

MIDWEST LAND GROUP PRESENTS



WAYNE COUNTY, MS

5.7 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LUXURY COUNTRY ESTATE WITH TIMELESS ARCHITECTURE

Nestled on 5.7 beautifully landscaped acres, this stunning custom-built southern traditional estate offers the perfect blend of elegance, privacy, and functionality. Built in 2005, the home features 4,769 heated and cooled square feet with approximately 6,500 square feet under roof, creating an exceptional setting for both everyday living and entertaining. A long private drive welcomes you to the stately brick exterior, surrounded by mature landscaping and a meticulously managed pine plantation that adds both beauty and value to the property.

Inside, the thoughtfully designed open floor plan offers spacious living areas filled with natural light and timeless finishes throughout. The home includes 4 bedrooms and 3.5 bathrooms, providing ample

space for family and guests. The expansive layout flows seamlessly from the main living areas into the kitchen and dining spaces, creating a warm and inviting atmosphere ideal for gatherings. Generous room sizes, quality craftsmanship, and custom details make this home as comfortable as it is impressive.

Additional features include a spacious 3-car garage and a custom-built storage building that offers excellent flexibility for hobbies, equipment, or additional storage needs. Whether you're enjoying the peaceful acreage, entertaining outdoors, or simply appreciating the privacy of country estate living, this property delivers a rare opportunity to own a truly exceptional custom home with acreage and timeless Southern appeal.



PROPERTY FEATURES

COUNTY: **WAYNE** | STATE: **MISSISSIPPI** | ACRES: **5.7**

- Custom-built brick estate home on 5.7 private acres
- 4,769 heated/cooled square feet with approximately 6,500 square feet under roof
- Beautifully landscaped grounds with mature trees and manicured lawn
- Well-managed pine plantation timber offering privacy and long-term value
- Spacious open floor plan designed for comfortable living and entertaining
- 4 bedrooms and 3.5 bathrooms with generous room sizes throughout
- Elegant custom finishes and quality craftsmanship throughout the home
- Expansive 3-car garage with ample storage and workspace
- Detached custom-built storage building for equipment, hobbies, or extra storage
- Peaceful country estate setting with the perfect blend of luxury and functionality



CUSTOM-BUILT BRICK ESTATE HOME

Built in 2005, the home features 4,769 heated and cooled square feet with approximately 6,500 square feet under roof, creating an exceptional setting for both everyday living and entertaining.



4 BEDROOMS



3.5 BATHROOMS



3-CAR GARAGE



CUSTOM-BUILT STORAGE & WORKSPACE



LANDSCAPED GROUNDS



PINE PLANTATION TIMBER



AERIAL MAP



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Boundary Center: 31° 42' 20.38, -88° 34' 36.63



34-9N-6W
Wayne County
Mississippi

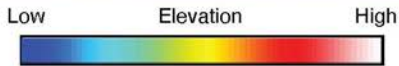


Maps Provided By:

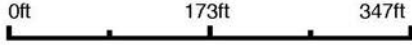
CUSTOMIZED ONLINE MAPPING
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5/22/2026

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 281.5
 Max: 319.7
 Range: 38.2
 Average: 307.9
 Standard Deviation: 9.97 ft

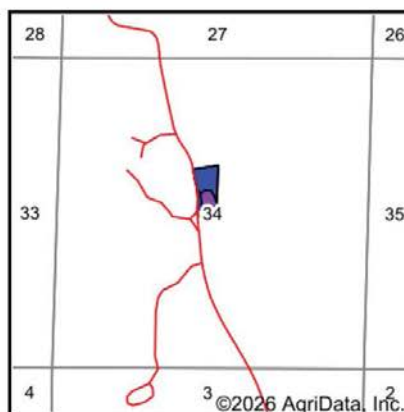
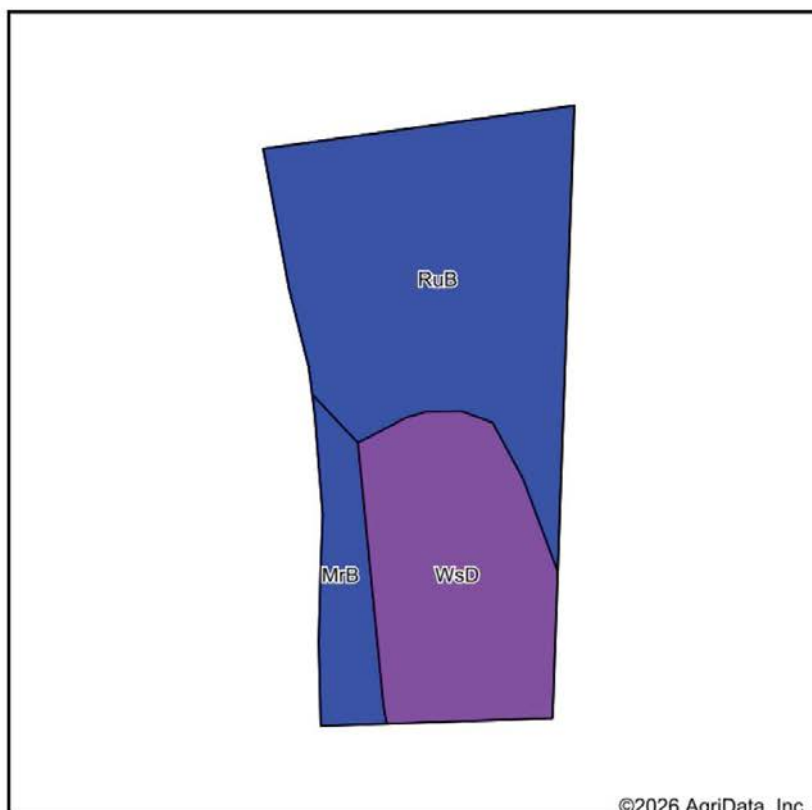


34-9N-6W
Wayne County
Mississippi

Boundary Center: 31° 42' 20.38, -88° 34' 36.63



SOILS MAP



State: **Mississippi**
 County: **Wayne**
 Location: **34-9N-6W**
 Township: **District 2**
 Acres: **6.78**
 Date: **5/22/2026**

Maps Provided By

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Area Symbol: MS153, Soil Area Version: 18

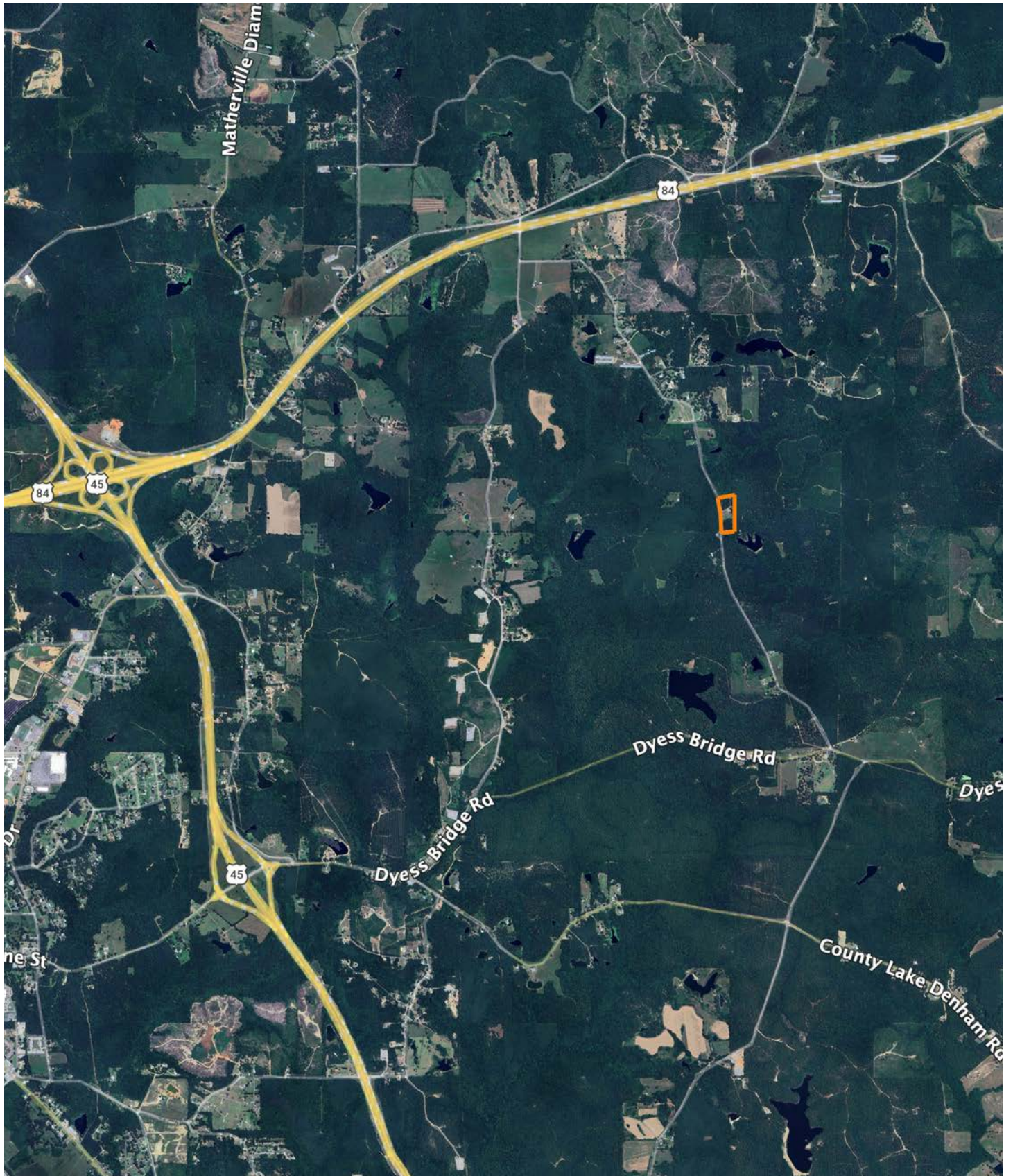
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall	
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	3.83	56.5%		> 6.5ft.	Well drained	Ile	Ile	71	
WsD	Wadley-Boykin-Smithdale complex, 5 to 15 percent slopes	2.26	33.3%		> 6.5ft.	Well drained	VIs		45	
MrB	McLaurin fine sandy loam, 2 to 5 percent slopes	0.69	10.2%		> 6.5ft.	Well drained	Ile		47	
Weighted Average								3.33	*-	*n 59.9

*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

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.



JEREMY UTSEY,

LAND AGENT

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