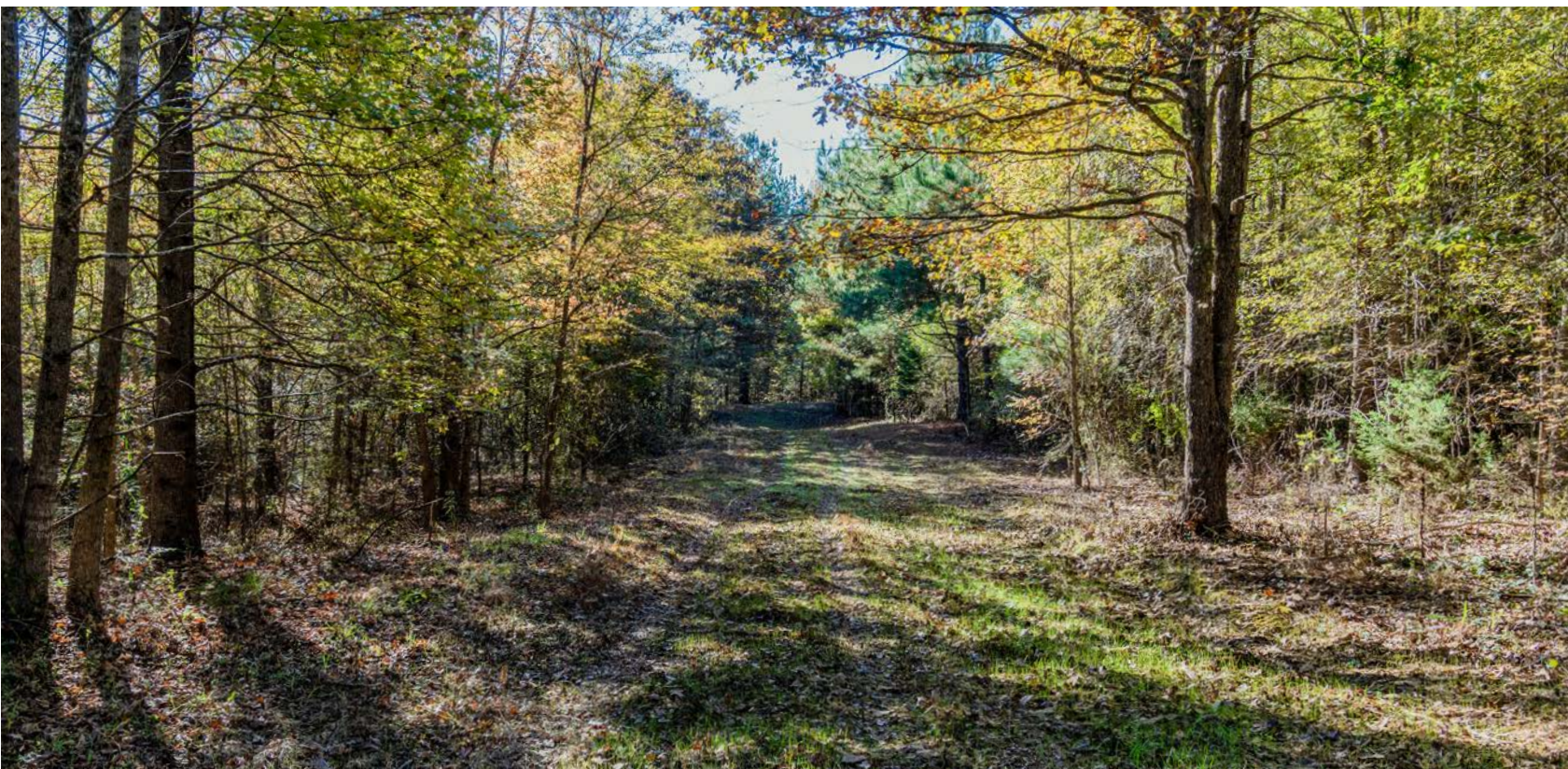


MIDWEST LAND GROUP PRESENTS

89 ACRES

# HOLMES COUNTY, MS

16098 EMORY ROAD, WEST, MISSISSIPPI 39192



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 89 +/- ACRE RECREATIONAL TRACT WITH DUAL ACCESS

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This 89 +/- acre recreational tract in Holmes County, Mississippi, offers the perfect blend of accessibility, habitat diversity, and hunting potential. With excellent road frontage and dual access from both the north and south sides, the property is easy to navigate and develop. The land features a beautiful mix of mature hardwoods and pine timber, creating prime wildlife habitat for deer and turkey. A solid internal road system provides smooth access throughout the property, and established food plots are already in place.

Rolling hills transition into areas of flatland, offering a great mix of topography that makes the property both

scenic and functional. Whether you're looking for a weekend retreat, hunting getaway, or long-term timber investment, this tract checks every box. The property also includes a house that has sustained some damage but holds great potential as a fixer-upper deer camp or hunting lodge.

Conveniently located just one mile from I-55 and only two miles from the Big Black River, this property combines the peace of rural seclusion with unbeatable accessibility. It's a rare opportunity to own a versatile 89 +/- acre tract in a proven area for quality hunting and recreation.



# PROPERTY FEATURES

PRICE: **\$279,460** | COUNTY: **HOLMES** | STATE: **MISSISSIPPI** | ACRES: **89**

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- 89 +/- acres
- Multiple food plots
- Diverse habitat
- Great internal road system
- 2 access points from the north and south
- Abundant wildlife
- 2700 +/- feet of paved road frontage
- 1 mile from I-55
- 1 hour from Jackson
- 1.5 hours from Oxford
- 1.25 hours from Starkville



89 +/- ACRES

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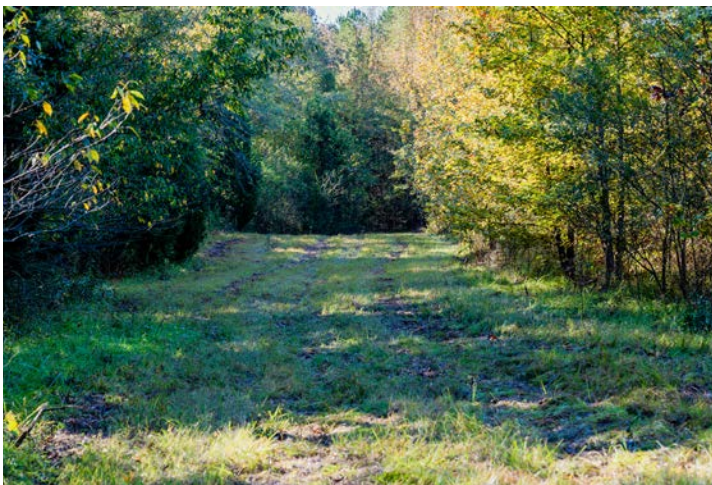
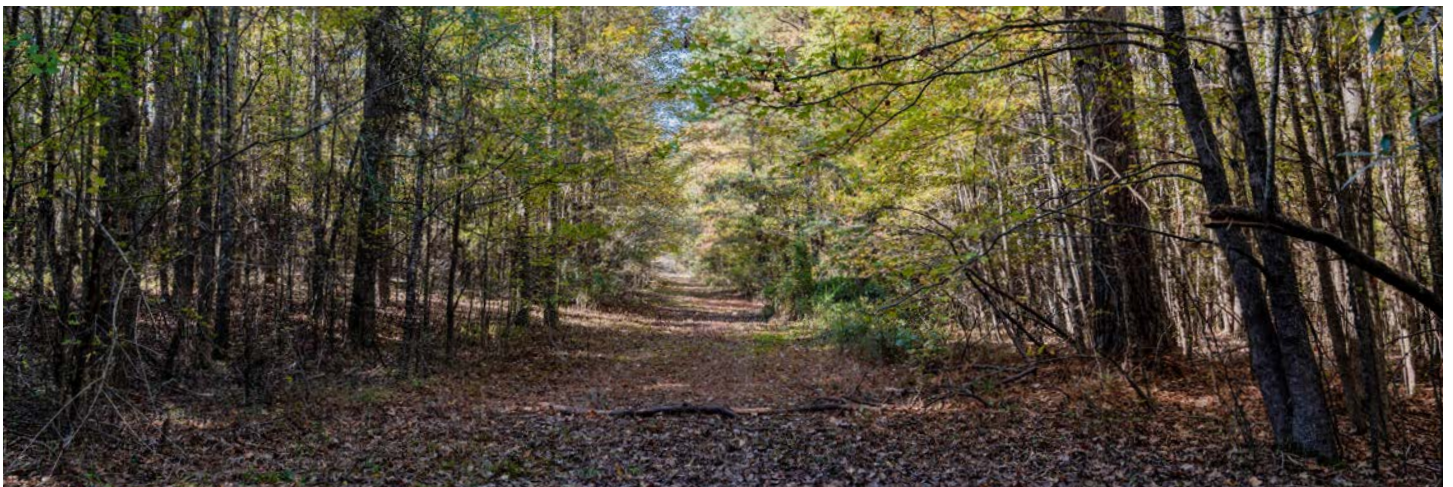
# MULTIPLE FOOD PLOTS

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# INTERNAL ROAD SYSTEM

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## PAVED ROAD FRONTAGE

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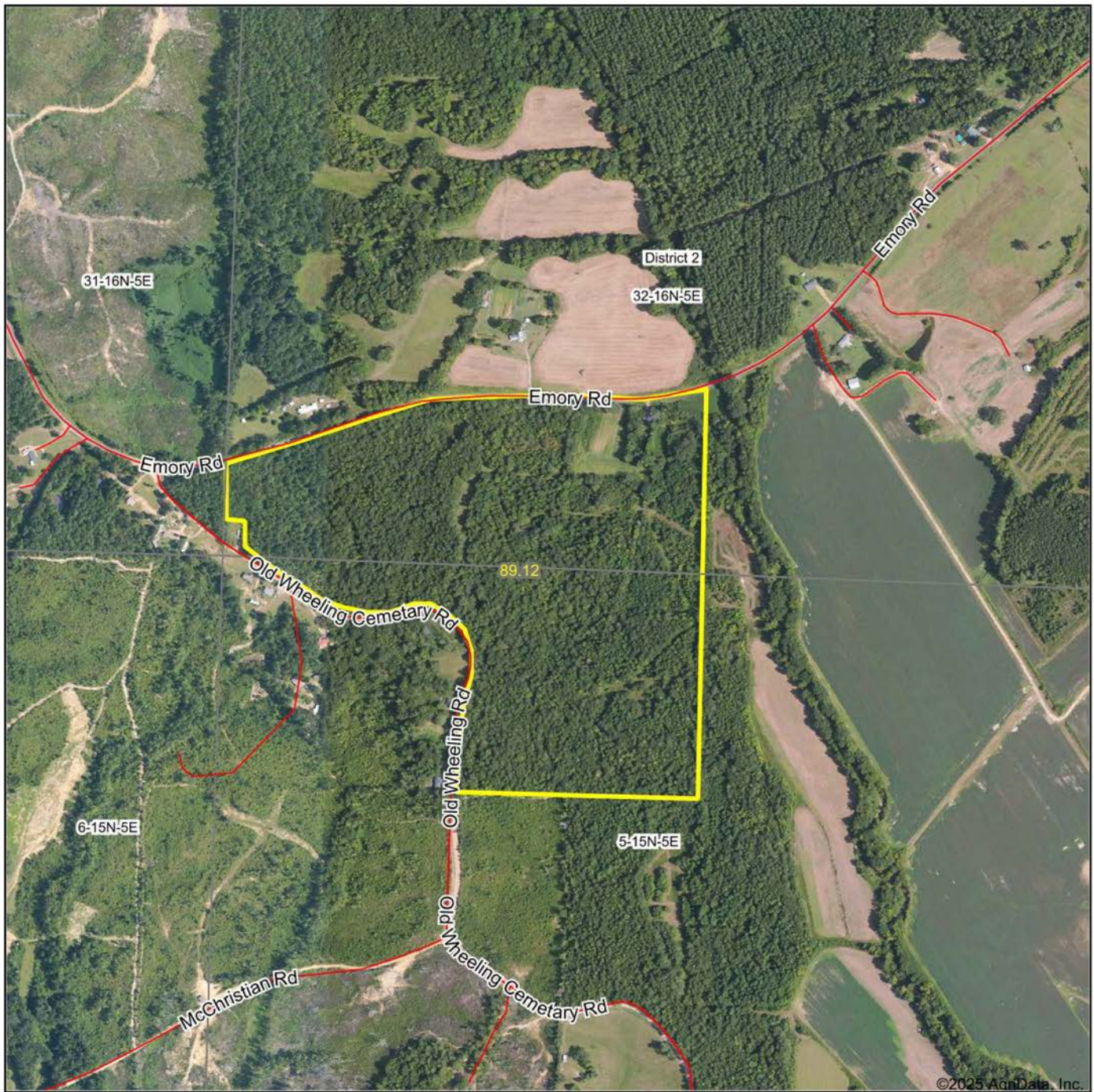


## ABUNDANT WILDLIFE

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# AERIAL MAP



Boundary Center: 33° 11' 46.14, -89° 48' 46.35

0ft 834ft 1668ft

**5-15N-5E**  
**Holmes County**  
**Mississippi**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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10/9/2025

# TOPOGRAPHY MAP



Source: USGS 1 meter dem

Interval(ft): 12.0

Min: 280.5

Max: 404.9

Range: 124.4

Average: 336.1

Standard Deviation: 30.15 ft

0ft 459ft 918ft



10/9/2025

5-15N-5E  
Holmes County  
Mississippi

Boundary Center: 33° 11' 46.14, -89° 48' 46.35

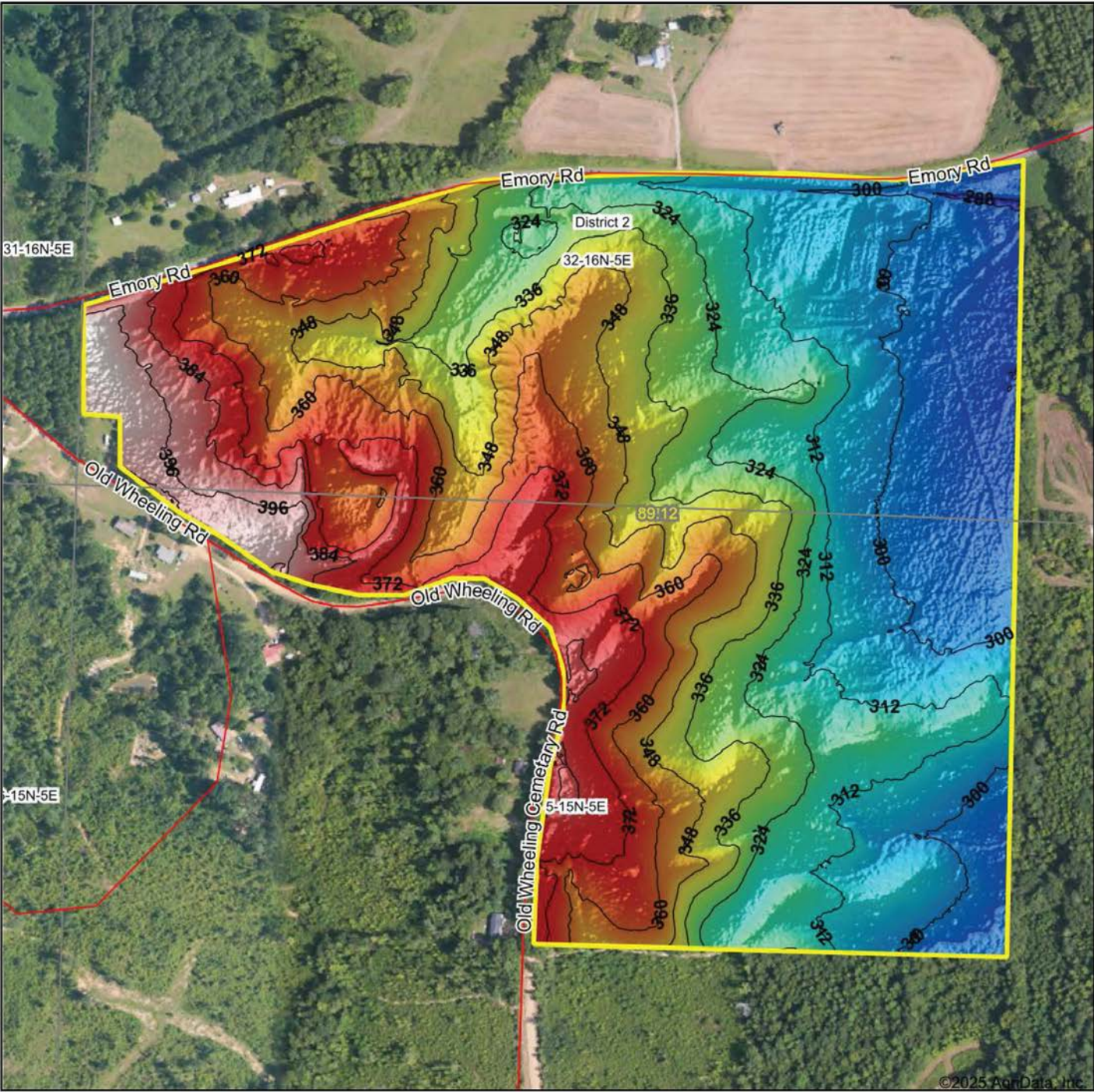
Maps Provided By:



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# HILLSHADE MAP



Source: USGS 1 meter dem  
Interval(ft): 12  
Min: 280.5  
Max: 404.9  
Range: 124.4  
Average: 336.1  
Standard Deviation: 30.15 ft



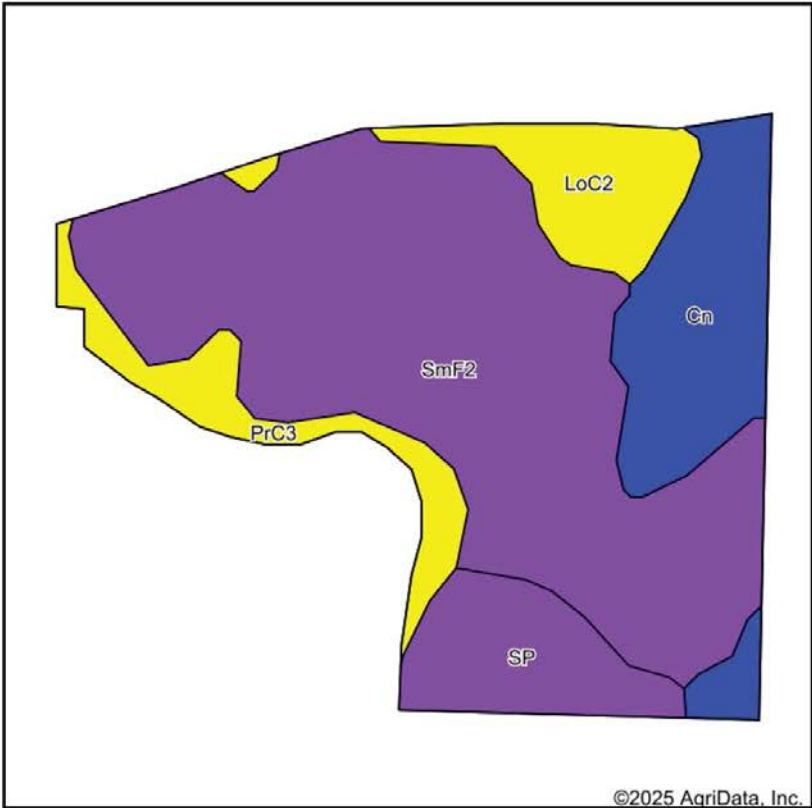
10/9/2025

5-15N-5E  
Holmes County  
Mississippi

Boundary Center: 33° 11' 46.14, -89° 48' 46.35

Maps Provided By:  
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# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Mississippi**  
County: **Holmes**  
Location: **5-15N-5E**  
Township: **District 2**  
Acres: **89.12**  
Date: **10/9/2025**

Maps Provided By:  
  
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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 |
|------------------|---------------------------------------------------------------------|-------|------------------|----------------------|-------------------|-------------------------|------------------|------------------|
| SmF2             | Smithdale sandy loam, 12 to 30 percent slopes, eroded               | 52.53 | 59.0%            |                      | > 6.5ft.          | Well drained            | VIIe             | 57               |
| Cn               | Collins silt loam, occasionally flooded                             | 14.02 | 15.7%            |                      | > 6.5ft.          | Moderately well drained | IIw              | 86               |
| SP               | Smithdale-Providence association, 8 to 45 percent slopes            | 8.41  | 9.4%             |                      | 2.3ft. (Fragipan) | Well drained            | VIIe             | 29               |
| LoC2             | Loring silt loam, 5 to 8 percent slopes, moderately eroded, central | 7.28  | 8.2%             |                      | 2ft. (Fragipan)   | Moderately well drained | IVe              | 49               |
| PrC3             | Providence silt loam, 5 to 8 percent slopes, severely eroded        | 6.88  | 7.7%             |                      | 2.3ft. (Fragipan) | Moderately well drained | IVe              | 38               |
| Weighted Average |                                                                     |       |                  |                      |                   |                         | 5.74             | *n 56.8          |

\*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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