

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

DURANT COUNTY MISSISSIPPI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WOODED PARADISE IN DURANT - 20 +/- ACRES WITH PAVED ROAD FRONTAGE

Nestled just outside the quiet town of Durant in Holmes County, this beautiful 20 +/- acre tract offers the perfect blend of seclusion and accessibility. With direct road frontage, this property is ideal for a private homesite, recreational retreat, or future investment.

This versatile property offers the perfect balance of natural beauty and practical access, making it an

excellent choice for a wide range of buyers. It's a rare find in Holmes County that won't last long.

The land features a diverse mix of hardwoods, creating a peaceful, wooded setting with excellent wildlife potential. Whether you're looking to build, hunt, or simply escape the hustle and bustle, this property offers endless possibilities.

*ALL PROPERTY LINES ARE ROUGH ESTIMATIONS
AND NOT SURVEY ACCURATE.



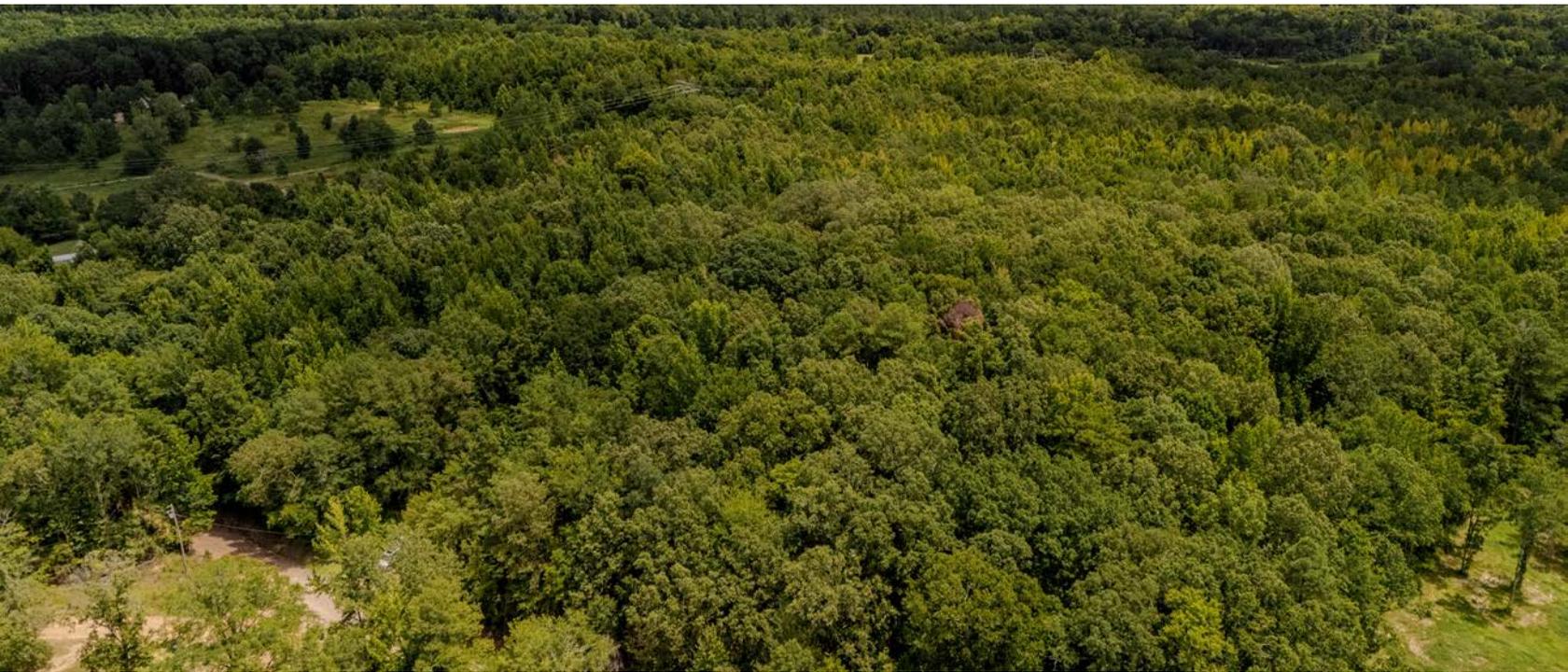
PROPERTY FEATURES

COUNTY: **HOLMES** | STATE: **MISSISSIPPI** | ACRES: **20**

- 20 +/- acres of beautiful, wooded land in Holmes County, MS
- Located just minutes from Durant with easy access to town amenities
- Paved road frontage offers convenient access to the property
- Covered in a mix of mature hardwoods, ideal for privacy and natural beauty
- Excellent potential for a secluded homesite or weekend getaway
- Great habitat for deer, turkey, and other wildlife - a hunter's dream
- Peaceful rural setting with minimal traffic and noise
- No known restrictions - perfect for custom builds or recreational use
- Investment opportunity in a growing area of Mississippi
- Approximate boundaries shown - buyer to verify with a land survey



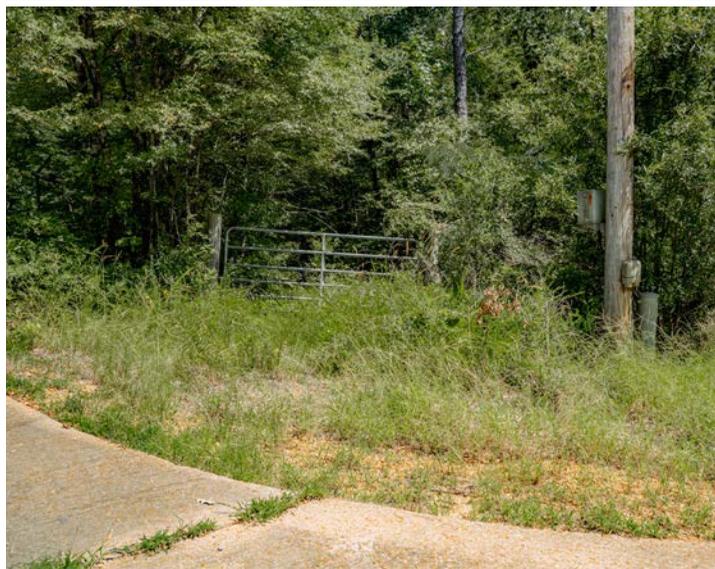
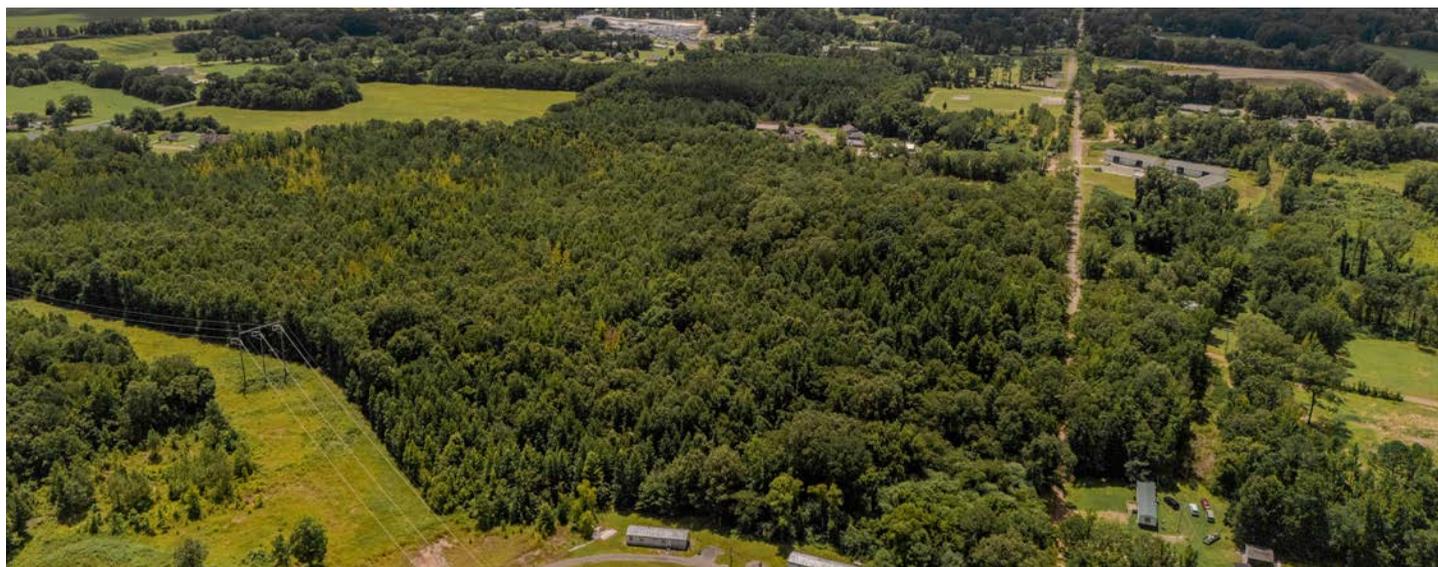
MIX OF MATURE HARDWOODS



GREAT HABITAT FOR WILDLIFE



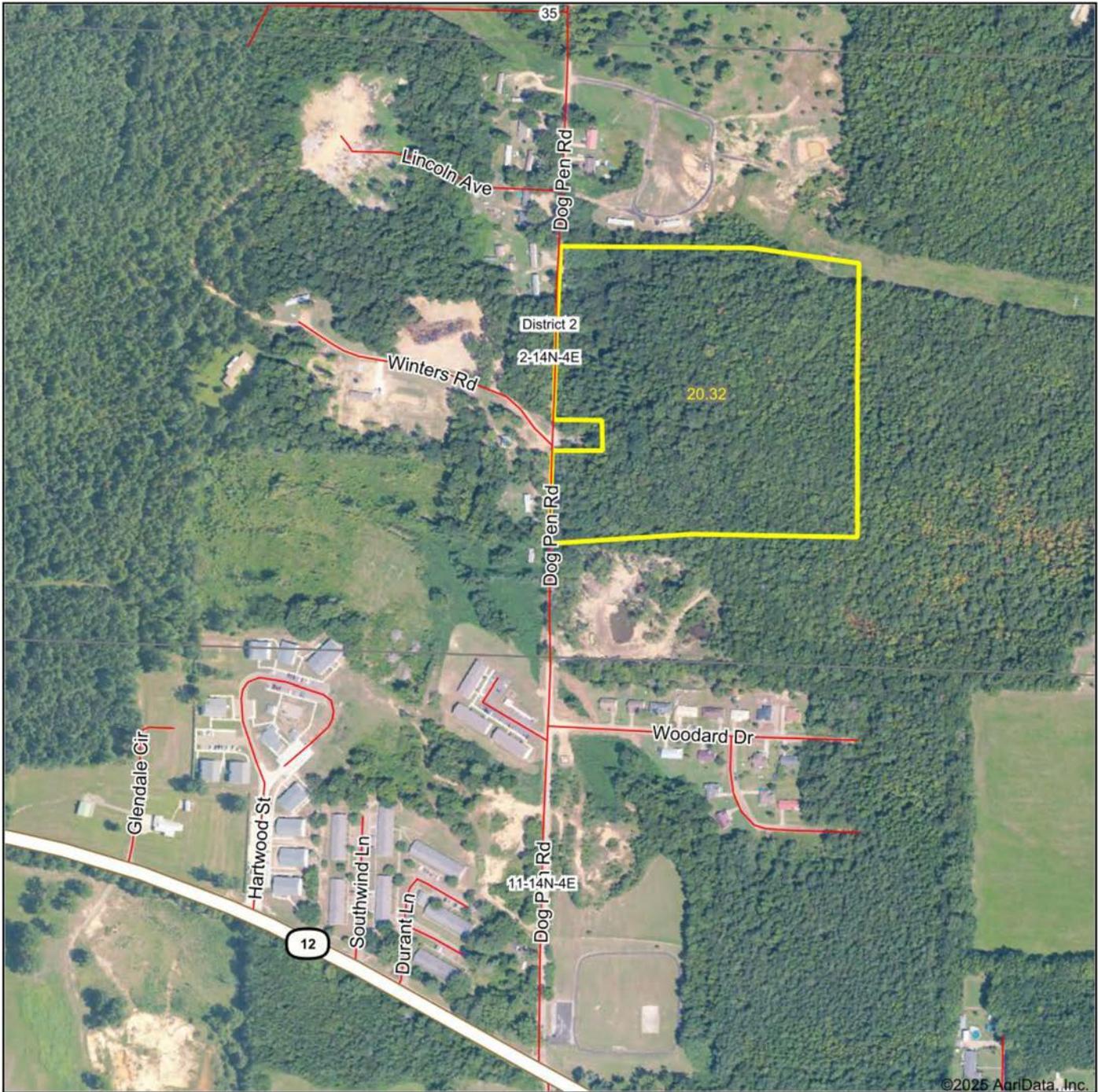
POTENTIAL FOR A SECLUDED HOMESITE



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 33° 5' 37.66, -89° 51' 28.1



2-14N-4E
Holmes County
Mississippi



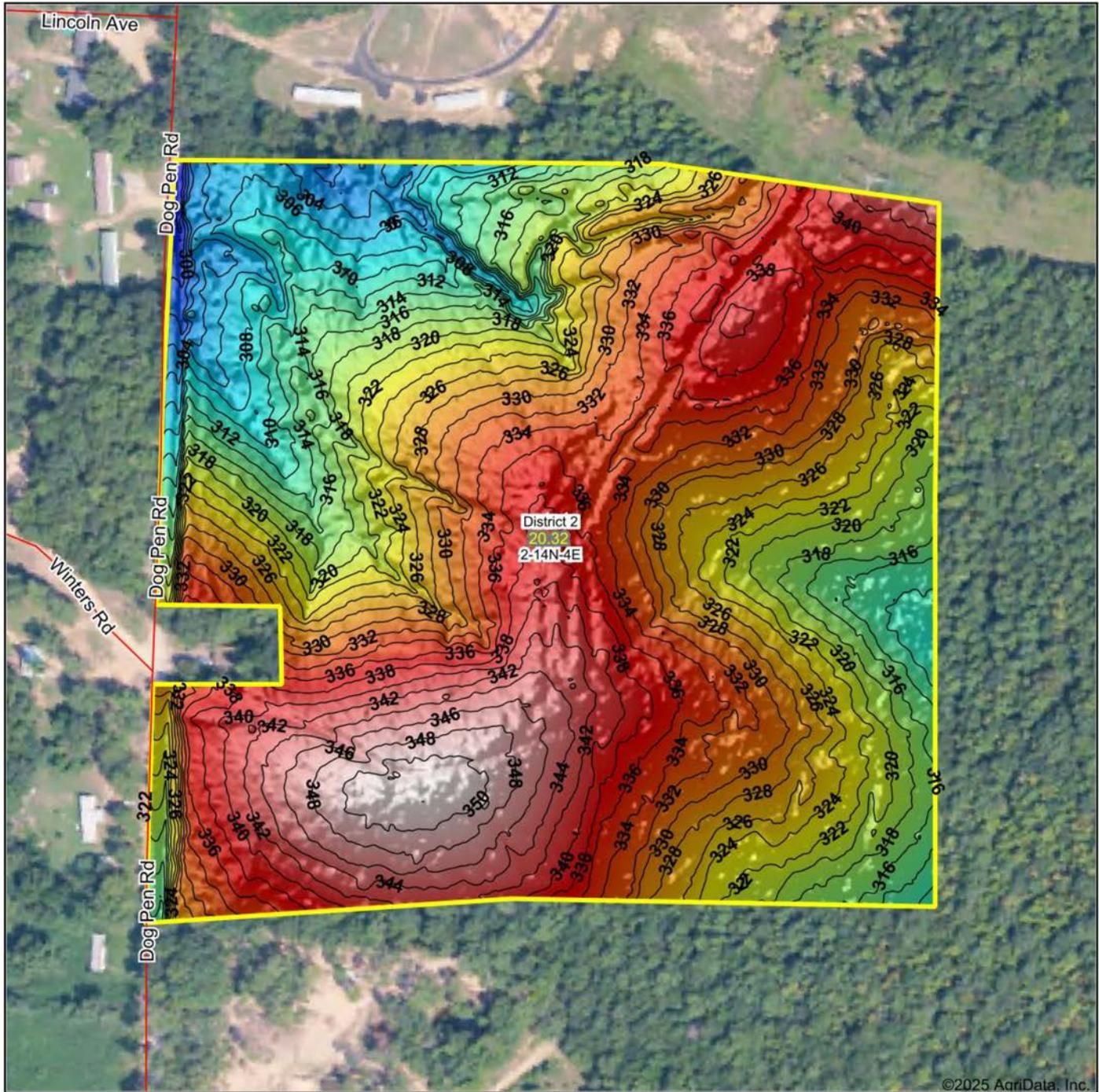
7/16/2025

Maps Provided By:

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

HILLSHADE MAP



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Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 2

Min: 294.1

Max: 351.9

Range: 57.8

Average: 327.9

Standard Deviation: 11.78 ft

0ft 195ft 391ft



7/16/2025

2-14N-4E
Holmes County
Mississippi

Boundary Center: 33° 5' 37.66, -89° 51' 28.1

Maps Provided By:

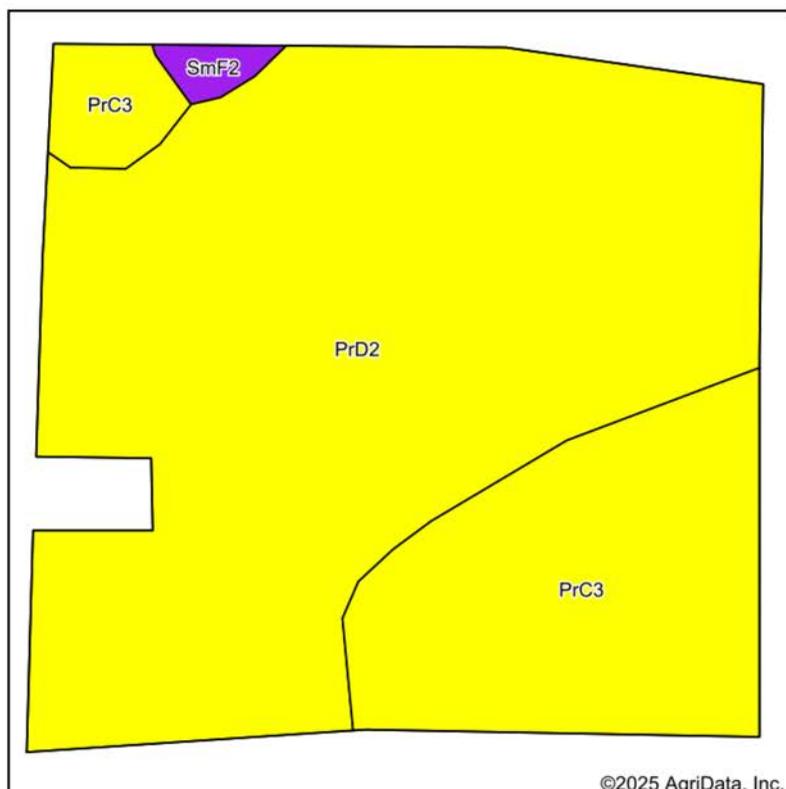


CUSTOMIZED ONLINE MAPPING

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SOILS MAP

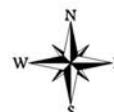


Soils data provided by USDA and NRCS.



State: **Mississippi**
 County: **Holmes**
 Location: **2-14N-4E**
 Township: **District 2**
 Acres: **20.32**
 Date: **7/16/2025**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MS051, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
PrD2	Providence silt loam, 8 to 12 percent slopes, eroded	14.82	72.9%		2.3ft. (Fragipan)	Moderately well drained	IVe	39
PrC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	5.30	26.1%		2.3ft. (Fragipan)	Moderately well drained	IVe	38
SmF2	Smithdale sandy loam, 12 to 30 percent slopes, eroded	0.20	1.0%		> 6.5ft.	Well drained	VIIe	57
Weighted Average							4.03	*n 38.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Born in Laurel and raised on faith, hard work, and the outdoors, Jeremy Utsey brings a lifetime of experience and a discipline forged over 23 years of military service to every client he serves. He grew up learning to plant crops and tend cattle on his grandfather's farm, yielding invaluable life lessons on responsibility, patience and what it means to earn your keep.

A retired U.S. Army Master Sergeant, licensed hunting guide, and successful business owner, Jeremy has built his life around loyalty, integrity, and selfless service. Whether he's guiding a whitetail hunt in Kentucky or helping a family lock in their dream property, he shows up with relentless work ethic and calm under pressure.

He proudly serves East Central and Southeast Mississippi, combining his passion for the outdoors with a genuine desire to help others achieve their dreams. Clients know him as honest, fair, and fiercely committed – not just to the deal, but to building friendships that last long after closing.



JEREMY UTSEY,

LAND AGENT

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