

MIDWEST LAND GROUP PRESENTS



NEWTON COUNTY, MS

92 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TIMBER AND HOMESITE OPPORTUNITY ON 92 +/- ACRES

This beautiful 92 +/- acre property in Newton County, Mississippi, offers an exceptional opportunity for those seeking a private recreational retreat with future homesite potential. Ideally located just minutes outside of town, this tract features paved road frontage, making it easily accessible while still providing the seclusion and serenity of rural living.

The property is equipped with water and electricity, ready for your dream home or hunting cabin. A utility line easement runs through the property, creating open

corridors ideal for food plots, shooting lanes, or trails.

Approximately 45 +/- acres are planted in 19-year-old pines, providing both future timber income and excellent wildlife habitat. A year-round stream runs through the property, enhancing its appeal for both recreation and wildlife.

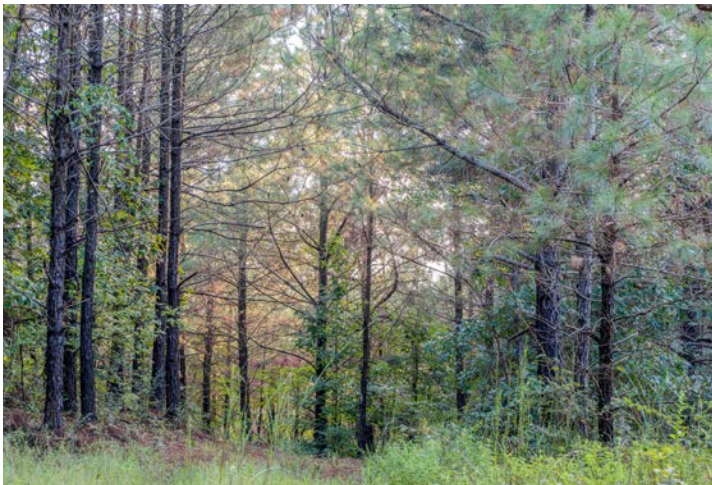
Whether you're looking for a weekend getaway, a long-term investment, or a quiet country place to build your home, this property checks all the boxes.



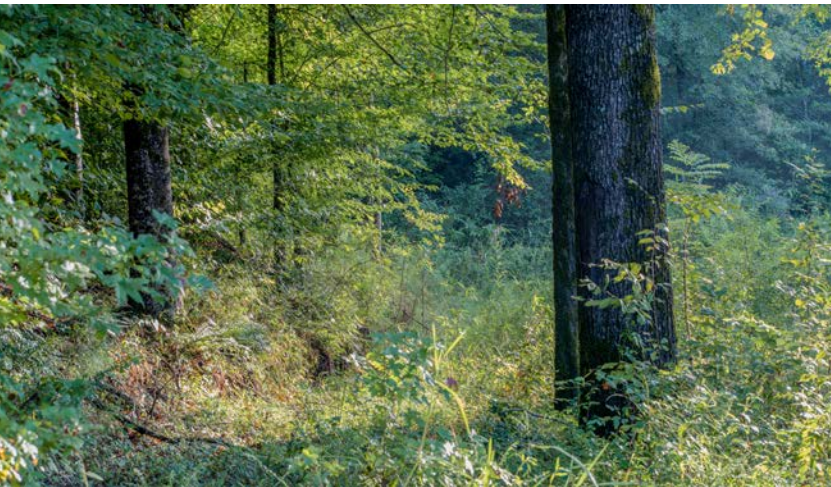
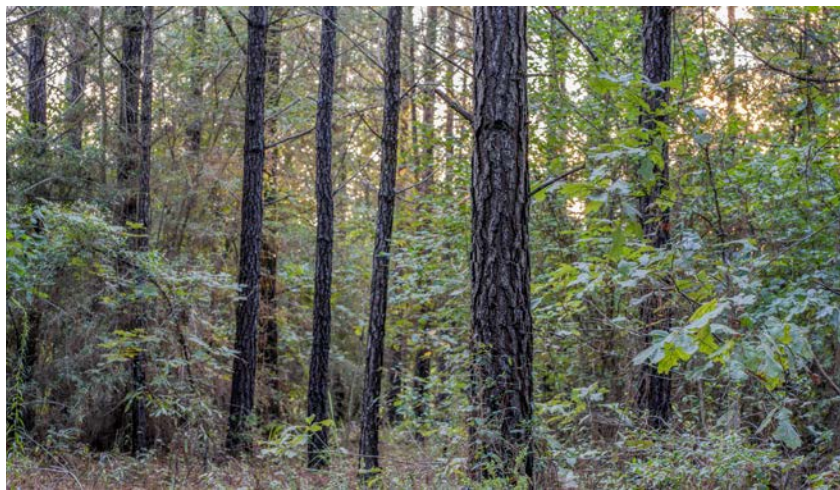
PROPERTY FEATURES

PRICE: **\$176,640** | COUNTY: **NEWTON** | STATE: **MISSISSIPPI** | ACRES: **92**

- 92 +/- acres of diverse recreational and timberland in Newton County, Mississippi
- Paved road frontage provides easy access just minutes from downtown
- Water and electric utilities are available on-site for immediate use or future development
- 45 +/- acres of 19-year-old pine plantation, offering future timber income potential
- Year-round stream enhances wildlife habitat and adds natural beauty to the property
- Power line easement creates ideal shooting lanes, food plots, or trail systems
- Excellent whitetail deer and turkey hunting opportunities
- Gently rolling terrain with multiple potential homesite locations
- Great candidate for a weekend getaway, hunting tract, or full-time residence
- Convenient rural location with seclusion and investment value



DIVERSE RECREATIONAL TIMBERLAND



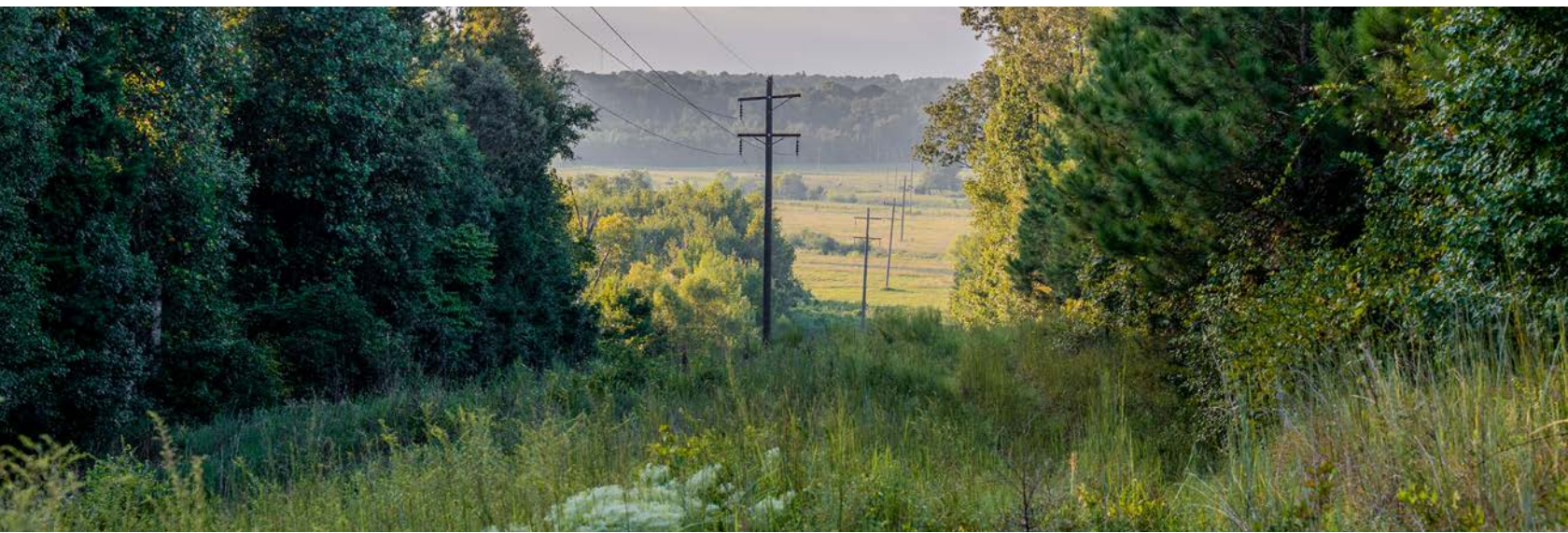
PAVED ROAD FRONTAGE



YEAR-ROUND STREAM



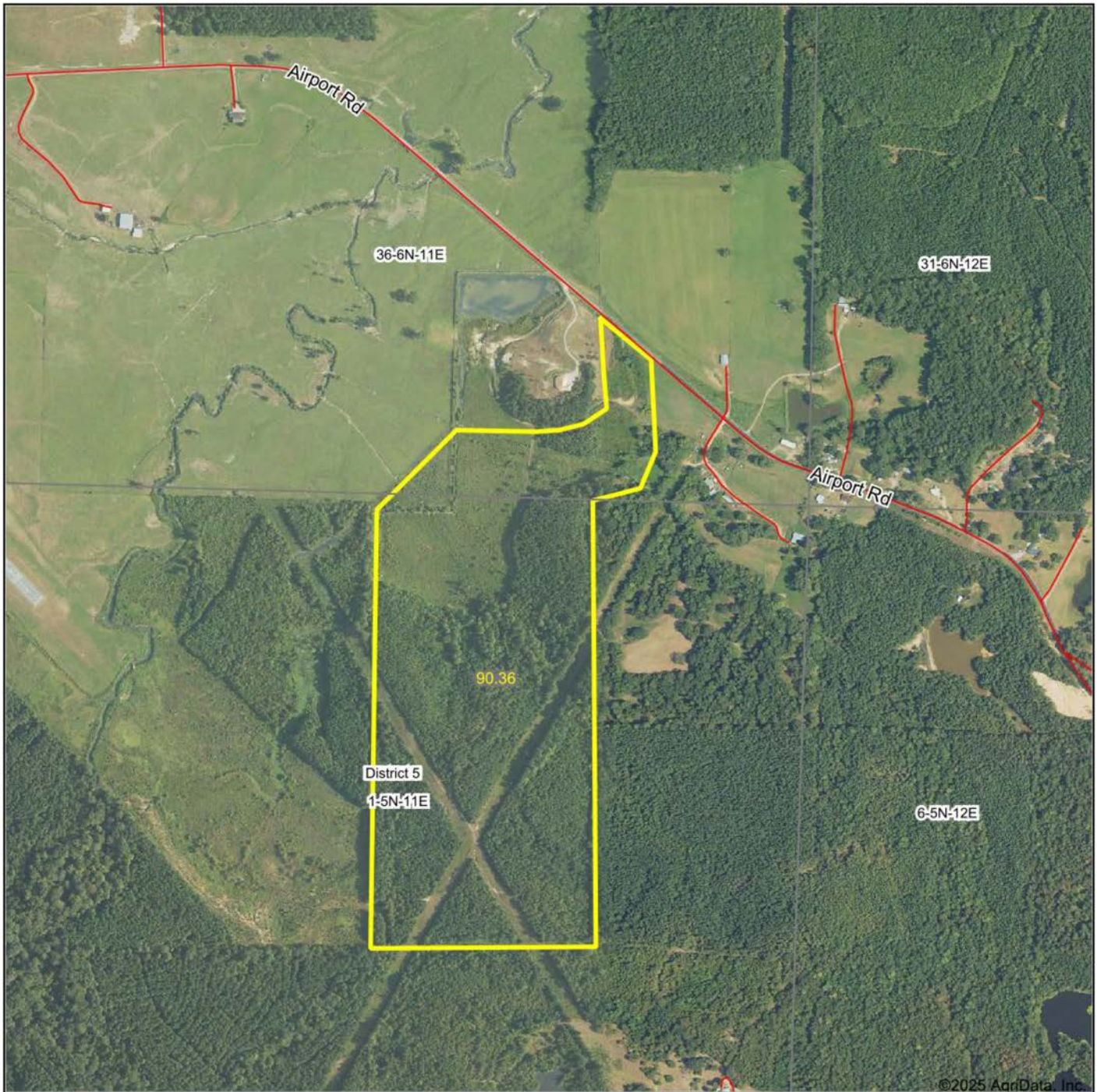
GENTLY ROLLING TERRAIN



HUNTING TRACT



AERIAL MAP



Boundary Center: 32° 18' 31.46, -89° 7' 24.11

0ft 894ft 1788ft

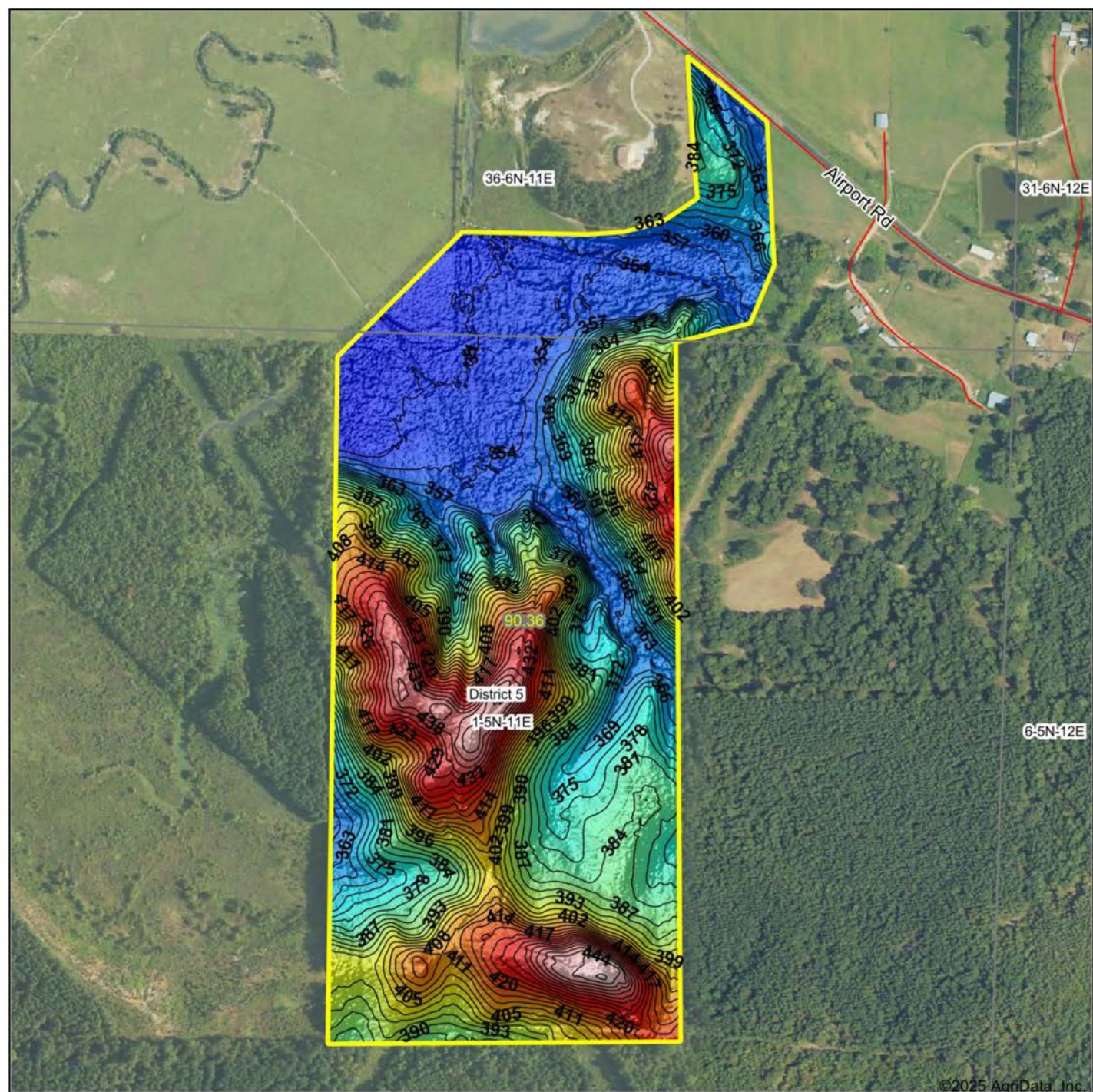
1-5N-11E
Newton County
Mississippi



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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8/26/2025

HILLSHADE MAP



Source: USGS 3 meter dem

Interval(ft): 3

Min: 347.4

Max: 452.8

Range: 105.4

Average: 385.7

Standard Deviation: 26.57 ft

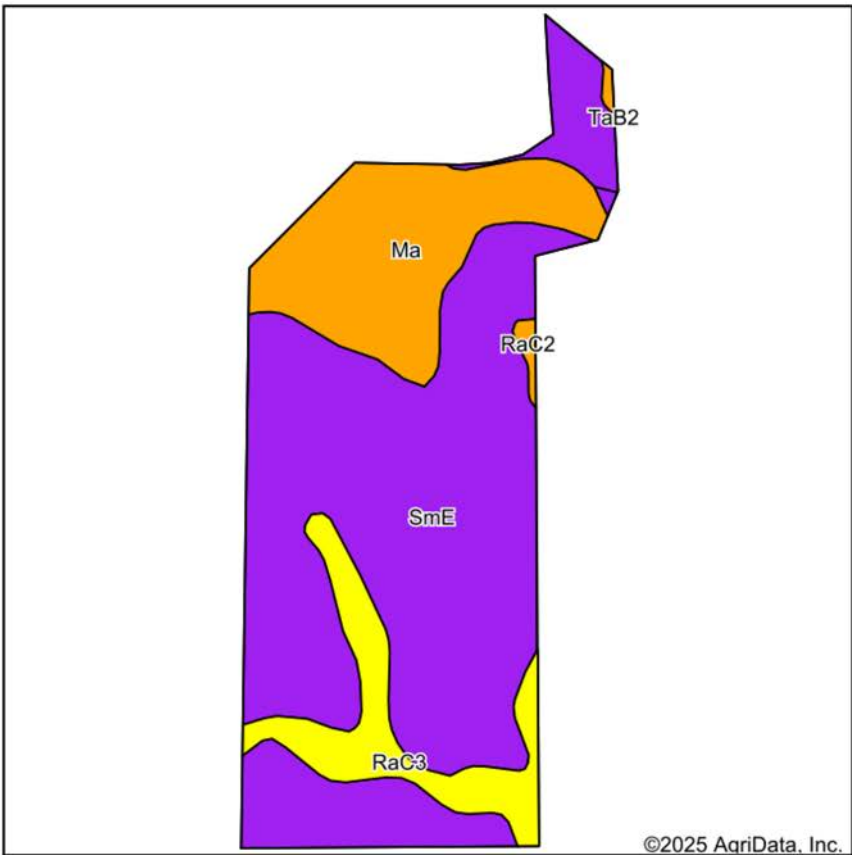


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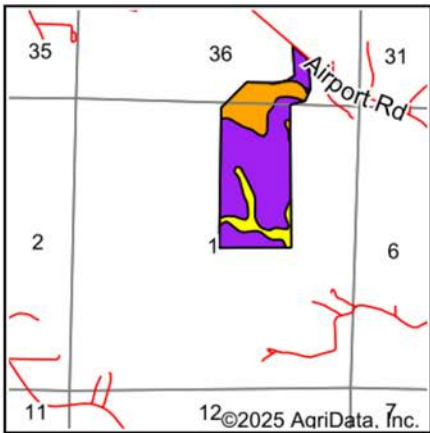
1-5N-11E
Newton County
Mississippi

Boundary Center: 32° 18' 31.46, -89° 7' 24.11

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Mississippi**
County: **Newton**
Location: **1-5N-11E**
Township: **District 5**
Acres: **90.36**
Date: **8/26/2025**

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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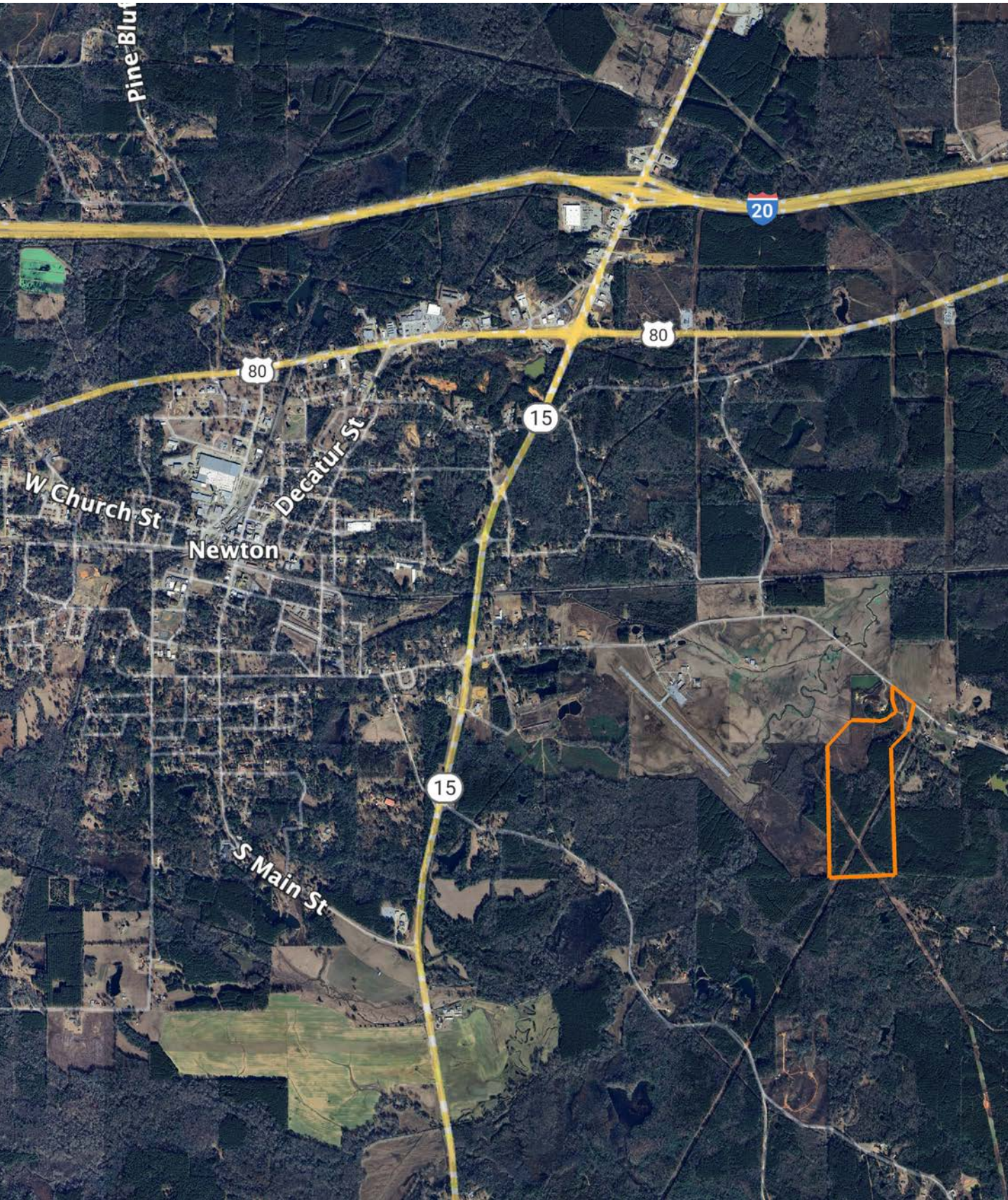


Area Symbol: MS101, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
SmE	Smithdale fine sandy loam, 12 to 17 percent slopes	58.86	65.2%		> 6.5ft.	Well drained	Vle	70
Ma	Mantachie soils (bibb) (0 to 2 percent slopes)	17.93	19.8%		> 6.5ft.	Poorly drained	IIIw	69
RaC3	Ruston fine sandy loam, severely eroded gently sloping phase (5	9.29	10.3%		> 6.5ft.	Well drained	IVe	67
ScE3	Shubuta clay loam, severely eroded strongly sloping phase (sweatman) (12 to 17 percent slopes)	3.82	4.2%		> 6.5ft.	Well drained	Vlle	62
RaC2	Ruston fine sandy loam, eroded gently sloping phase (5 to 8 percent slopes)	0.46	0.5%		> 6.5ft.	Well drained	IIle	51
Weighted Average							5.23	*n 69.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.



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