

MIDWEST LAND GROUP PRESENTS

14 ACRES IN

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# HINDS COUNTY MISSISSIPPI



[MidwestLandGroup.com](https://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# DIVERSE BUILDING OR RECREATIONAL PROPERTY WITH GREAT ACCESS

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This beautiful property offers a prime build site at the front, perfectly situated with excellent road frontage for easy access. The front of the property includes a scenic 3-acre open field, ideal for a homesite. The property features a small pond that serves as a vital water source for the abundant wildlife. Towering hardwoods cover much of the land, creating a peaceful and private setting that blends the beauty of nature with practical living.

Located in a renowned big deer area, this property is a hunter's dream, with prime hunting opportunities literally

steps from your back porch. Whether you're looking to build a forever home or a weekend getaway, the location couldn't be more convenient—just 3 minutes from Bolton, 8 minutes from the charming town of Raymond, 25 minutes from the city of Jackson, and only 35 minutes from historic Vicksburg.

If you're looking for the perfect mix of country living with easy access to nearby towns and city amenities, this is a great fit.



## PROPERTY FEATURES

PRICE: **\$96,054** | COUNTY: **HINDS** | STATE: **MISSISSIPPI** | ACRES: **14**

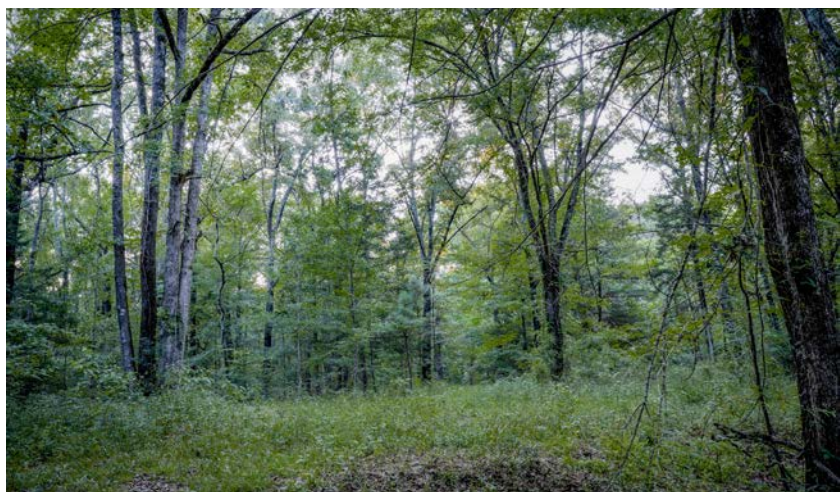
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- 14 +/- acres
- 3 +/- acre field at the front of the property
- Big deer neighborhood
- 1 small pond
- Great road frontage
- Big hardwoods
- Water and power available
- Minutes from Bolton and Raymond
- 25 minutes from Jackson
- 35 minutes from Vicksburg



# 14 +/- ACRES WITH POTENTIAL BUILD SITE

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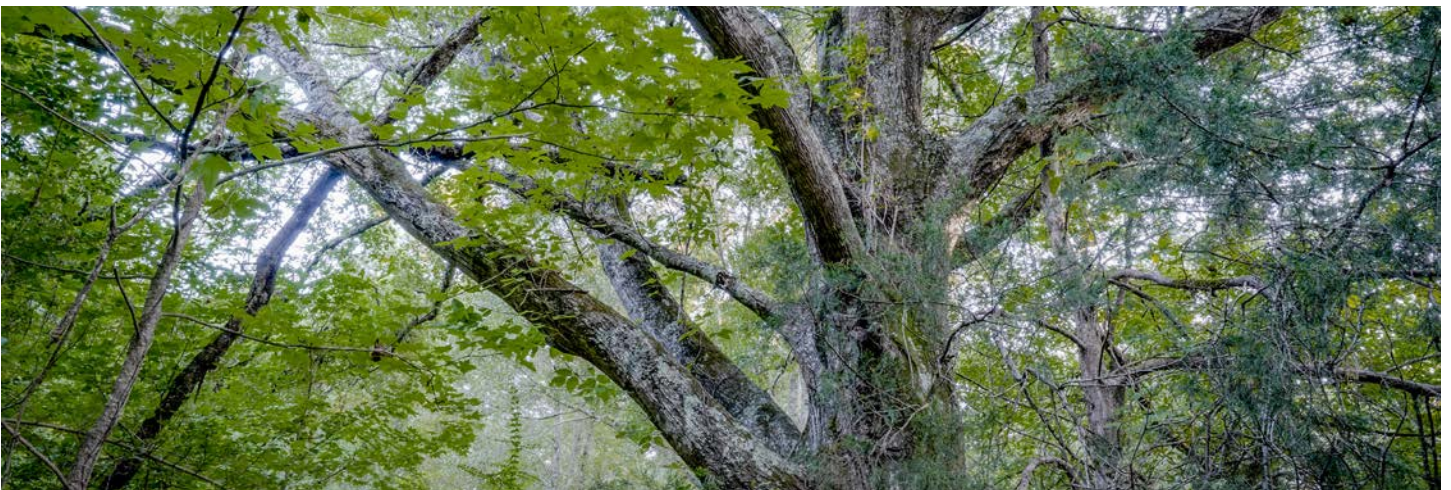
## SMALL POND

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## BIG HARDWOODS

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# MINUTES FROM BOLTON AND RAYMOND

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# BIG BUCK NEIGHBORHOOD

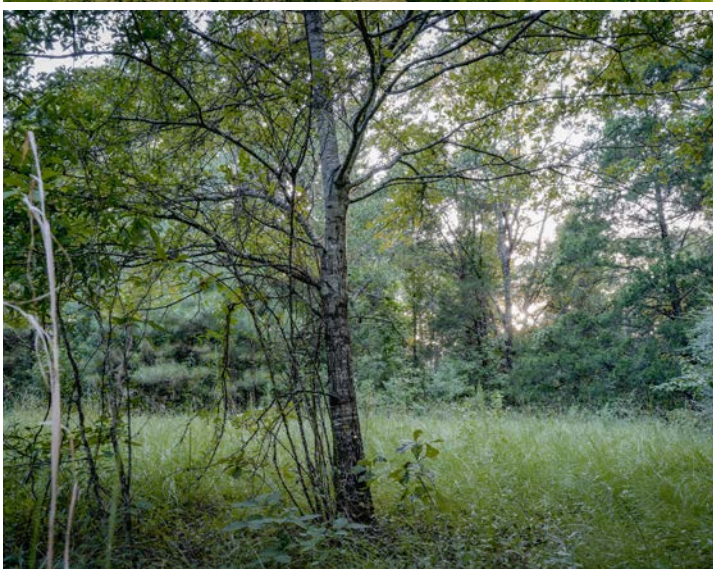
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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 32° 19' 5.89, -90° 27' 43.04

0ft 278ft 555ft

**36-6N-3W**  
**Hinds County**  
**Mississippi**

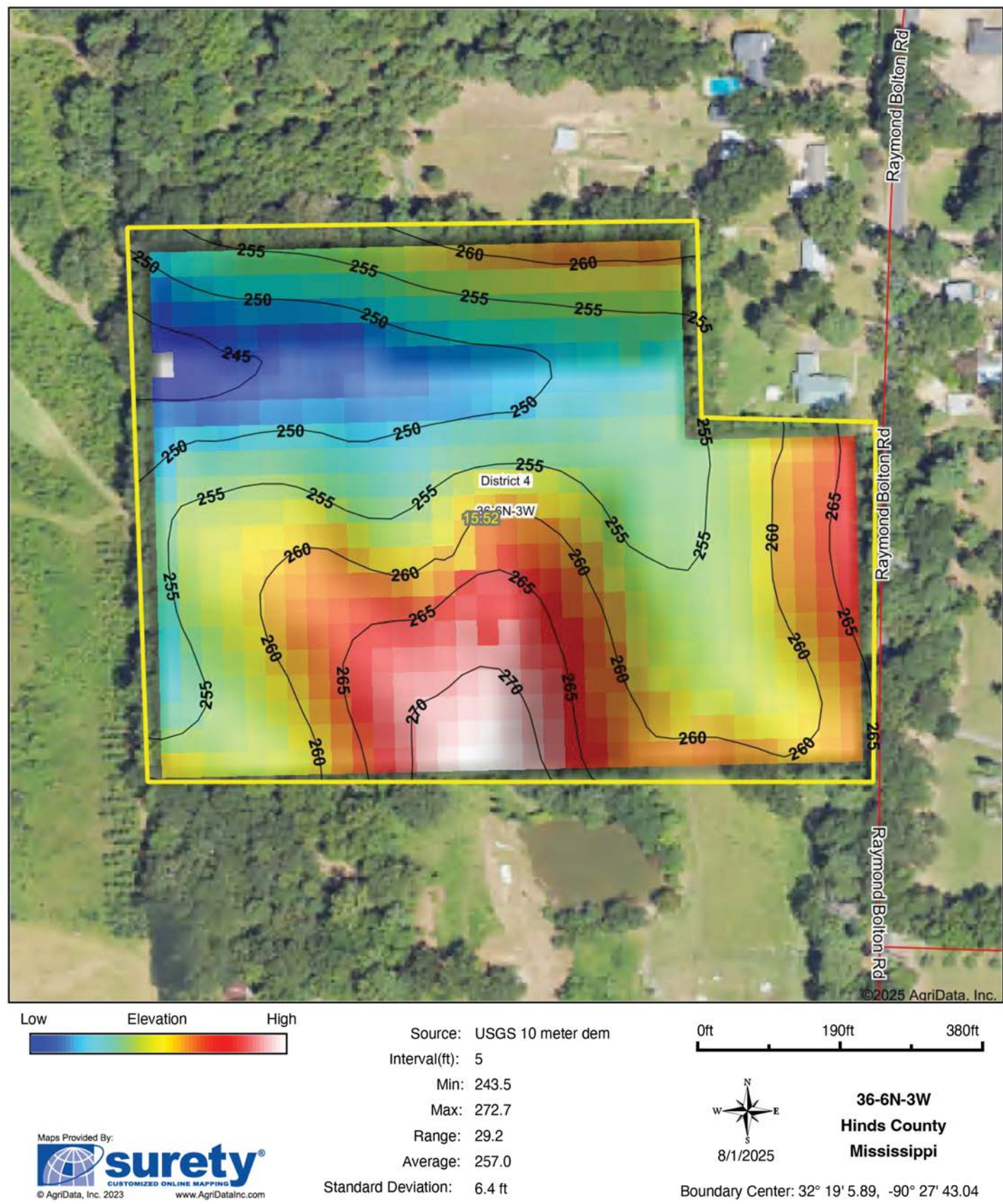


Maps Provided By:  
**surety**  
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8/1/2025

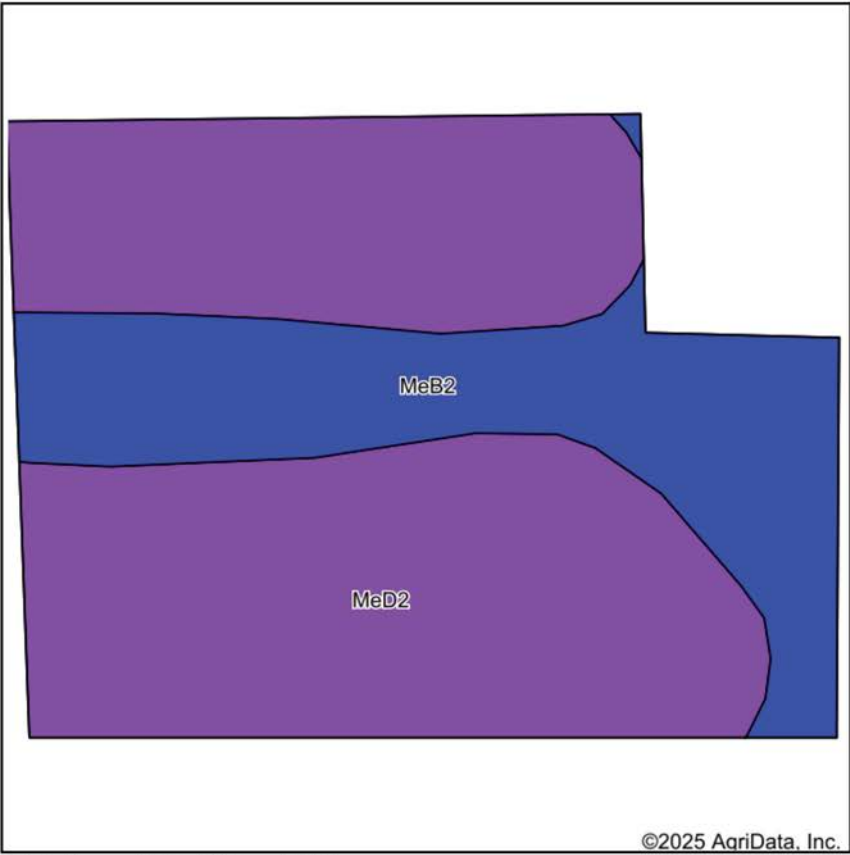


# HILLSHADE MAP

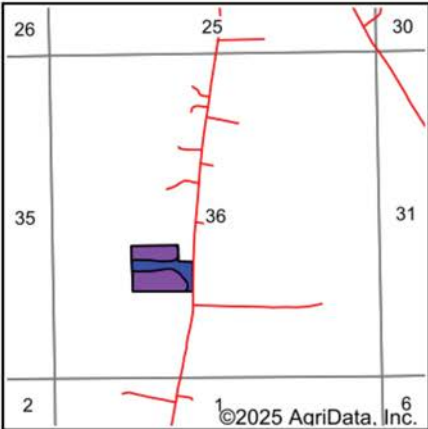




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Mississippi**  
County: **Hinds**  
Location: **36-6N-3W**  
Township: **District 4**  
Acres: **15.52**  
Date: **8/1/2025**

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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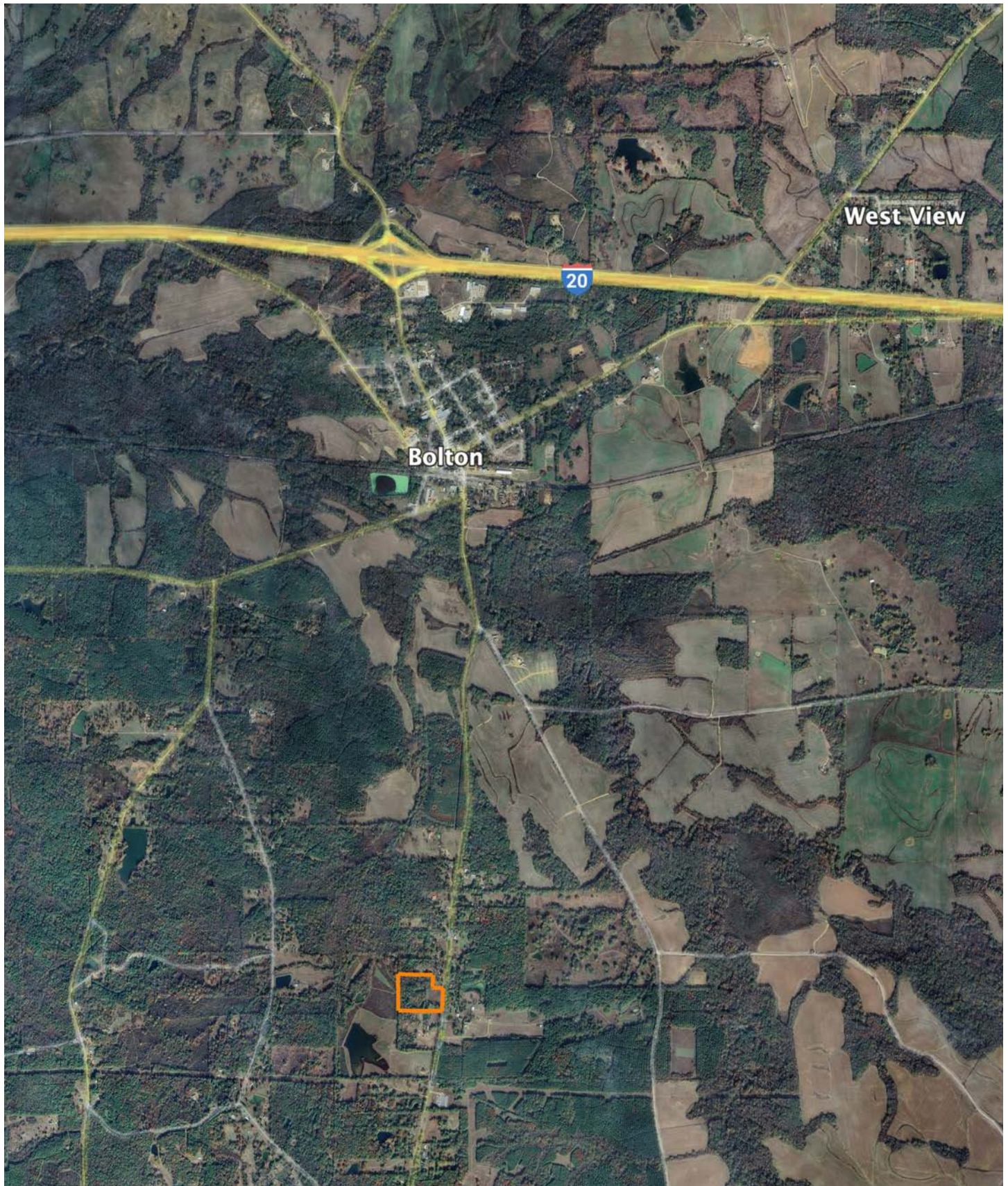
Area Symbol: MS049, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
MeD2	Memphis silt loam, 8 to 17 percent slopes, eroded	10.87	70.0%		> 6.5ft.	Well drained	Vle	76
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	4.65	30.0%		> 6.5ft.	Well drained	Ile	82
Weighted Average							4.80	*n 77.8

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

Will Russell Ward grew up with dirt on his boots and a deep respect for the land beneath them. Some of his earliest memories were made on his grandfather's farm. Walking beside him, learning to appreciate not just the beauty of the outdoors but the responsibility of stewarding it for generations to come.

Today, that sense of care and purpose defines how Will approaches every land deal. He's hunted whitetails, managed habitat, and spent years improving his family's farm with the help of trusted mentors and land consultants. Those experiences shaped his eye for opportunity, his patience in the process, and his commitment to doing things the right way.

Based in Jackson and serving clients across Mississippi, Will brings honesty, clarity, and a calm, client-first approach to every transaction. His years in the field and his passion for the outdoors are matched by a steady focus on helping people make confident, well-informed decisions.

Whether you're selling a legacy property or looking for the perfect hunting ground to call your own, Will brings a trusted perspective and a genuine desire to help others find land that means something, just like it always has to him.



**WILL WARD,** LAND AGENT  
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## MidwestLandGroup.com

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