

PROPERTY OFFERED BY BACKWOODS LAND CO.

HINDS COUNTY

8.15+/- ACRES | \$150,000



BACKWOODS
LAND CO.

Hinds County | 8.15+/- Acres

Are you tired of the hustle and bustle of city life? Do you dream of waking up to the sound of nature and gazing out at a beautiful lake every morning? Look no further than 8.15+/- Acres on Jimmy Williams Road in Clinton, MS.

This stunning waterfront property boasts a picturesque view of a stocked lake, perfect for fishing or simply enjoying the tranquility of the water. Imagine building your dream home on this land, surrounded by gentle rolling pastures and the peaceful ambiance of the countryside.

With the convenience of water and power located at the road, this property is ideal for those seeking a permanent residence. Bring your horses and let them roam free on this spacious tract of land. And with the sought after Clinton School District nearby, you can provide your family with an excellent education and a wholesome lifestyle.

This property has a few minor restrictions, including a minimum 2,500 square foot heated and cooled requirement, no mobile homes, and only one single family home allowed on the property. But with all the beauty and potential this land offers, it's a small price to pay for your own piece of paradise.

Don't miss out on this incredible opportunity to build your dream home in the country. Call us today for more information and start living the life you've always dreamed of.



Property Features

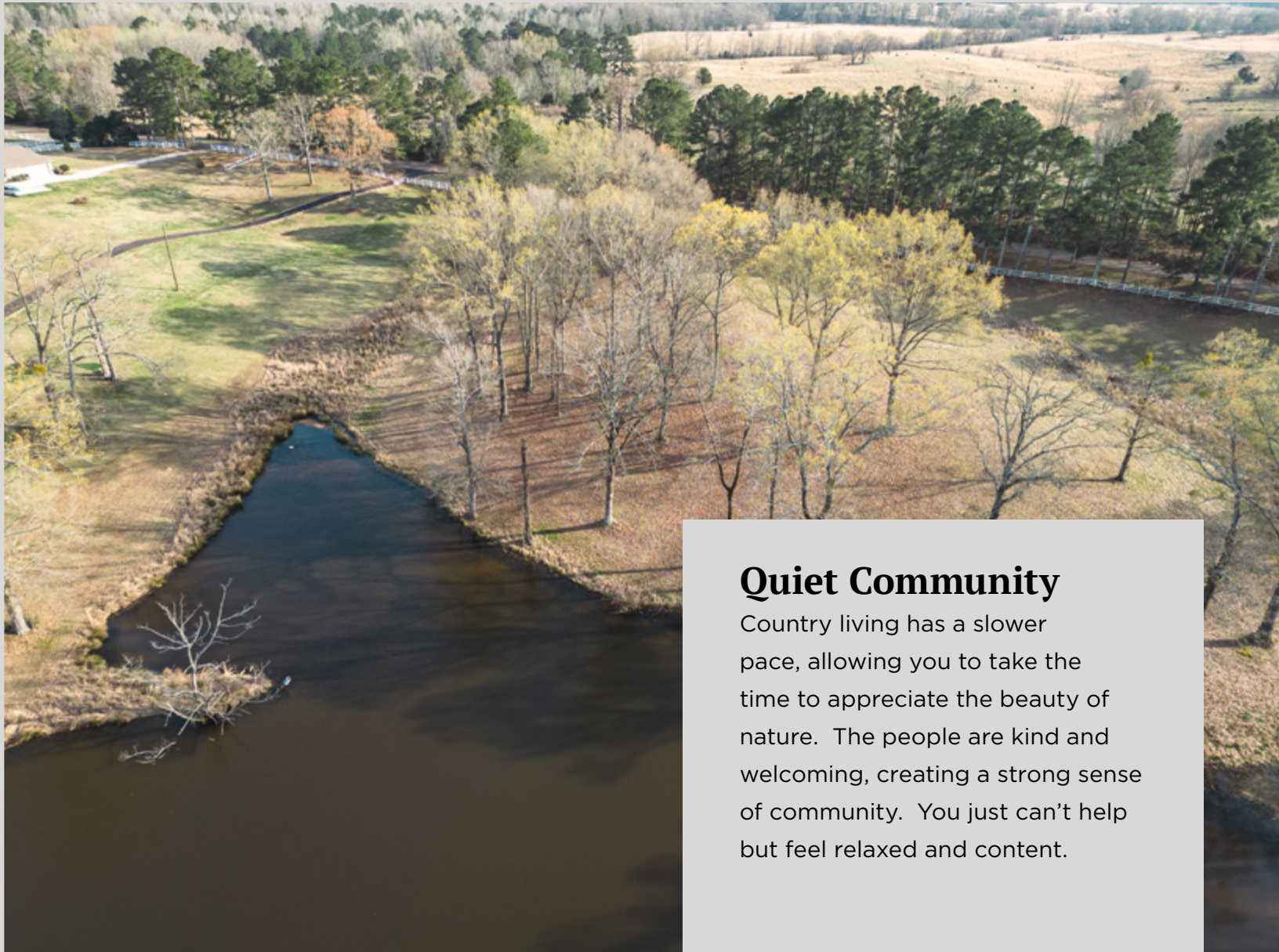
- Stocked lake with largemouth bass
- Water and power located at the road
- Clinton School District
- Good paved county road frontage
- Ideal to build your country home
- Minimum 2,500 sq. ft. heated and cooled
- Perfect for horse lovers or those looking for a serene country lifestyle



8+/- Acres

Country living is a peaceful and calming experience. The air is crisp and clean, the birds chirping in the trees, and the stars twinkling in the night sky.





Quiet Community

Country living has a slower pace, allowing you to take the time to appreciate the beauty of nature. The people are kind and welcoming, creating a strong sense of community. You just can't help but feel relaxed and content.



Stunning Views

This property is one with a breathtaking landscape. It is an excellent place to build your dream home. Enjoy looking out of your window at the gentle rolling pasture and the gorgeous, stocked lake.





Horse Ready

This property has lush pastures with ample water resources and is fenced in the front. It is ideal for anyone looking for a place to raise their horses.

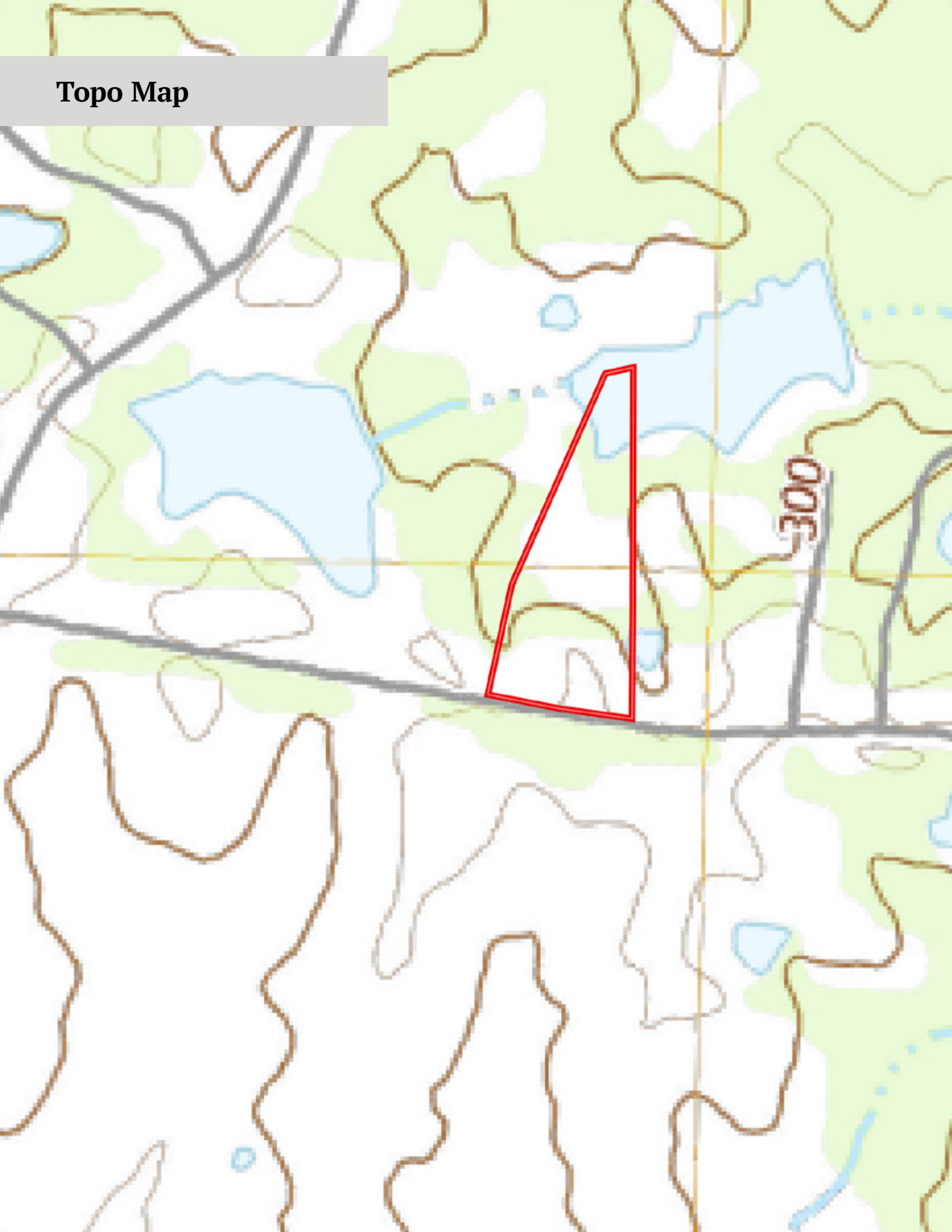




Aerial Map



Topo Map





Matt Davis

LAND PROFESSIONAL

Matt Davis is a lifelong resident of Sandhill, Mississippi and a proud veteran who served in the Mississippi Air National Guard. After graduating from Pisgah High School, he joined the military and deployed to Afghanistan in support of Operation Enduring Freedom, where he earned the rank of Master Sergeant. The core values of the Air Force - integrity first, service before self, and excellence in all we do - have been deeply ingrained in Matt's professional career.

In 2019, Matt became a licensed real estate agent and has since established a loyal client base thanks to his expertise and outstanding service. His passion for turkey, duck, and deer hunting gives him an extensive knowledge of wildlife management programs, which he happily shares with clients. As someone who currently lives on his family's farm with his wife and two children, Matt understands the rewards of living the backwoods life and is dedicated to helping his clients find the perfect outdoor recreation land, farmland, timber, or country home.

Matt's commitment to excellence, coupled with his deep-rooted love for the land and its inhabitants, make him an outstanding partner for anyone looking to buy or sell rural property in Mississippi.

(C) 601.573.7015

(O) 601.209.4882

matt@backwoodsland.com



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(601) 209-4882 | www.backwoodsland.com

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