

MIDWEST LAND GROUP PRESENTS

66 ACRES IN

SCOTT COUNTY MISSISSIPPI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

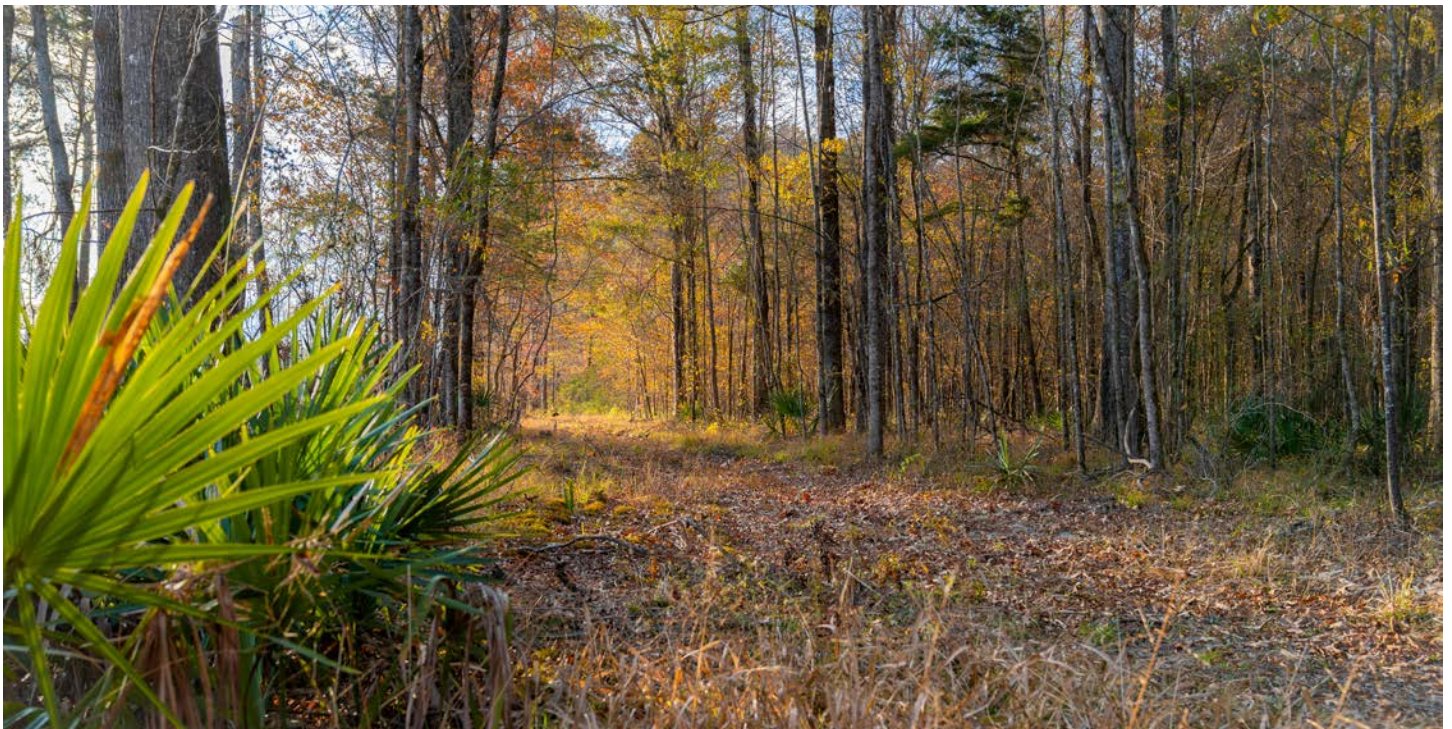
ENDLESS POSSIBILITIES IN SCOTT COUNTY

Discover 66 +/- beautiful acres in Scott County featuring a diverse mix of mature timber, including oaks, pockets of pine, and natural wildlife cover. Conveniently located just off Highway 35 and only 15 minutes from both Carthage and Forest, this tract offers a strong recreational setup with multiple established food plots, creeks, and varied habitat that holds deer year-round. Whether you're looking for a hunting property or a quiet place to escape, this land delivers the natural beauty, privacy, and accessibility you're after.

The land lies extremely well, with gently rolling terrain, defined creek bottoms, and road frontage that makes the property easy to access and manage. A 4 +/- acre open field sits at the front of the tract and creates an excellent build-site for a home, cabin, or weekend retreat—set

just far enough off the road for peace and seclusion. The property also borders a recent cutover, which will regenerate into thick early-successional habitat, providing prime bedding cover that naturally attracts and holds deer. Combined with the creek systems and food plots, the wildlife potential is a defining highlight of this tract.

With rising demand for quality recreational and timber properties in central Mississippi, this 66 +/- acre tract offers a strong mix of profitable timber, diverse habitat, water features, and long-term value. Whether you want to build, create a weekend getaway, or invest in a solid piece of timberland, this Scott County property is a great fit.



PROPERTY FEATURES

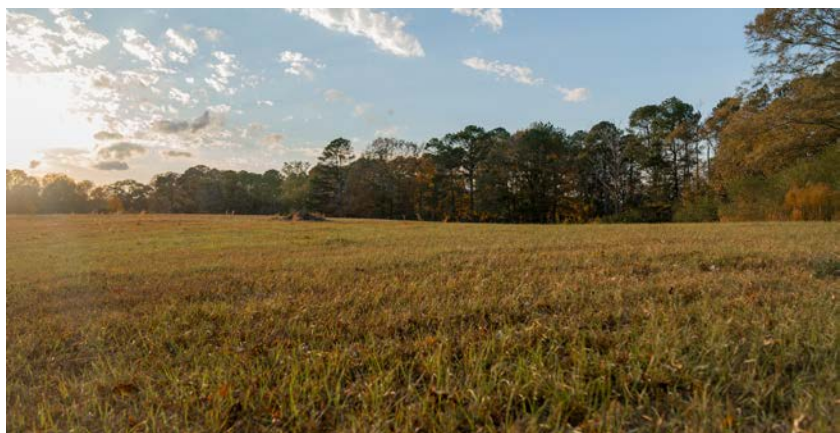
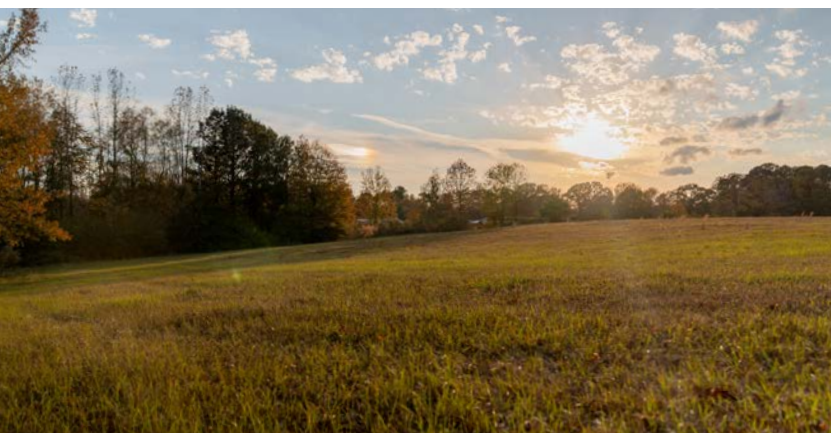
COUNTY: **SCOTT** | STATE: **MISSISSIPPI** | ACRES: **66**

- Diverse hardwood and pine timber
- Big mature oak trees
- Multiple food plots
- Interior creeks throughout
- Gently rolling terrain
- 4 +/- acre field ideal for a homesite
- Strong deer and turkey habitat
- Road frontage
- 1 hour from Jackson
- 1.5 hours from Meridian



4 +/- ACRE FIELD FOR IDEAL HOMESITE

A 4 +/- acre open field sits at the front of the tract and creates an excellent build-site for a home, cabin, or weekend retreat—set just far enough off the road for peace and seclusion.



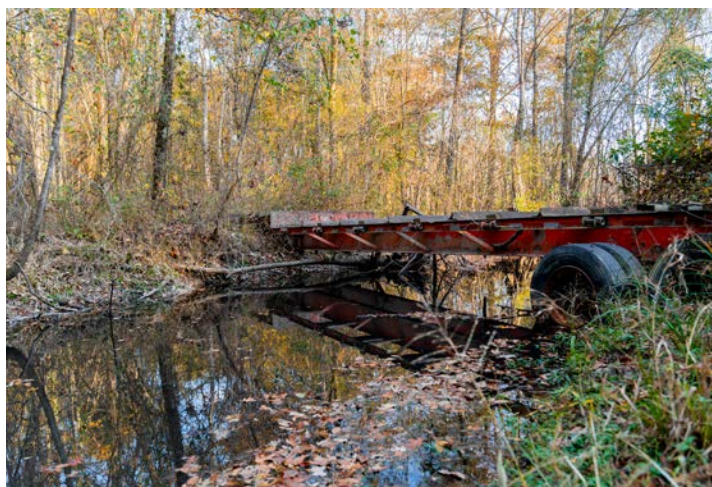
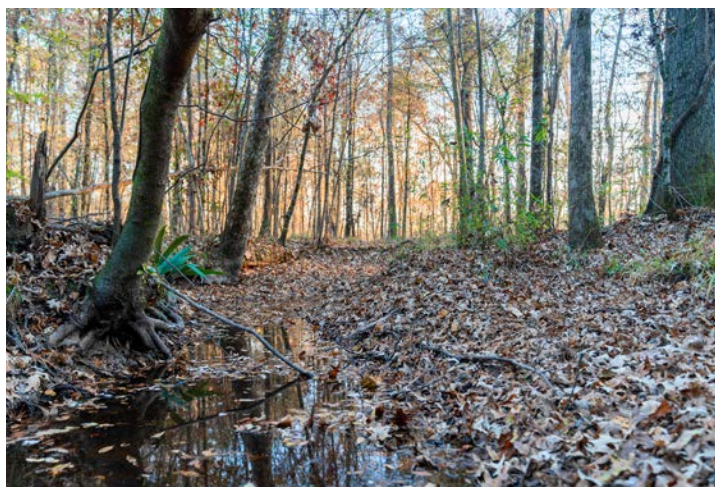
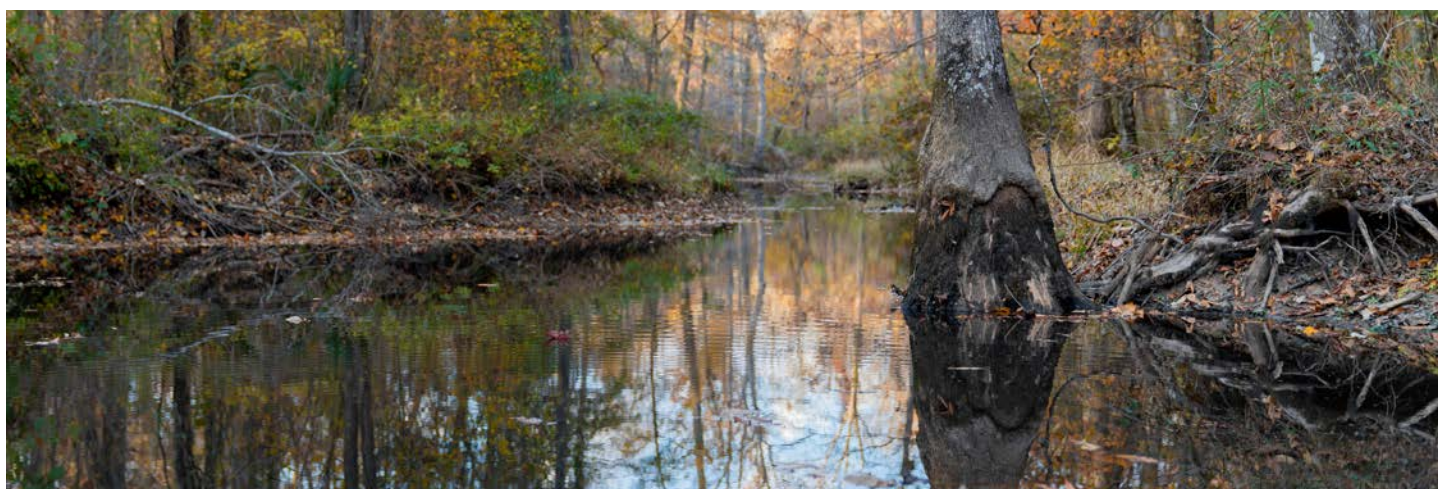
STRONG DEER AND TURKEY HABITAT



GENTLY ROLLING TERRAIN

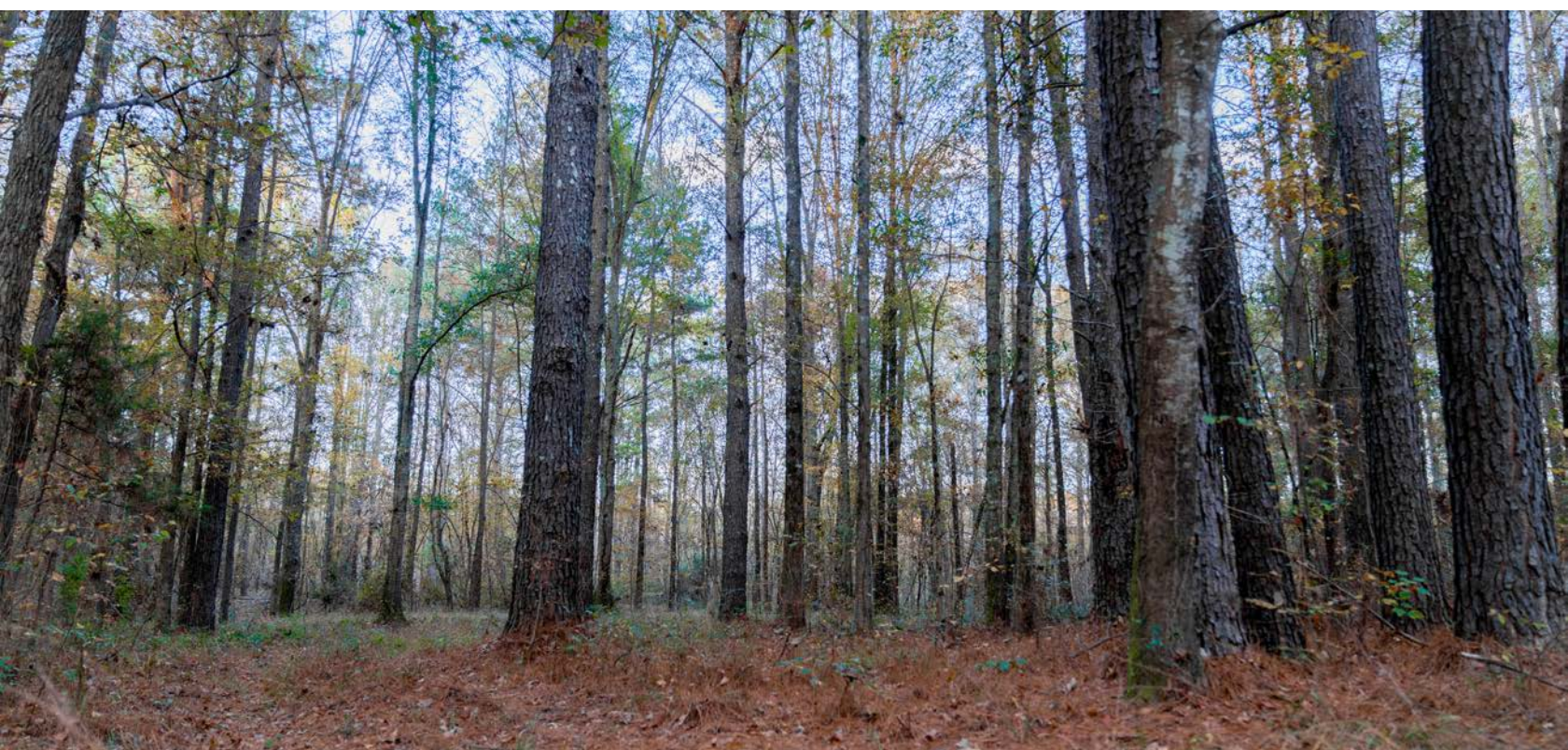
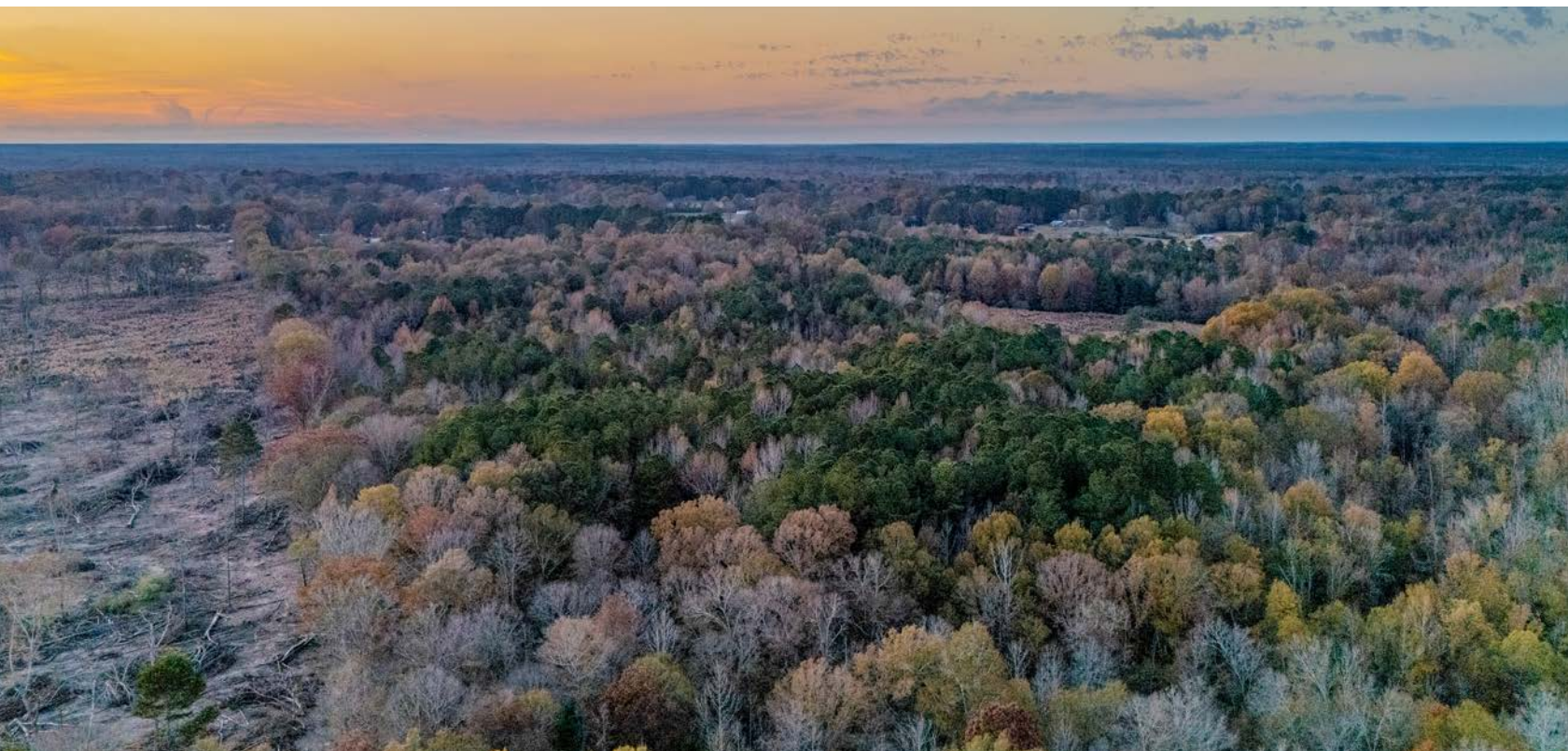


INTERIOR CREEKS THROUGHOUT

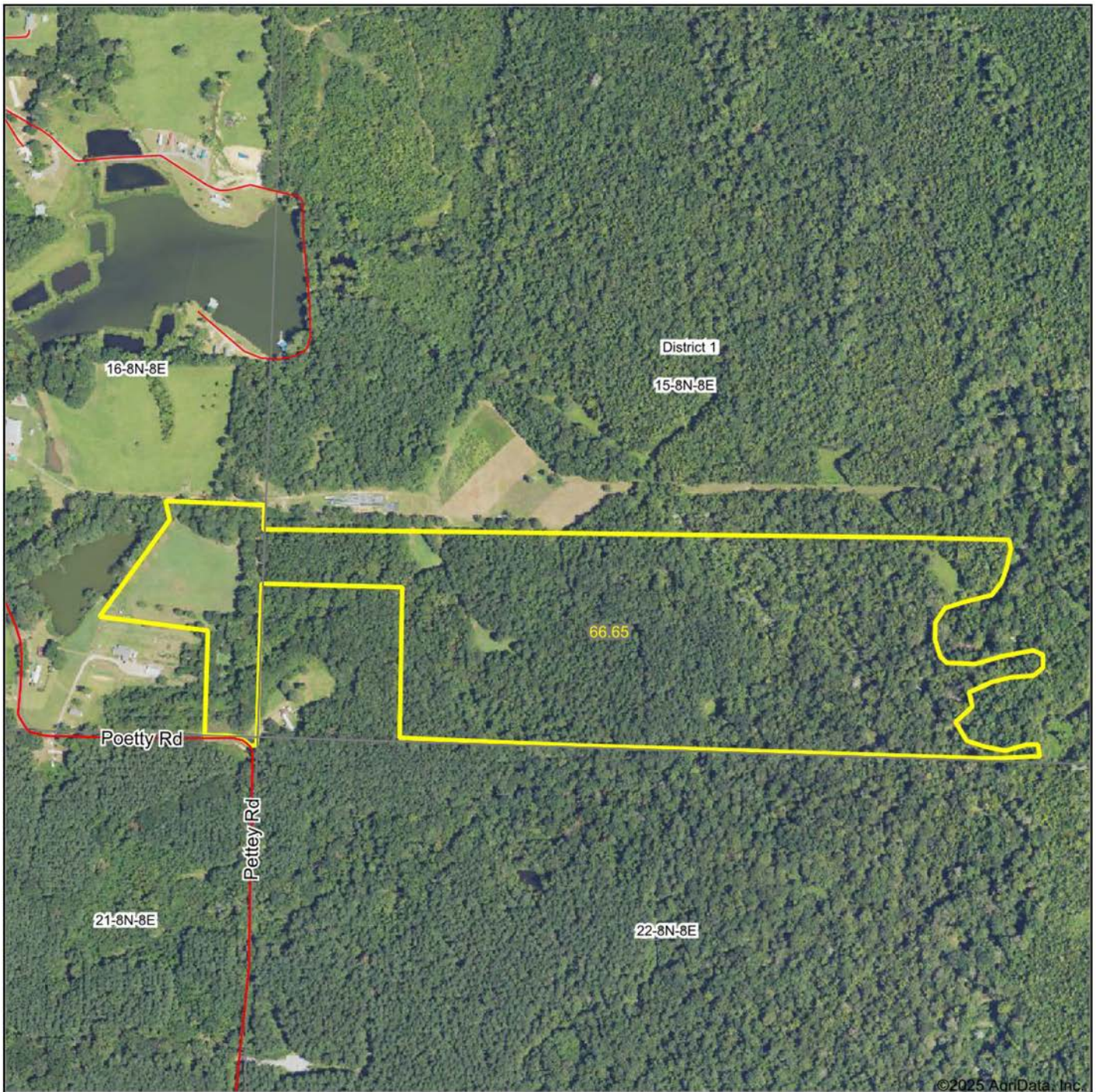


BIG MATURE OAK TREES

With rising demand for quality recreational and timber properties in central Mississippi, this 66 +/- acre tract offers a strong mix of profitable timber, diverse habitat, water features, and long-term value.



AERIAL MAP



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Boundary Center: 32° 31' 57.65, -89° 28' 3.68

0ft 677ft 1355ft

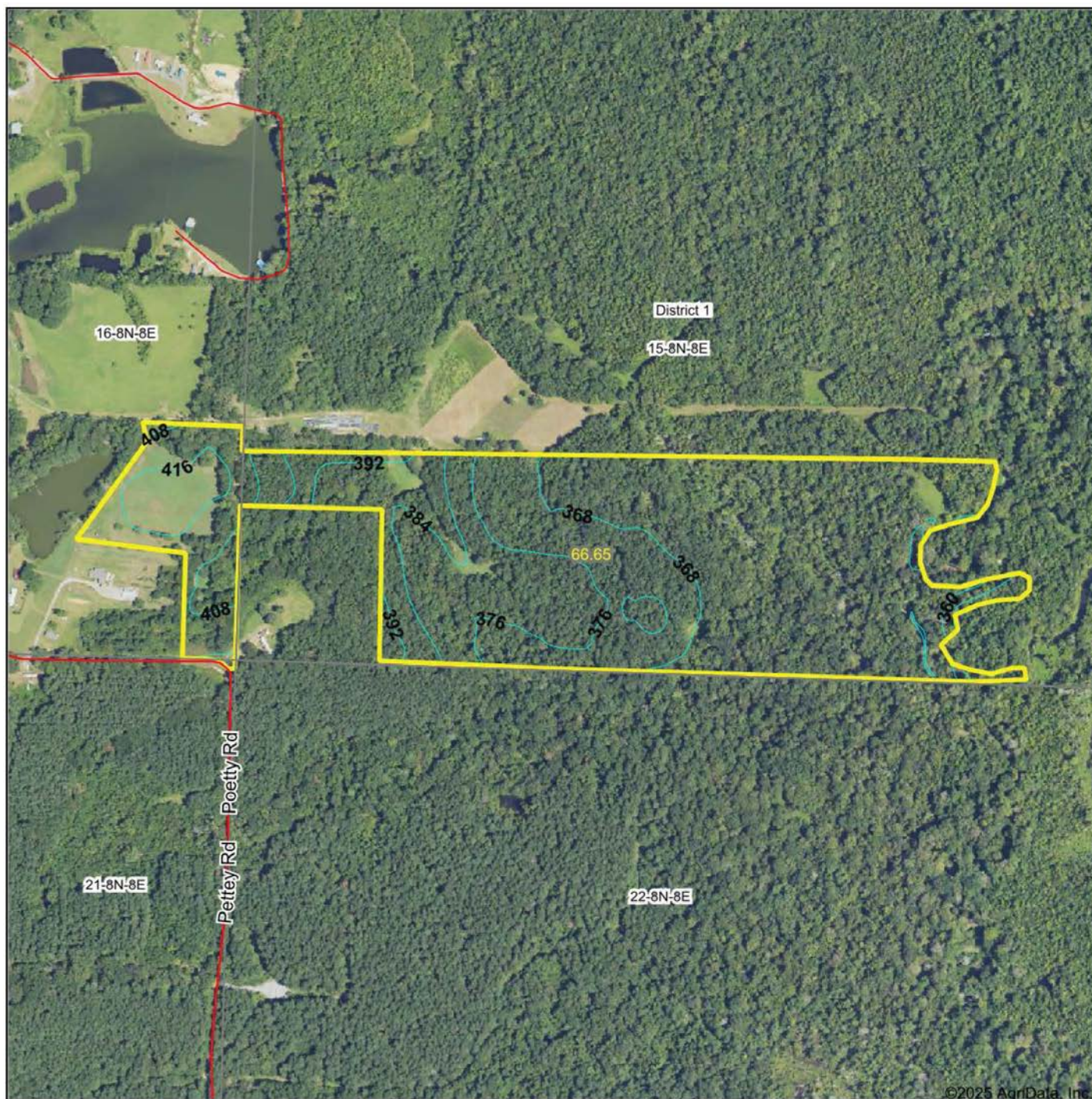
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15-8N-8E
Scott County
Mississippi



11/13/2025

TOPOGRAPHY MAP



Maps Provided By:

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Source: USGS 10 meter dem
Interval(ft): 8.0
Min: 355.3
Max: 422.5
Range: 67.2
Average: 376.8
Standard Deviation: 17.62 ft

0ft 674ft 1348ft

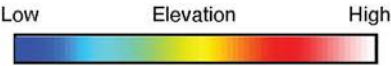
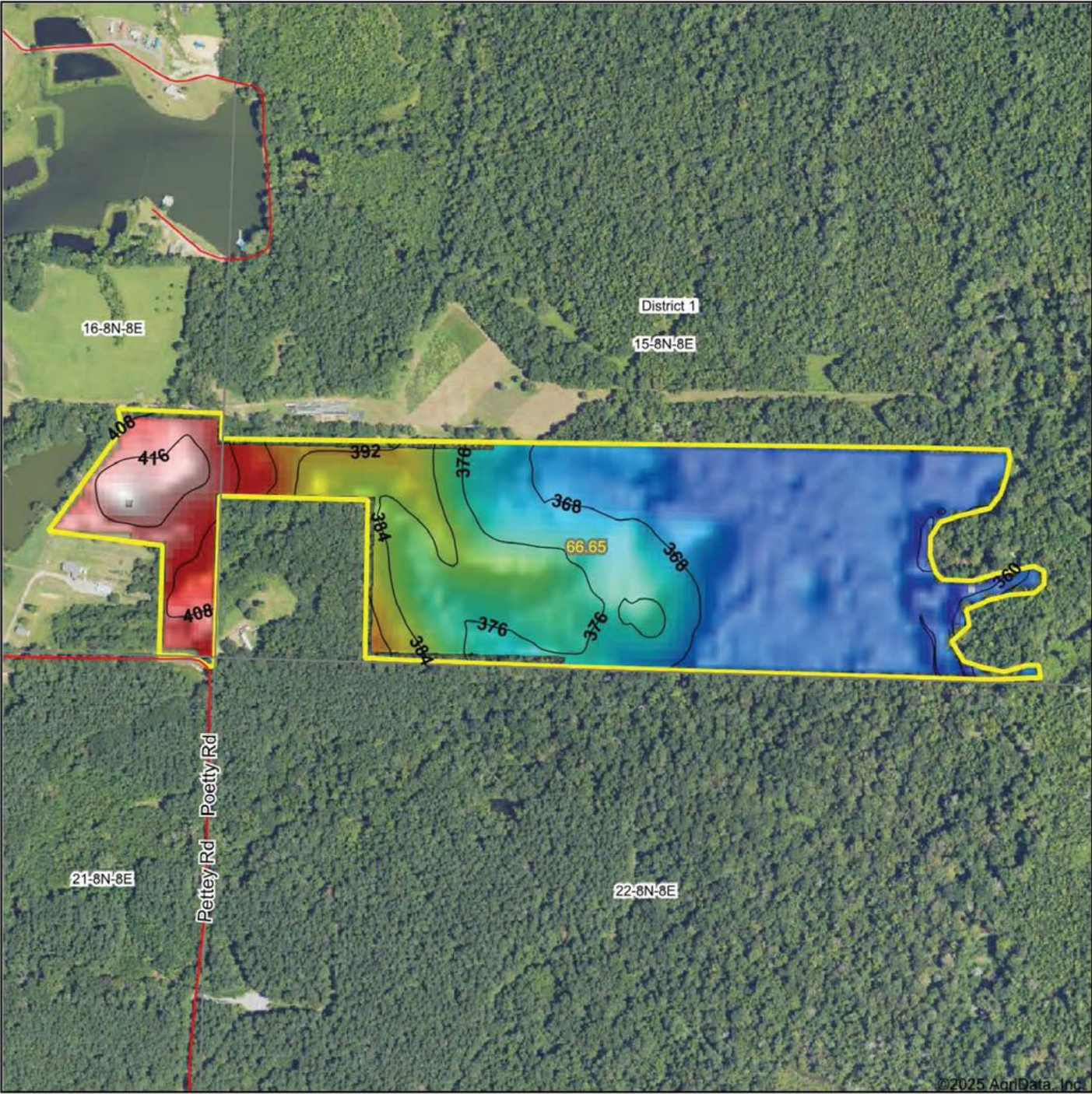


11/13/2025

15-8N-8E
Scott County
Mississippi

Boundary Center: 32° 31' 57.65, -89° 28' 3.68

HILLSHADE MAP



Source: USGS 10 meter dem
Interval(ft): 8
Min: 355.3
Max: 422.5
Range: 67.2
Average: 376.8
Standard Deviation: 17.62 ft



11/13/2025

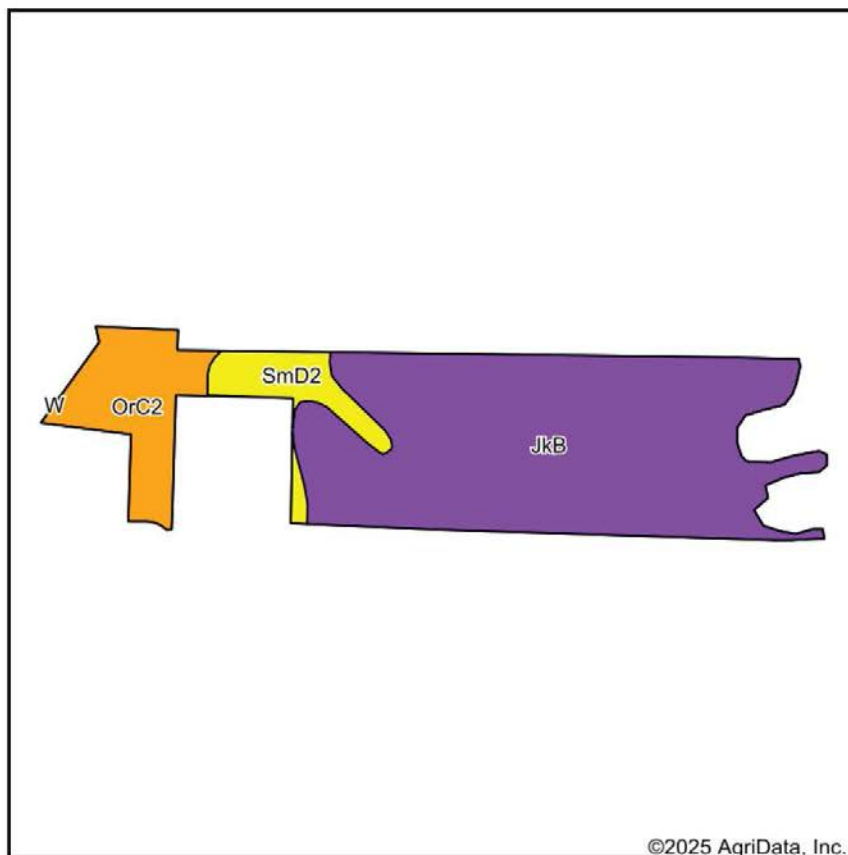
15-8N-8E
Scott County
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Boundary Center: 32° 31' 57.65, -89° 28' 3.68

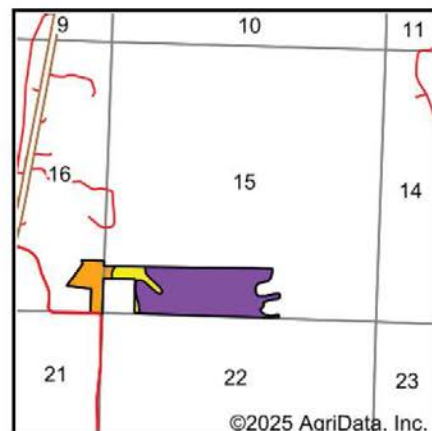
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Mississippi**
 County: **Scott**
 Location: **15-8N-8E**
 Township: **District 1**
 Acres: **66.65**
 Date: **11/13/2025**

Maps Provided By:

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Area Symbol: MS123, Soil Area Version: 23

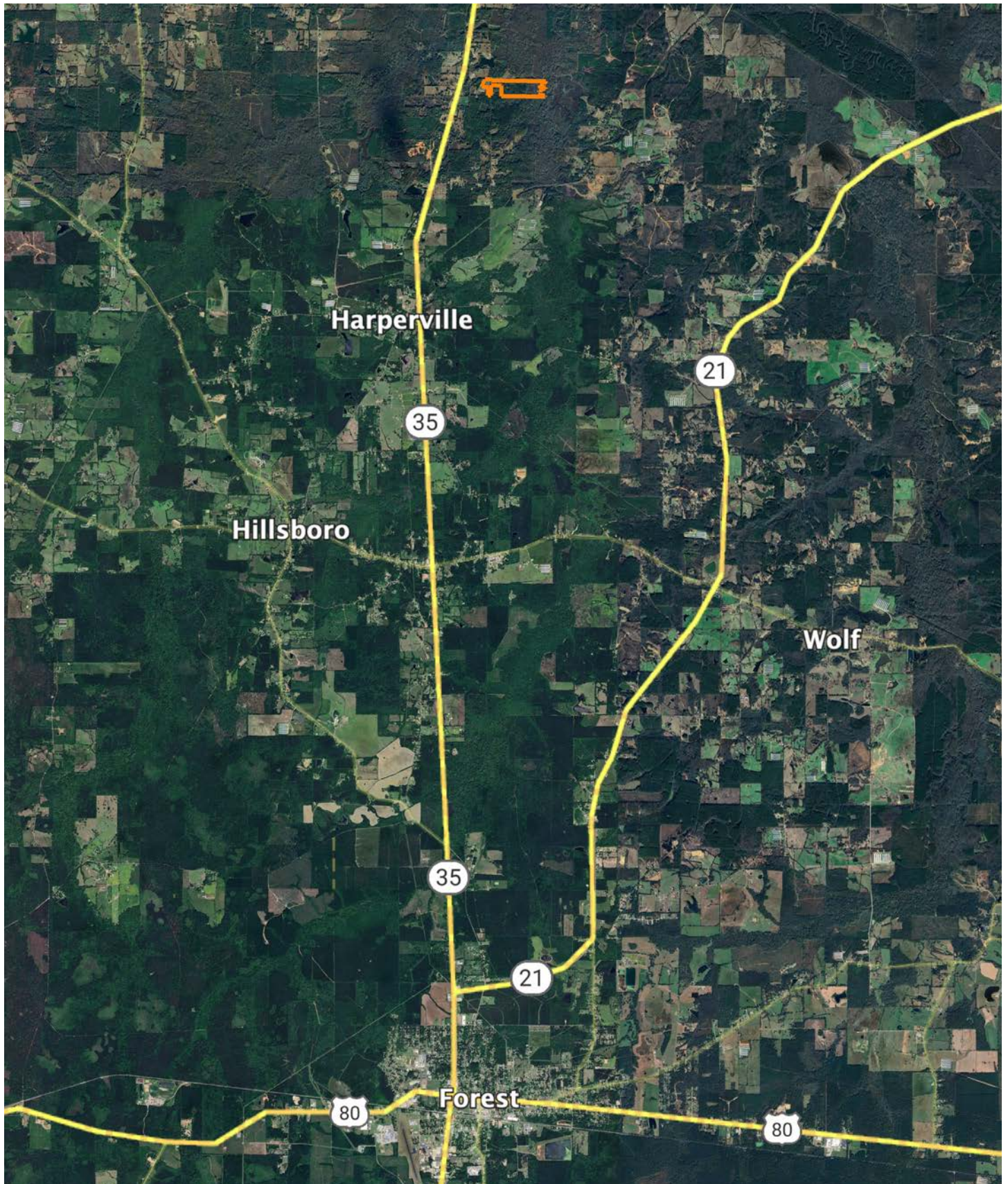
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
JkB	Jena-Kirkville-Kinston complex, 0 to 5 percent slopes, frequently flooded	51.16	76.7%		> 6.5ft.	Well drained	Vlw	Vlw	60
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	10.17	15.3%		2ft. (Fragipan)	Moderately well drained	IIIe	IIIe	40
SmD2	Smithdale fine sandy loam, 8 to 15 percent slopes, eroded	5.32	8.0%		> 6.5ft.	Well drained	IVe		70
Weighted Average							5.38	*-	*n 57.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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