

MIDWEST LAND GROUP PRESENTS

14 ACRES IN

HINDS COUNTY MISSISSIPPI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

14 +/- ACRES WITH MULTIPLE HOMESITES

This 14 +/- acre tract in Hinds County offers an excellent opportunity to build your dream home in a highly convenient location. With paved road frontage and just minutes from I-20, you get the perfect balance of accessibility and privacy.

The property features multiple potential homesites, giving you flexibility to choose the ideal setting—whether you're looking for a more secluded build tucked off the road or something easily accessible up front. It

lays out well for a custom home, shop, or even a small homestead setup.

Beyond the homesite potential, this tract also brings a strong lifestyle component. With room to roam and the ability to hunt right in your own backyard, it's a great fit for someone wanting both a homesite and recreational use. It's hard to find a property this size in such a great location with this level of versatility.



PROPERTY FEATURES

COUNTY: **HINDS** | STATE: **MISSISSIPPI** | ACRES: **14**

- 14 +/- acres in Hinds County
- Multiple potential homesites
- Paved road frontage
- Ideal for a primary residence or rural homesite
- Great recreational potential with hunting opportunities
- Hard-to-find small acreage in a prime location
- Minutes from I-20
- 20 minutes to Clinton
- 30 minutes to Vicksburg
- Less than 40 minutes to Jackson

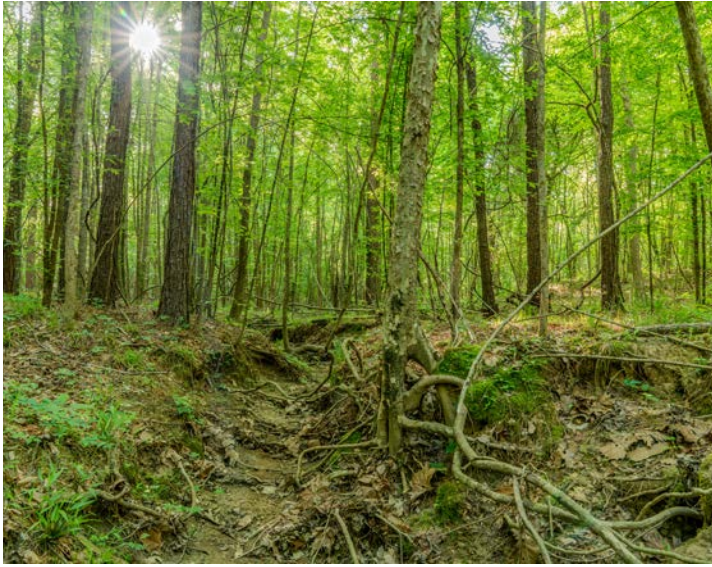
MULTIPLE POTENTIAL HOMESITES



PAVED ROAD FRONTAGE



RECREATIONAL & HUNTING OPPORTUNITIES



TOPOGRAPHY MAP



Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 225.0

Max: 279.4

Range: 54.4

Average: 246.5

Standard Deviation: 13.78 ft

0ft 287ft 573ft



4/16/2026

1-6N-4W
Hinds County
Mississippi

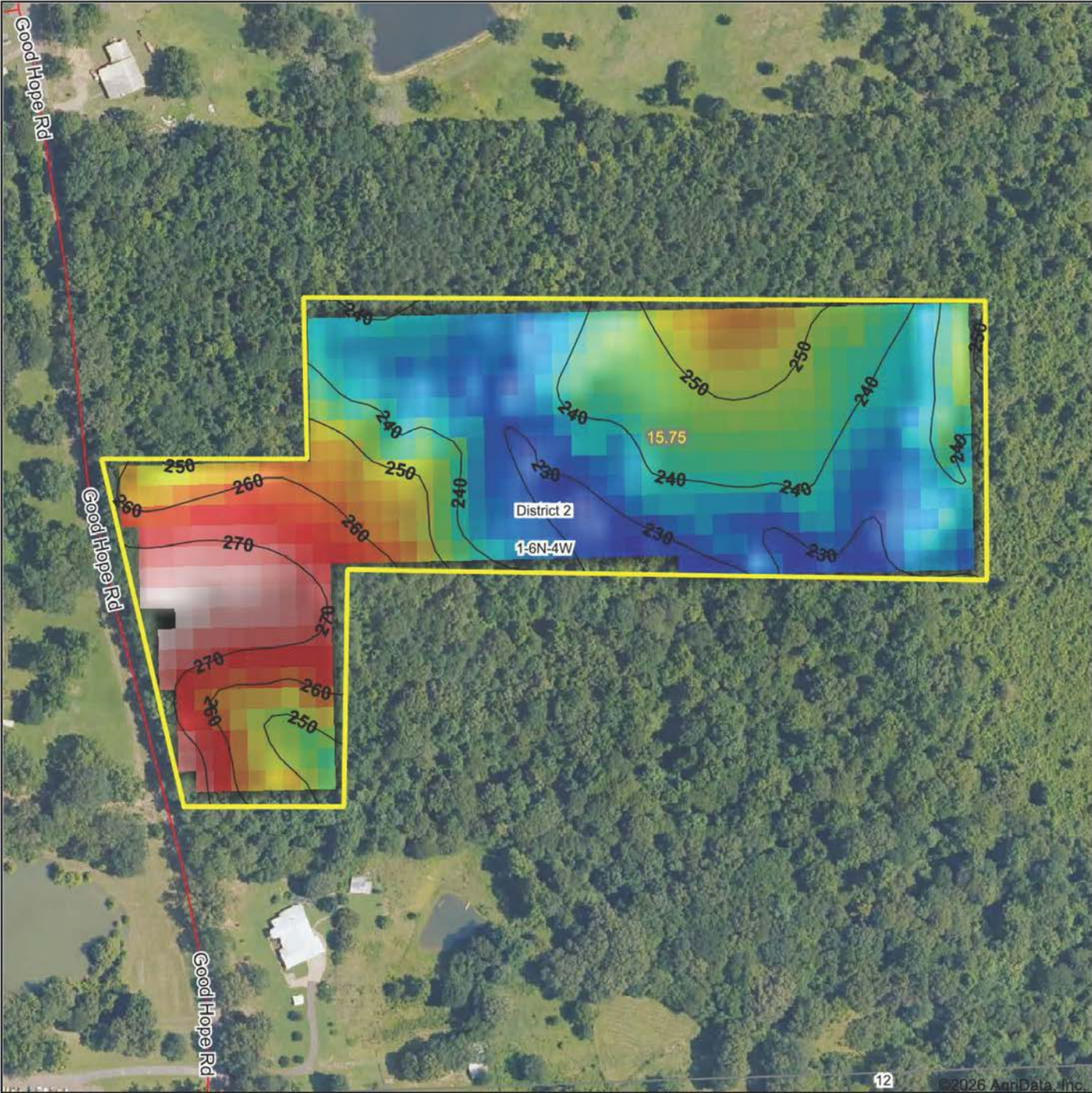
Boundary Center: 32° 23' 19.24, -90° 33' 50.13

Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 225.0
 Max: 279.4
 Range: 54.4
 Average: 246.5
 Standard Deviation: 13.78 ft

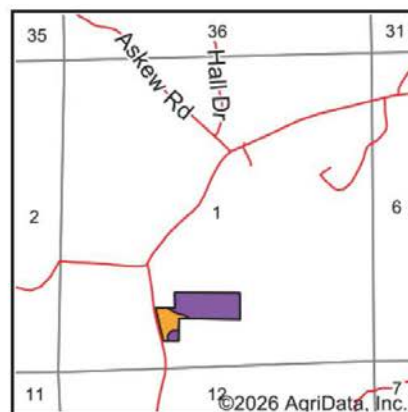
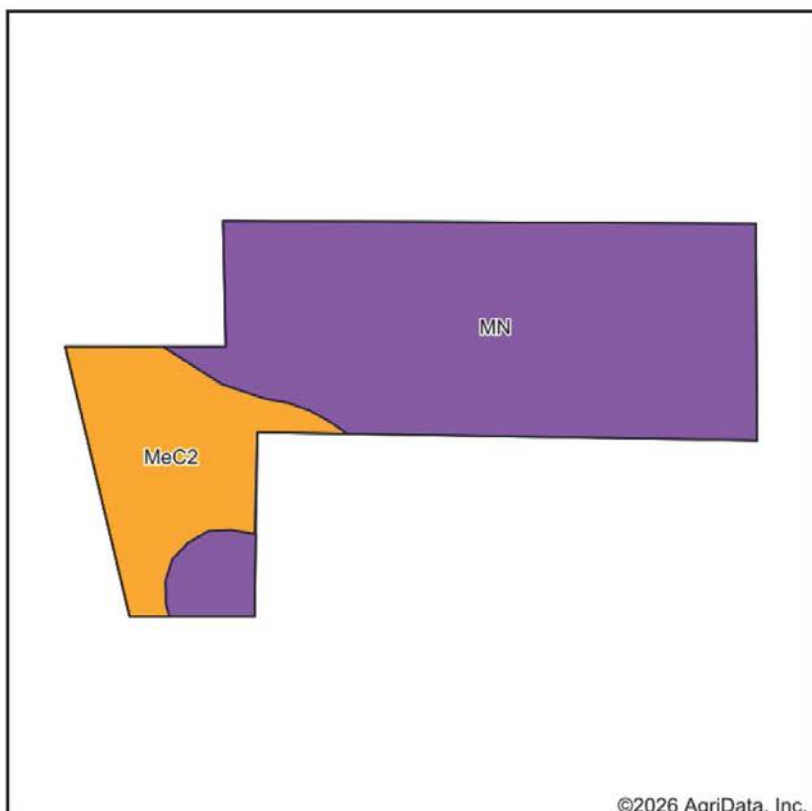


1-6N-4W
Hinds County
Mississippi

Boundary Center: 32° 23' 19.24, -90° 33' 50.13



SOILS MAP



State: **Mississippi**
 County: **Hinds**
 Location: **1-6N-4W**
 Township: **District 2**
 Acres: **15.75**
 Date: **4/16/2026**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MS049, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
MN	Memphis-Natchez-Riedtown association, hilly	12.13	77.0%		> 6.5ft.	Well drained	Vlle	41
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	3.62	23.0%		> 6.5ft.	Well drained	IIlle	80
Weighted Average							6.08	*n 50

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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