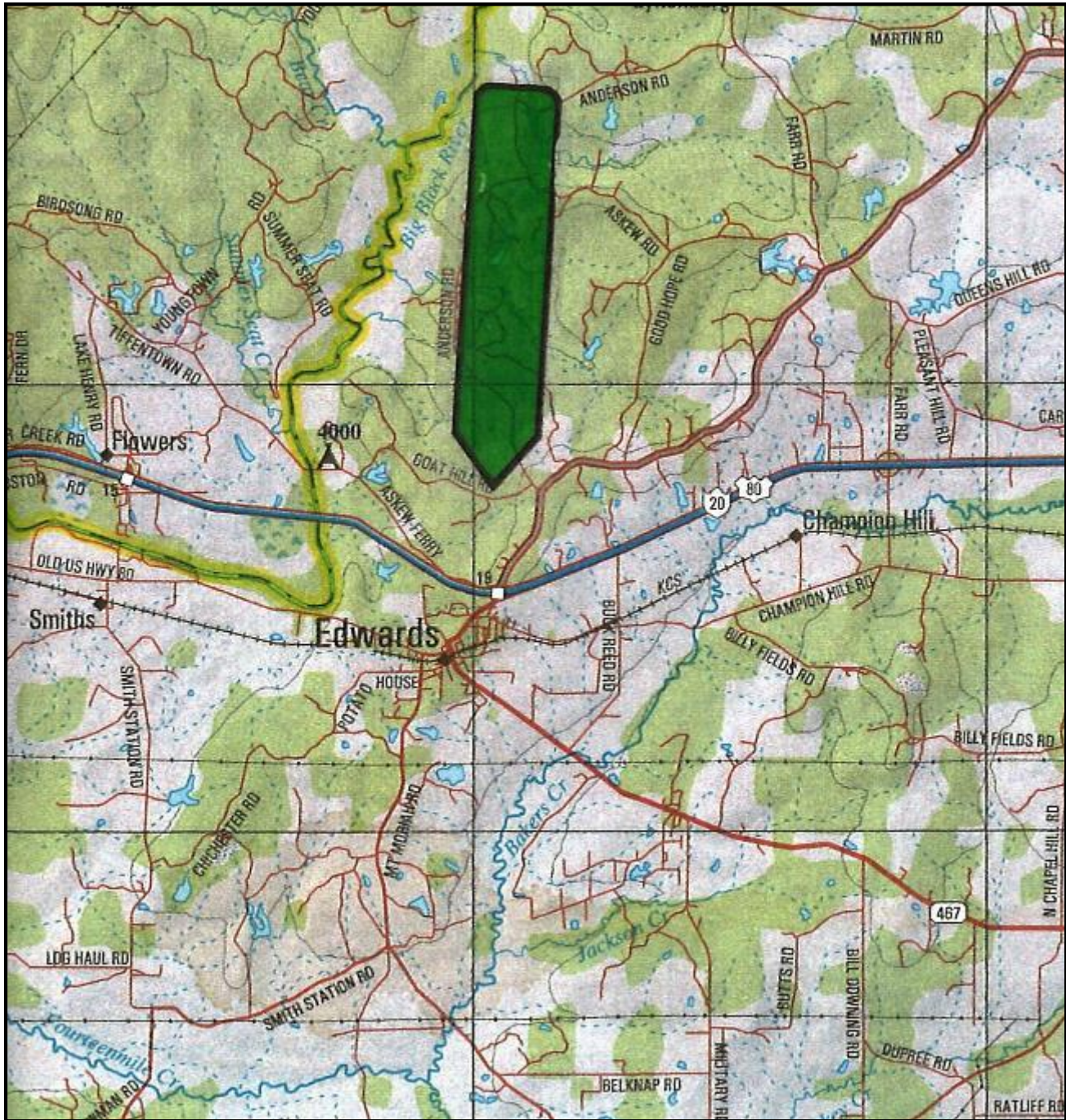
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Location Map

DIRECTIONS: From the Edwards exit off of Interstate 2, go north on Highway 22 approximately 1.2 miles and take a slight left turn onto Anderson Road, take Anderson Road .14 miles to Goat Hill Road on your left, take Goat Hill Road .5 miles to property on your left.



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