

MIDWEST LAND GROUP PRESENTS

38 ACRES IN

HINDS COUNTY MISSISSIPPI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

38 +/- ACRE INVESTMENT OPPORTUNITY IN SOUTH JACKSON

Nestled in the heart of Hinds County, Mississippi, this expansive 38 +/- acre property offers a rare blend of natural beauty and development potential. The land is adorned with large, mature hardwoods that provide a serene and picturesque setting, ideal for creating a private retreat or multiple home sites. With gently rolling terrain and a mix of open space and shaded groves, the property is well-suited for a variety of residential layouts, whether for a single estate or a thoughtfully designed community. The natural landscape enhances privacy and creates a peaceful atmosphere, while still offering plenty of usable land for building.

A standout feature of this property is its impressive 1,400 feet of road frontage along Henderson Road, providing excellent visibility and multiple access points for ease of development. This level of accessibility makes the land especially attractive for subdivision or investment purposes, allowing for various entryways and design flexibility. Located within a short drive of Jackson and other key areas in central Mississippi, the parcel offers both seclusion and convenience. Whether you're seeking a prime piece of land for residential development or a large tract to build a personal sanctuary.



PROPERTY FEATURES

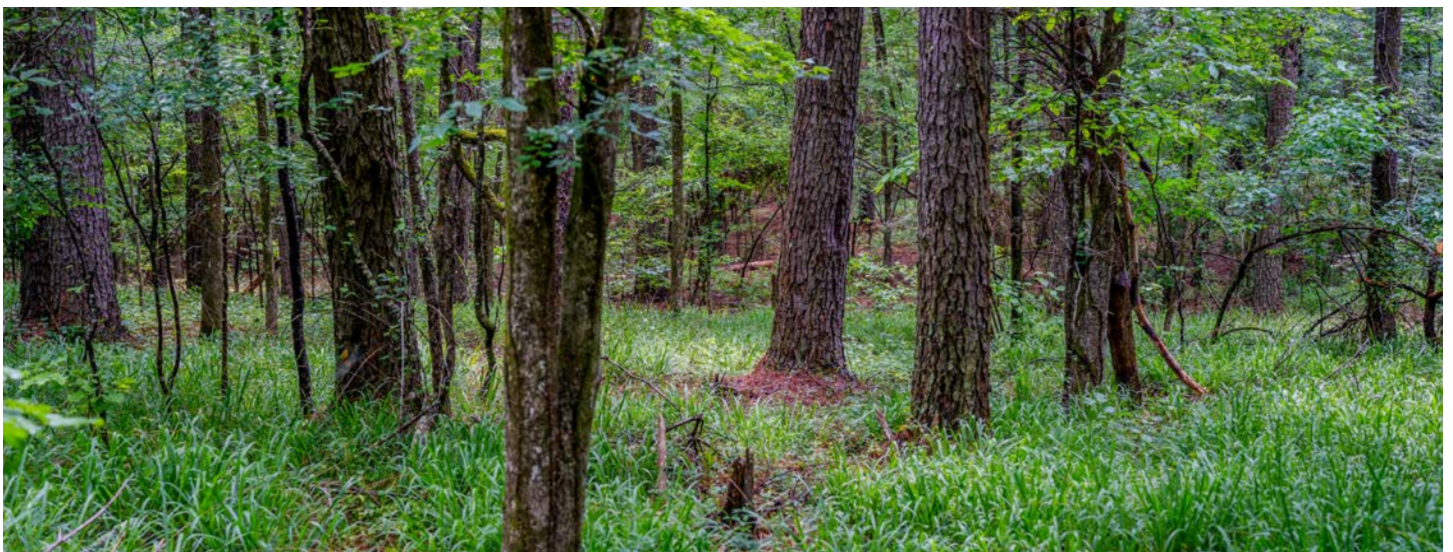
PRICE: **\$172,485** | COUNTY: **HINDS** | STATE: **MISSISSIPPI** | ACRES: **38**

- Large timber
- Multiple homesites
- Can be developed
- Jackson public schools
- Blacktop road frontage
- 10 minutes to Byram
- 20 minutes to downtown Jackson
- Rolling terrain
- Multiple access points
- Quiet neighborhood

MULTIPLE HOMESITES

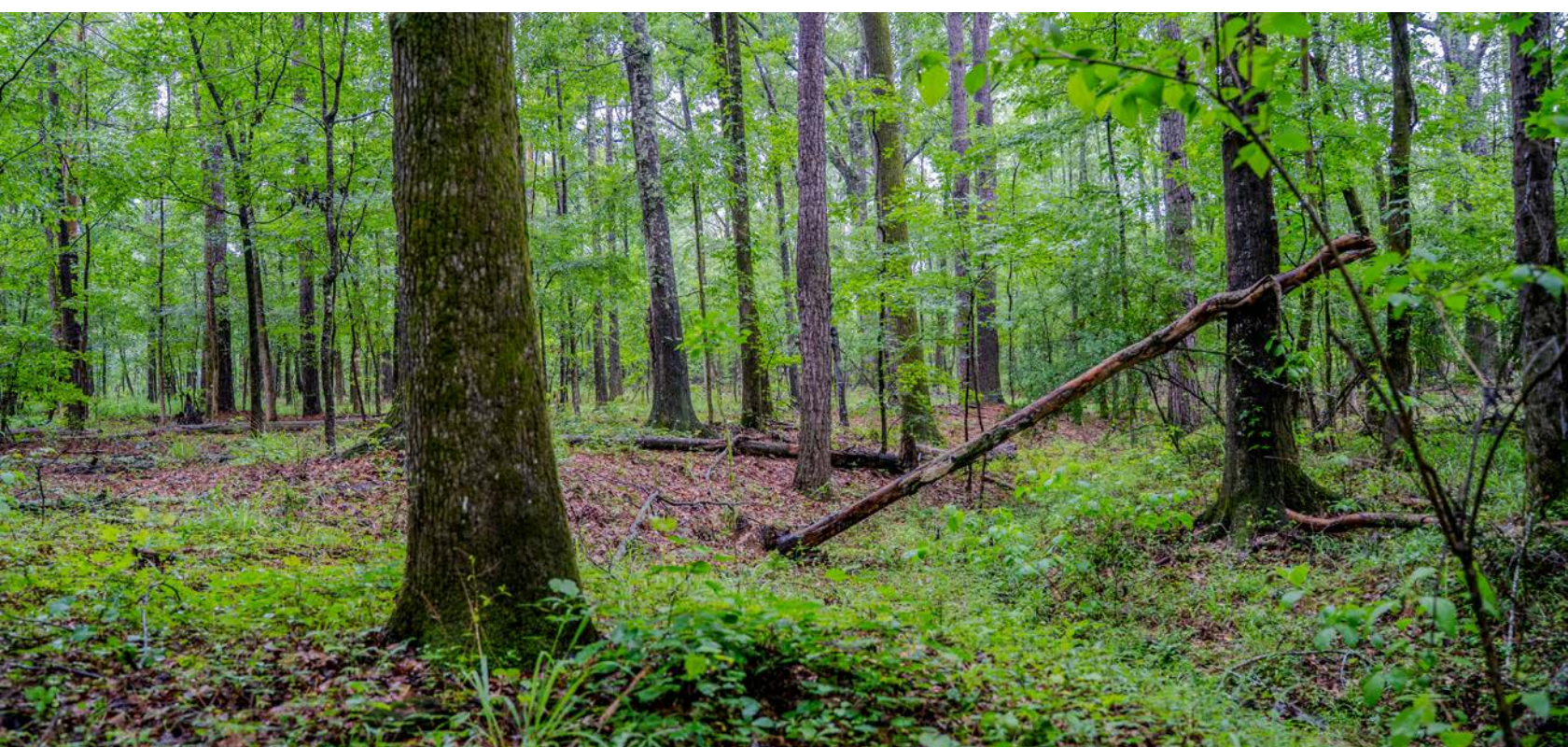


LARGE TIMBER



ROLLING TERRAIN

With gently rolling terrain and a mix of open space and shaded groves, the property is well-suited for a variety of residential layouts, whether for a single estate or a thoughtfully designed community.



AERIAL MAP



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Boundary Center: 32° 13' 46.96, -90° 16' 38.67

0ft 329ft 658ft

35-5N-1W
Hinds County
Mississippi

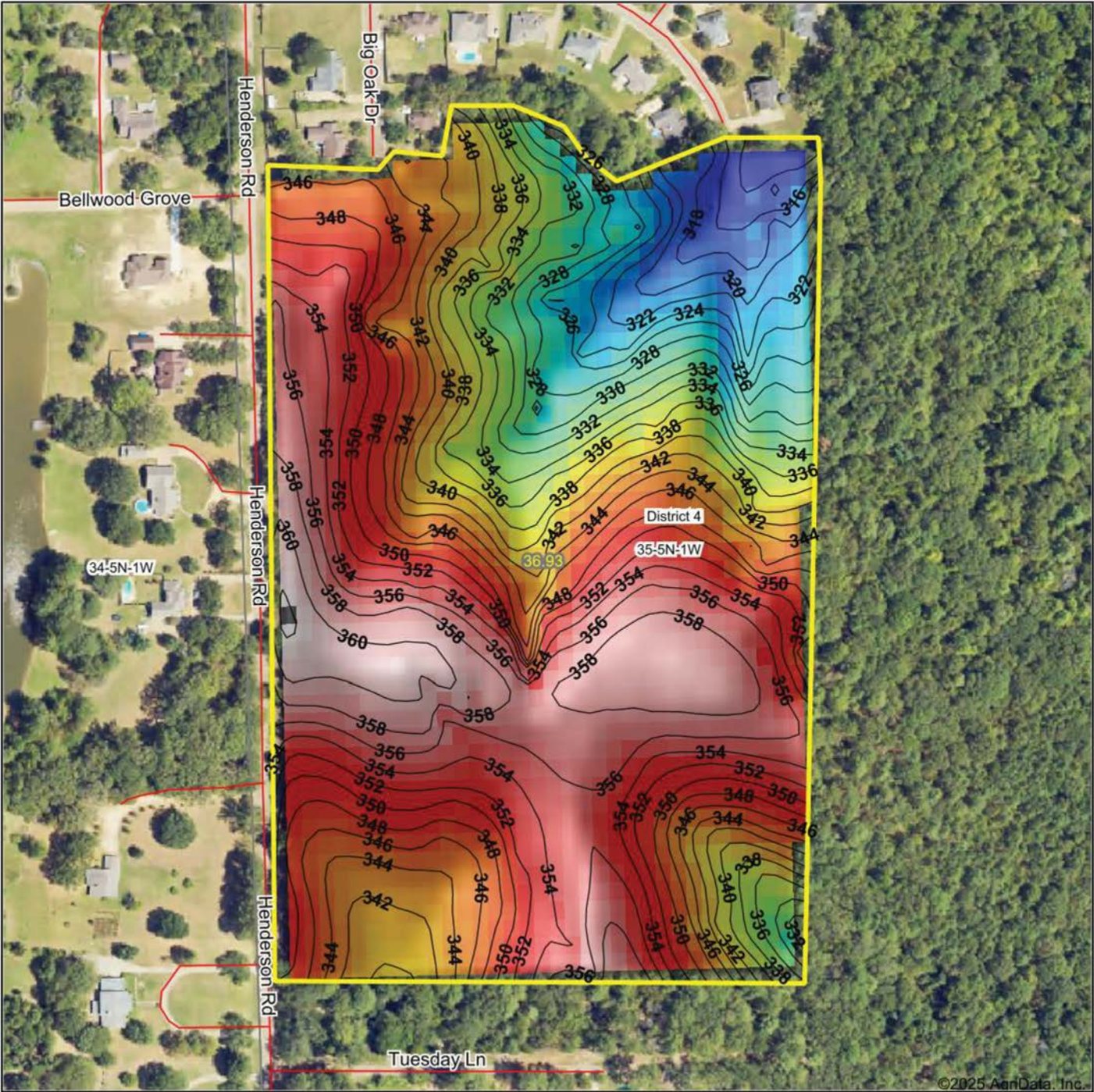


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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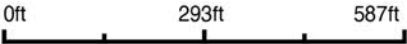
5/14/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Source: USGS 10 meter dem
Interval(ft): 2
Min: 313.5
Max: 362.6
Range: 49.1
Average: 344.4
Standard Deviation: 11.88 ft



5/22/2025

35-5N-1W
Hinds County
Mississippi

Boundary Center: 32° 13' 46.92, -90° 16' 38.67

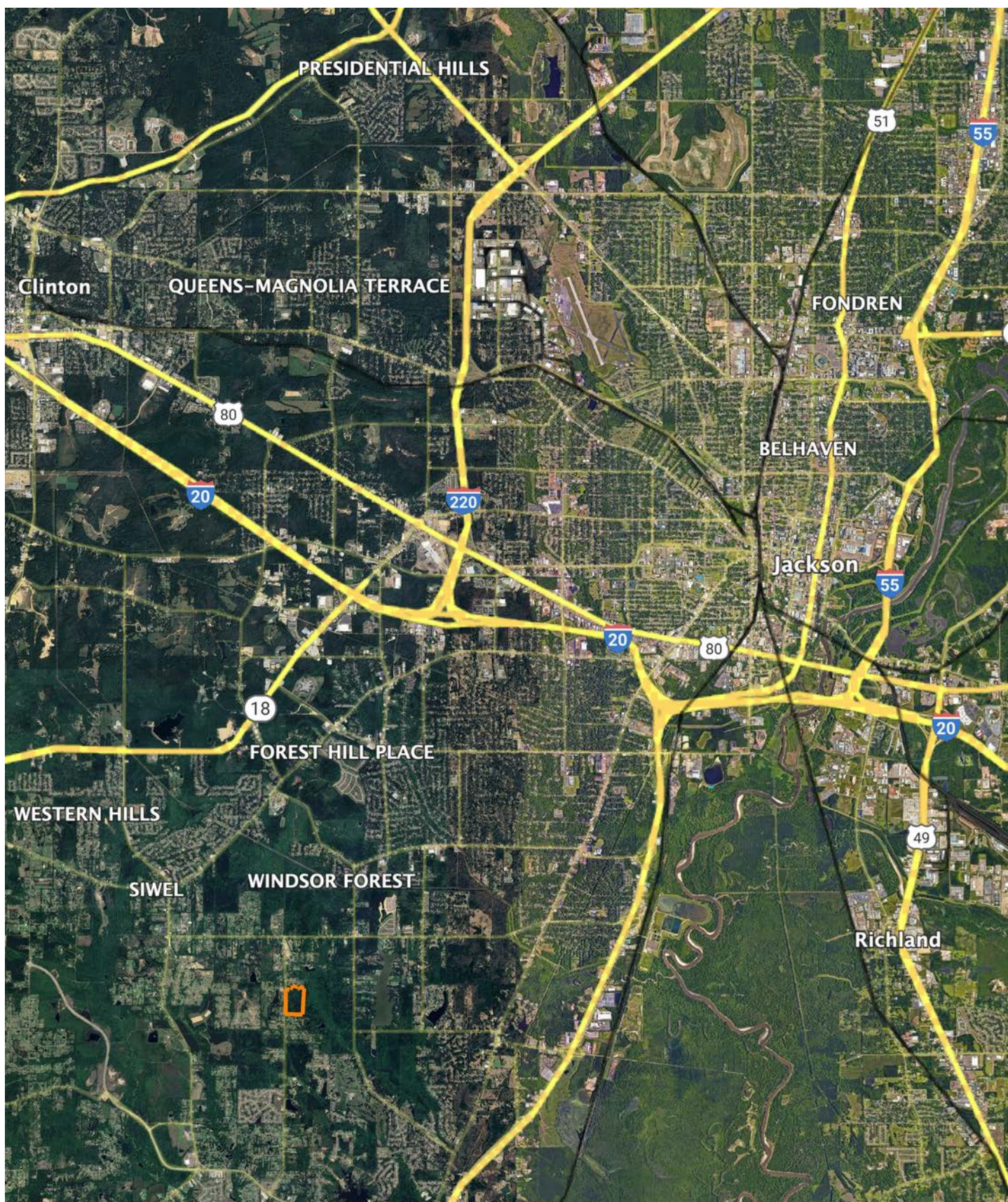
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

OVERVIEW MAP



AGENT CONTACT

A lifelong outdoorsman, John brings a wealth of hands-on experience and passion for land to his clients. From an early age, he developed a deep connection to rural properties while working on his grandfather's farm in Byram, Mississippi, where he learned the ins and outs of hunting, cattle management, and farming. Over the years, he continued to deepen this bond by working on a hay farm in Calhoun, Louisiana, and later owning and managing his own farm in Benton, Mississippi. His experiences have instilled in him a comprehensive understanding of what makes a property valuable and how to maximize its potential for both enjoyment and investment.

With 20 years of sales experience and 15 years of owning and leasing land, John offers a unique blend of professional expertise and personal passion. He excels at evaluating properties for hunting and agricultural potential, using his extensive knowledge of aerial mapping, wind patterns, access points, and farm layout optimization. A bowhunter and outdoorsman, John's ability to connect with clients on both a practical and emotional level makes him a trusted partner for buying or selling land.

Outside of real estate, John is active in his community and attends Morrison Heights Church in Clinton. Whether you're looking to sell your property or find your dream farm, with John you can expect honesty, hands-on experience, and willingness to share insights gained from years of setting up and managing successful properties.



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