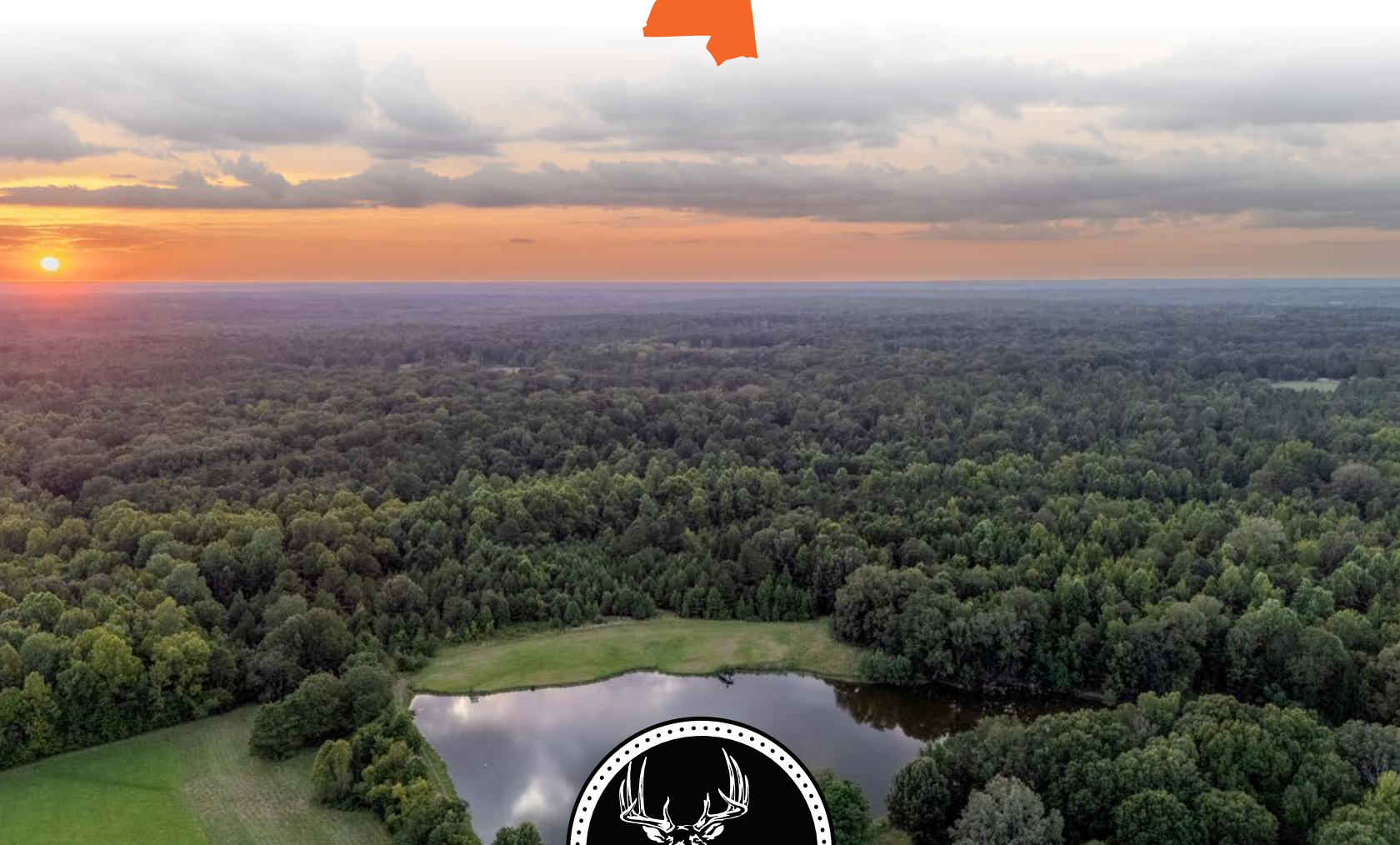


MIDWEST LAND GROUP PRESENTS

53 ACRES IN

HINDS COUNTY MISSISSIPPI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

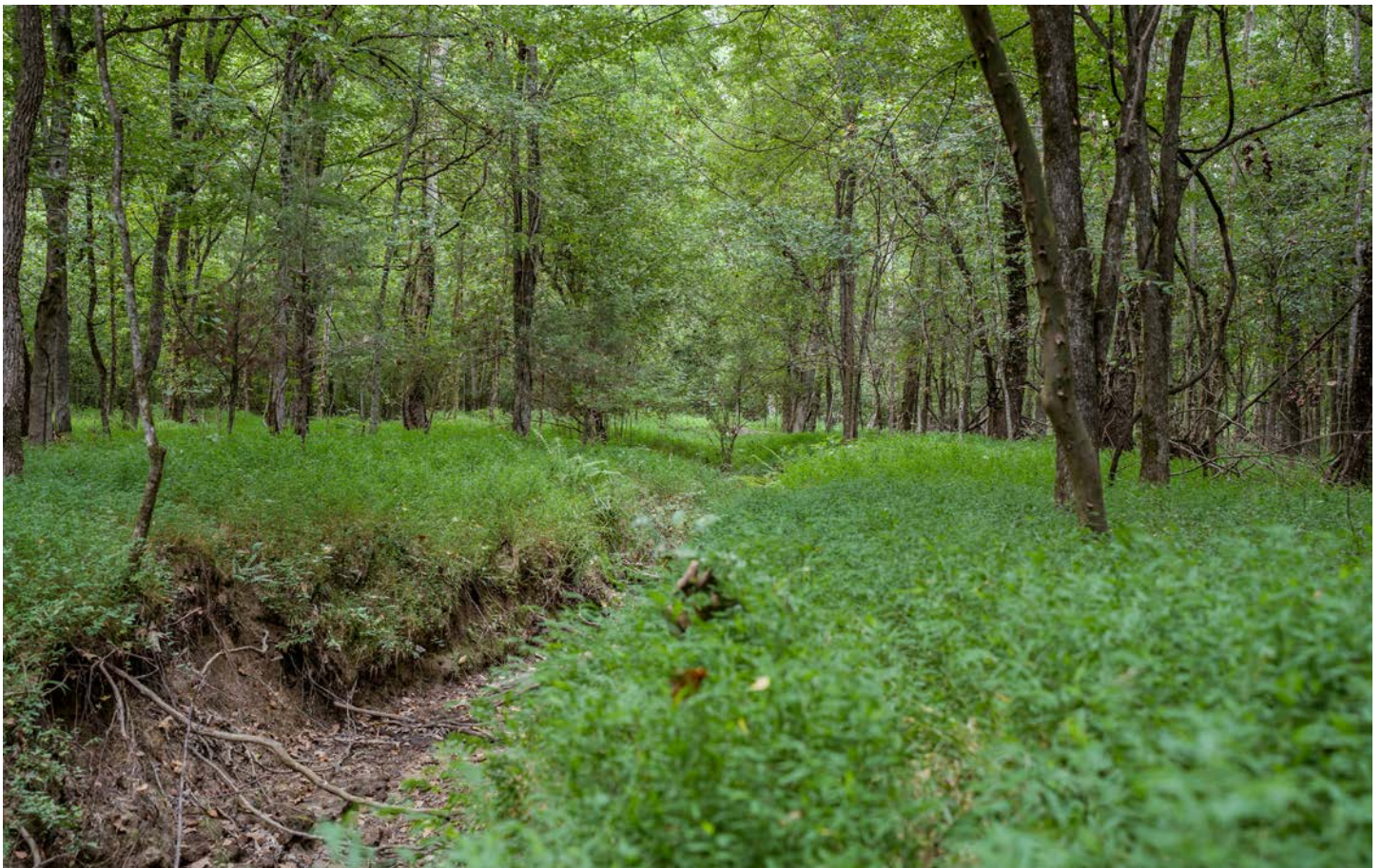
PRIVATE ROAD RECREATIONAL PROPERTY WITH A STUNNING 5-ACRE LAKE

This 53 +/- acre recreational property boasts the perfect blend of natural beauty, privacy, and year-round outdoor opportunities. Located twenty minutes from Flora and less than an hour from Jackson and Vicksburg, this property offers both convenience and seclusion.

Right at the front of the property, you'll find a beautiful 5-acre lake that provides a reliable water source and endless recreational activities. The land offers mature hardwoods and expansive wooded bottoms, creating an ideal habitat for deer, turkey, and other wildlife. Wild

persimmon trees provide a valuable early-season food source, while the diverse terrain and cover make this spot the perfect wildlife sanctuary.

With a private road to the property, you can enjoy the peace and quiet without sacrificing accessibility. Whether you envision it as a premier hunting retreat, a weekend escape, or a long-term investment, this 53-acre tract is a rare find that offers year-round enjoyment and lasting value.



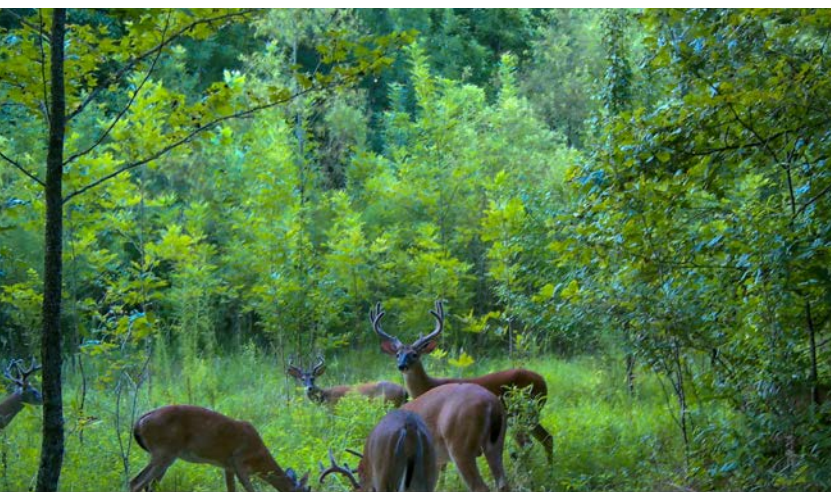
PROPERTY FEATURES

PRICE: **\$360,877** | COUNTY: **HINDS** | STATE: **MISSISSIPPI** | ACRES: **53**

- 53 +/- acres
- Private road access
- 5-acre lake
- Hunting and fishing
- Year-round water source
- Great wildlife habitat
- Food plot locations
- 45 minutes from Jackson
- 20 minutes from Flora
- Located off Highway 22



GREAT WILDLIFE HABITAT



45 MINUTES FROM JACKSON



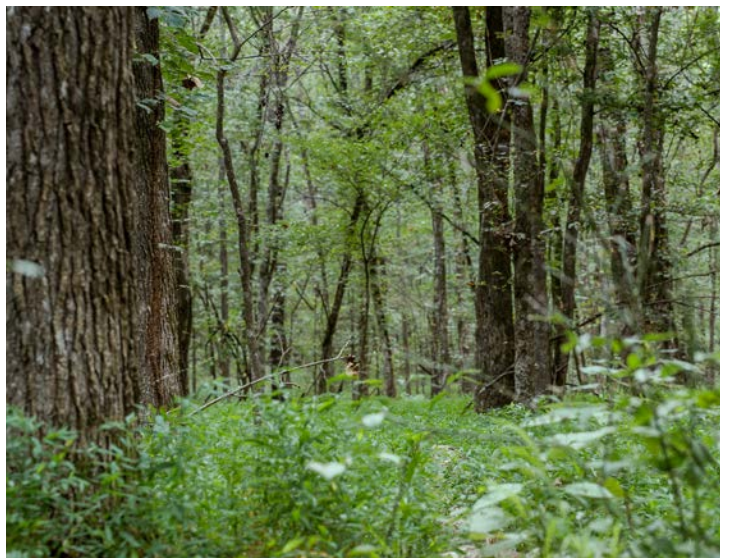
5-ACRE LAKE



53 +/- ACRES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 32° 25' 40.07, -90° 30' 10.87

0ft 508ft 1015ft

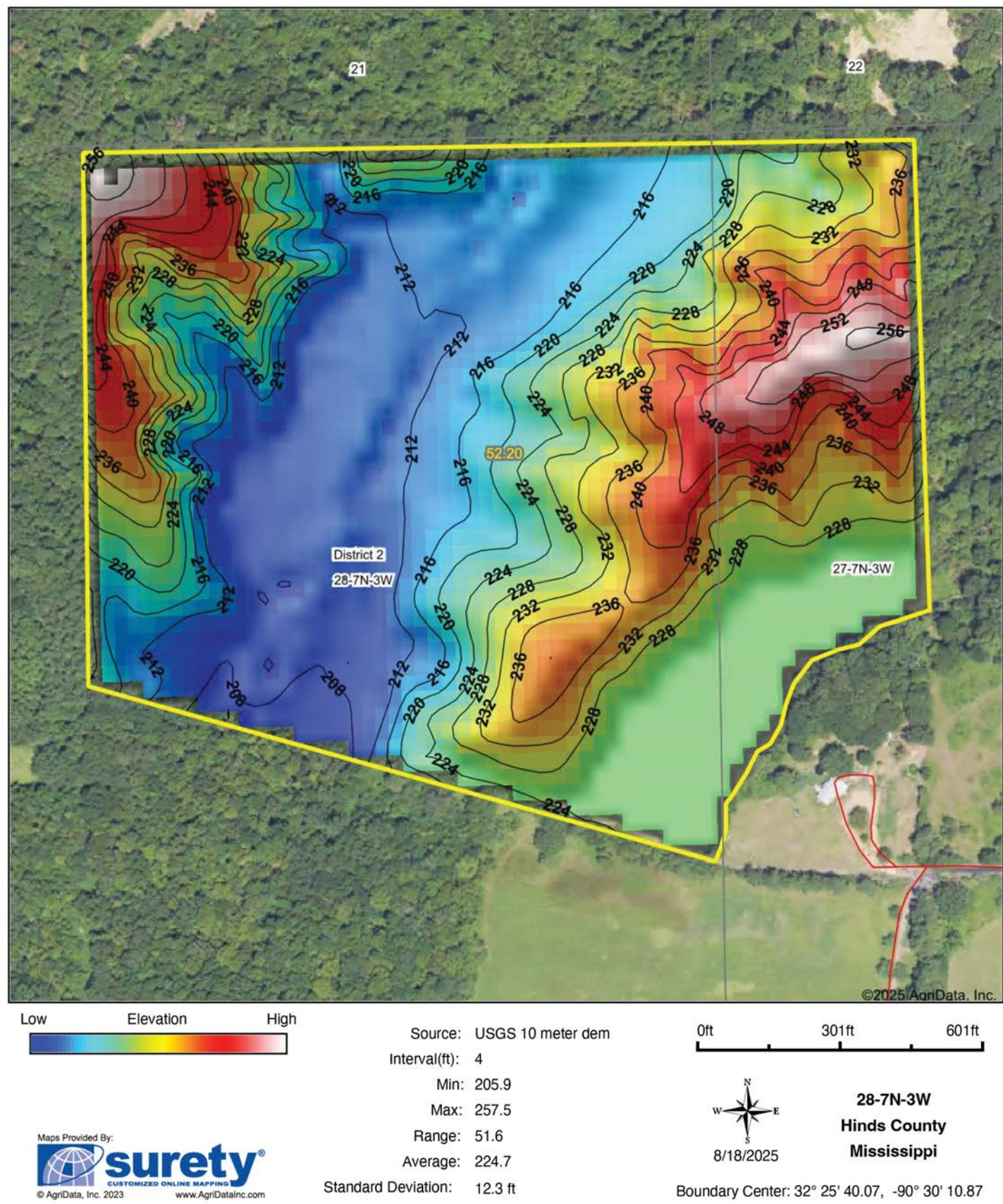
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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28-7N-3W
Hinds County
Mississippi

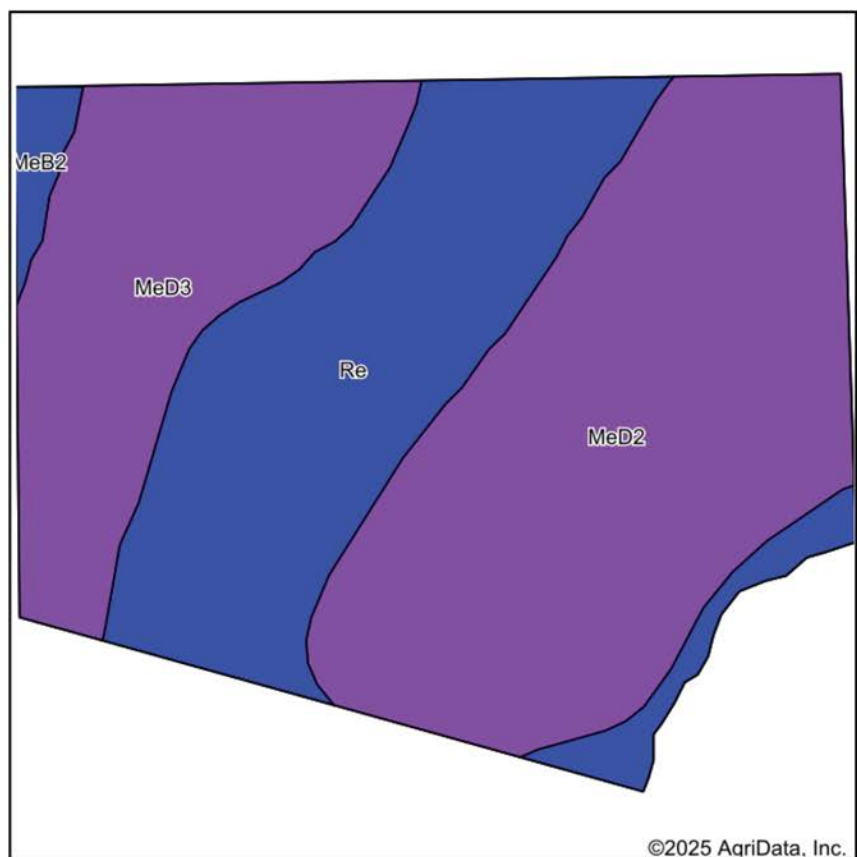


8/18/2025

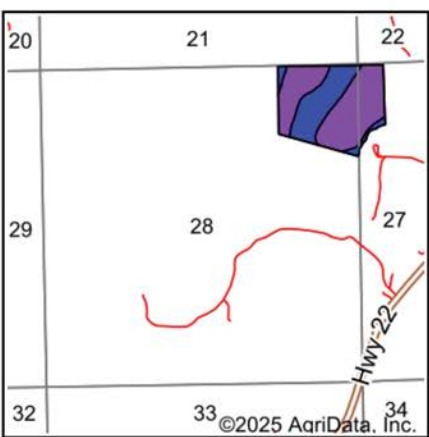
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Mississippi**
County: **Hinds**
Location: **28-7N-3W**
Township: **District 2**
Acres: **52.2**
Date: **8/18/2025**

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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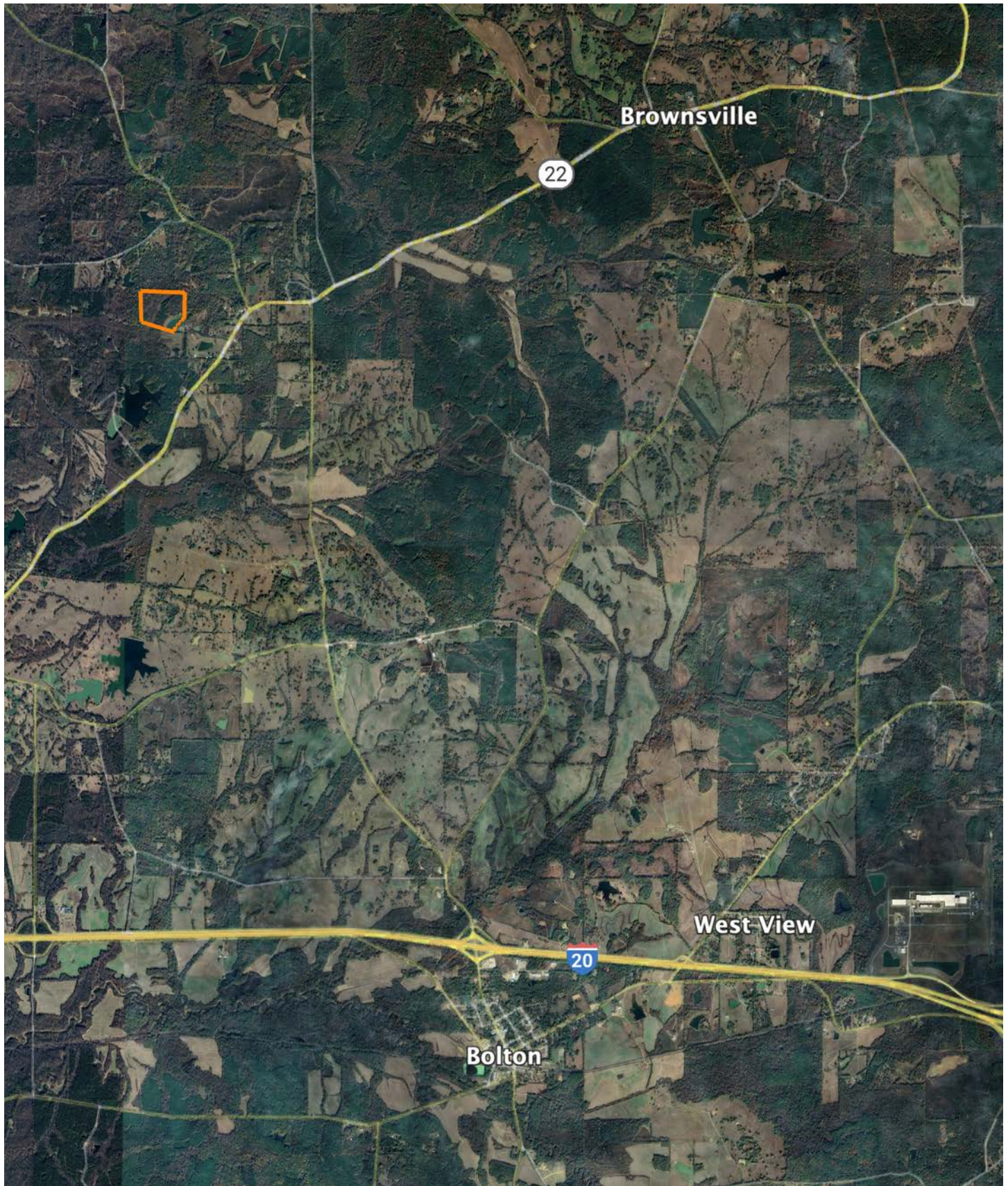


Area Symbol: MS049, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
MeD2	Memphis silt loam, 8 to 17 percent slopes, eroded	23.27	44.6%		> 6.5ft.	Well drained	Vle	76
Re	Riedtown silt loam, 0 to 2 percent slopes, occasionally flooded	16.52	31.6%		> 6.5ft.	Moderately well drained	Ilw	85
MeD3	Memphis silt loam, 8 to 17 percent slopes, severely eroded	11.57	22.2%		> 6.5ft.	Well drained	Vle	71
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	0.84	1.6%		> 6.5ft.	Well drained	Ile	82
Weighted Average							4.67	*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
601.624.5499
WWard@MidwestLandGroup.com



MidwestLandGroup.com

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