

MIDWEST LAND GROUP PRESENTS



40 ACRES
MADISON COUNTY, MS

884 Truitt Road, Pickens, Mississippi 39146



MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES OF PRIME MADISON COUNTY RECREATION

Located in Madison County, Mississippi, this 40 +/- acre tract offers a great combination of hunting, recreation, and long-term potential. The property consists primarily of regenerating pine that provides excellent bedding and security cover for wildlife, while established food plots and a pond add to the recreational appeal. With the right management, the growing pine also offers an opportunity to improve the property and create additional timber value over time.

An established road runs through the property, providing convenient access to the food plots, pond, and interior of the tract. Road frontage makes access easy, while the existing layout gives a new owner a solid foundation to continue improving the property for hunting and recreation. Whether you're looking for a manageable hunting property, a weekend getaway, or a piece of land to enjoy while improving its long-term value, this Madison County 40 +/- acres offers plenty of opportunity.



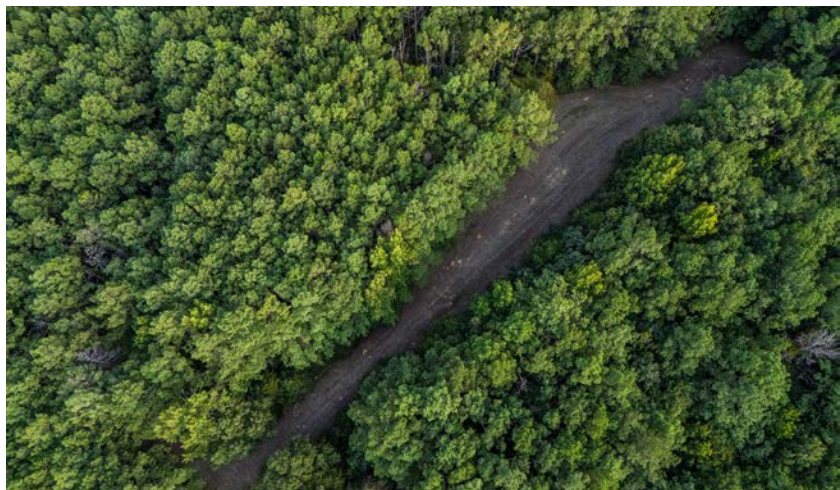
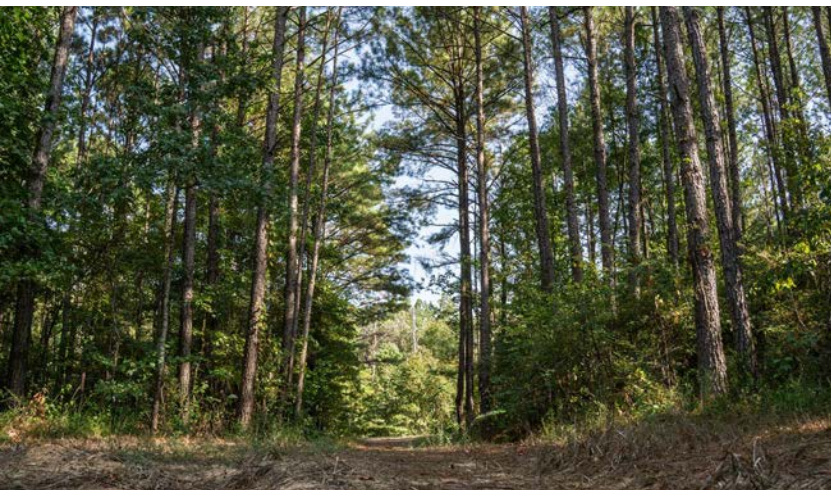
PROPERTY FEATURES

COUNTY: **MADISON** | STATE: **MISSISSIPPI** | ACRES: **40**

- 40 +/- acres in Madison County, Mississippi
- Excellent hunting and recreational opportunities
- Future timber management potential
- Established food plots
- Pond providing a year-round water source
- Established interior road system
- Convenient access throughout the property
- Road frontage
- Potential homesite or cabin site
- Excellent setup for a weekend hunting retreat
- Diverse wildlife habitat
- Manageable-sized recreational tract
- Approximately 50 minutes from Jackson
- Approximately 15 minutes from Pickens



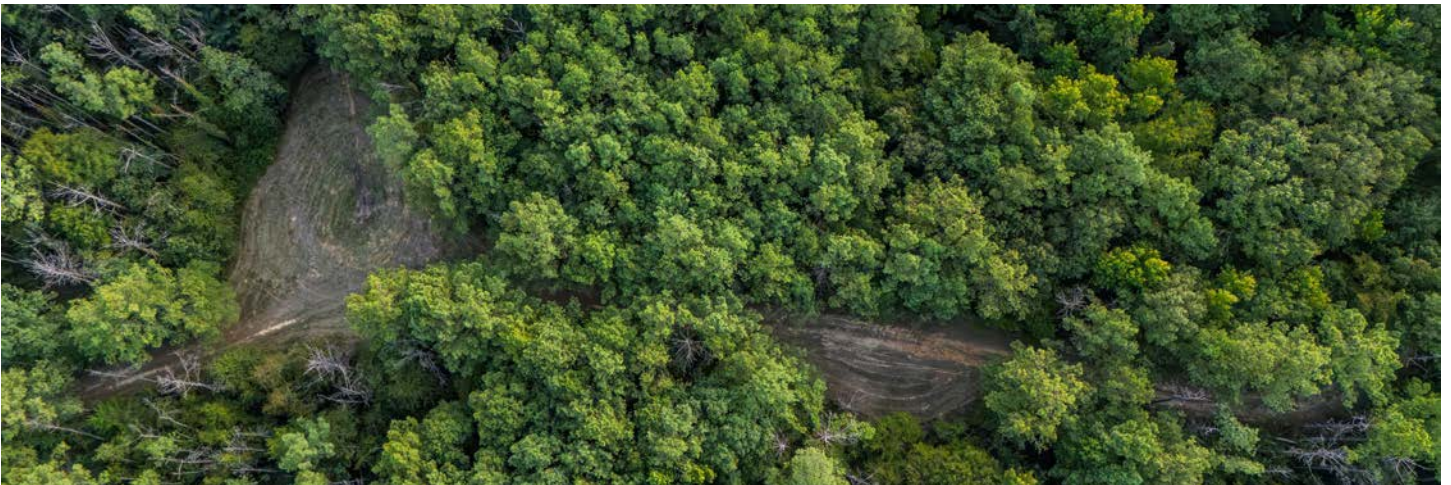
40 +/- ACRES



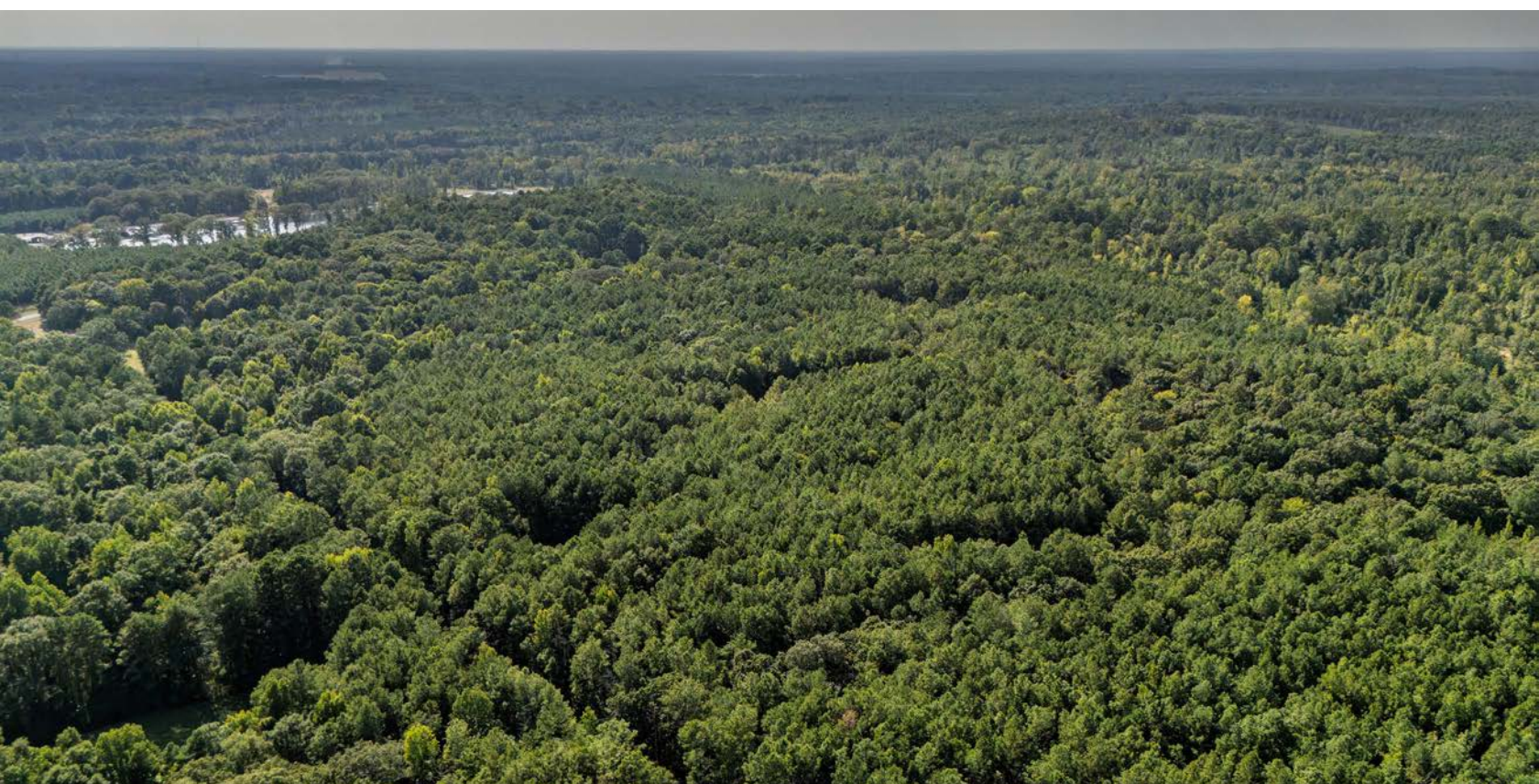
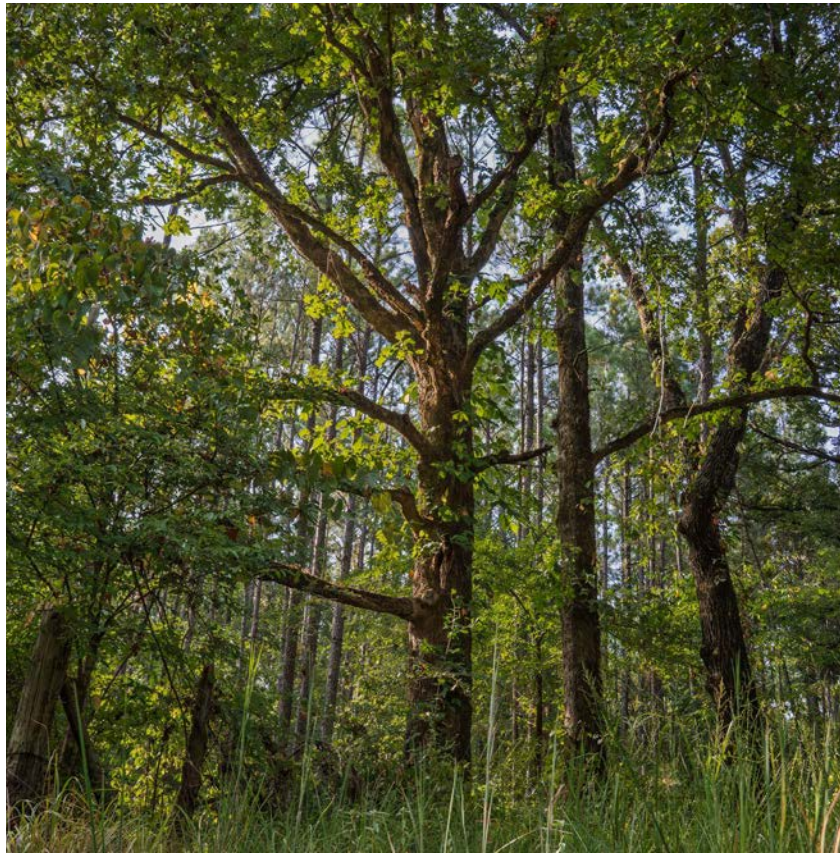
EXCELLENT HUNTING



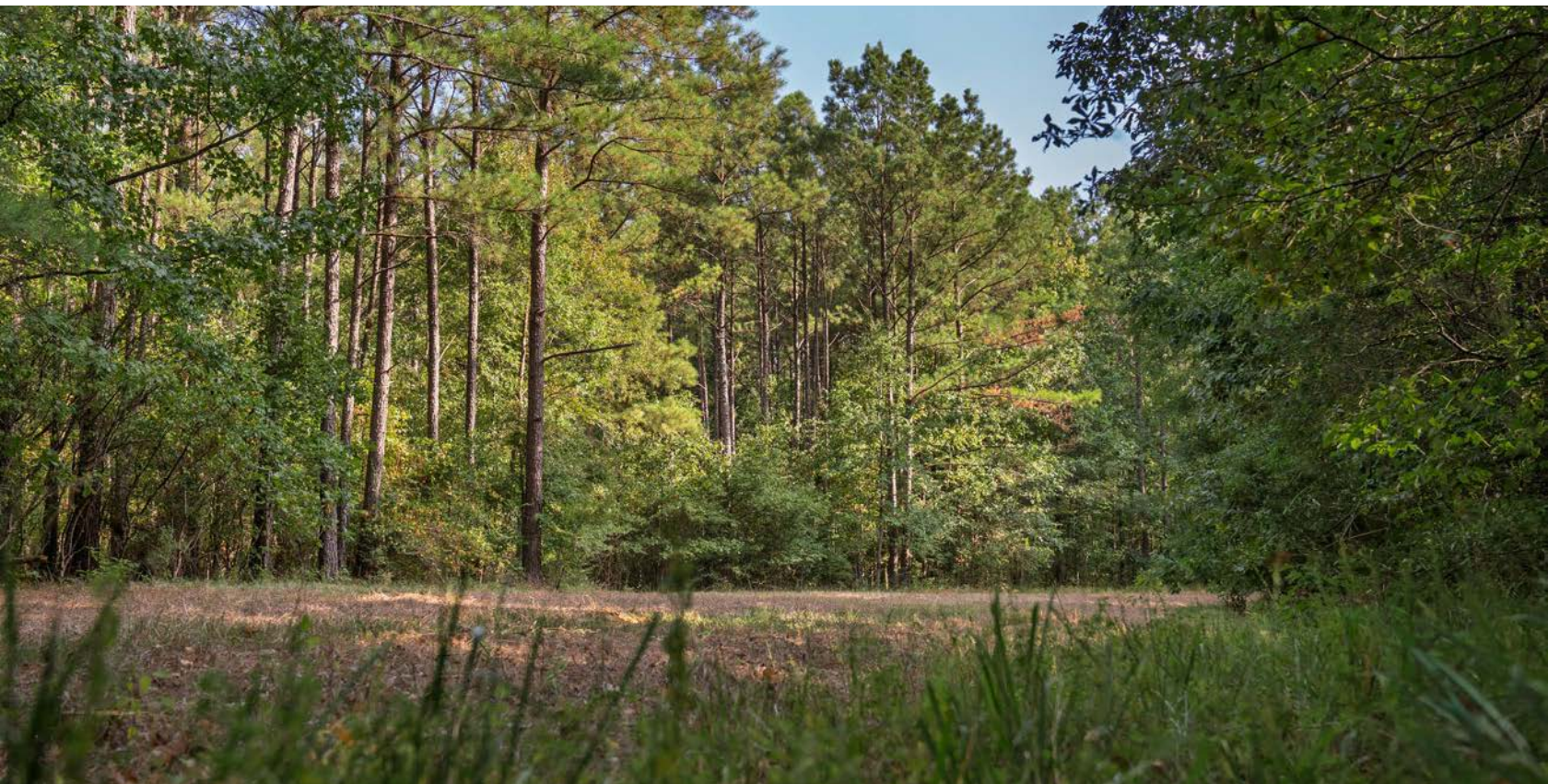
RECREATIONAL OPPORTUNITIES



FUTURE TIMBER MANAGEMENT POTENTIAL



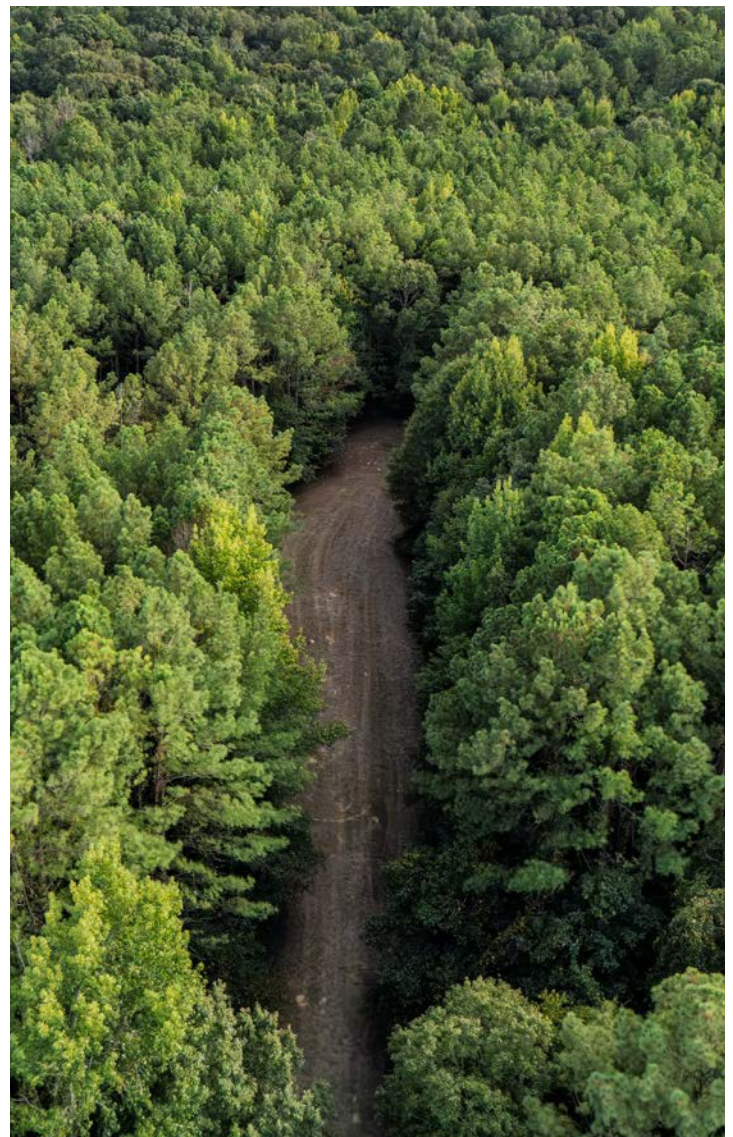
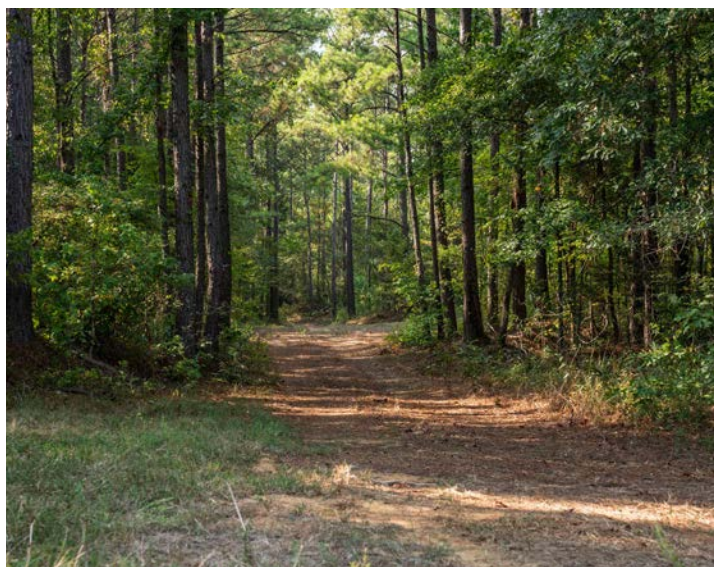
POTENTIAL HOMESITE OR CABIN SITE



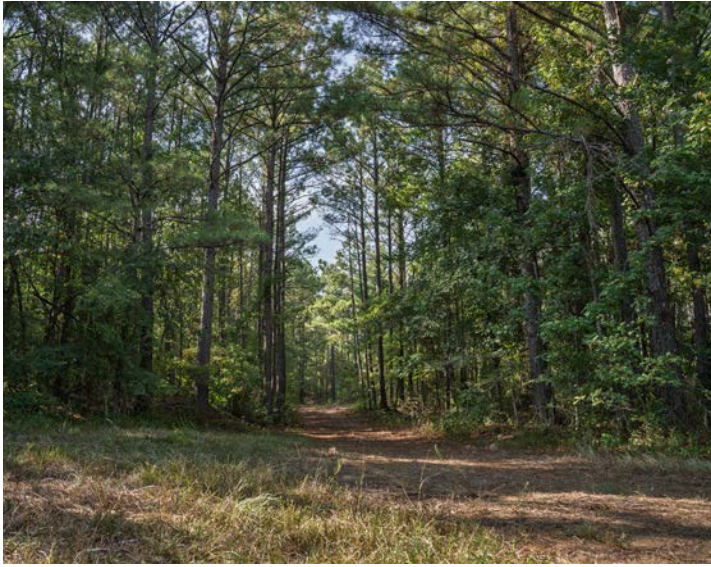
POND



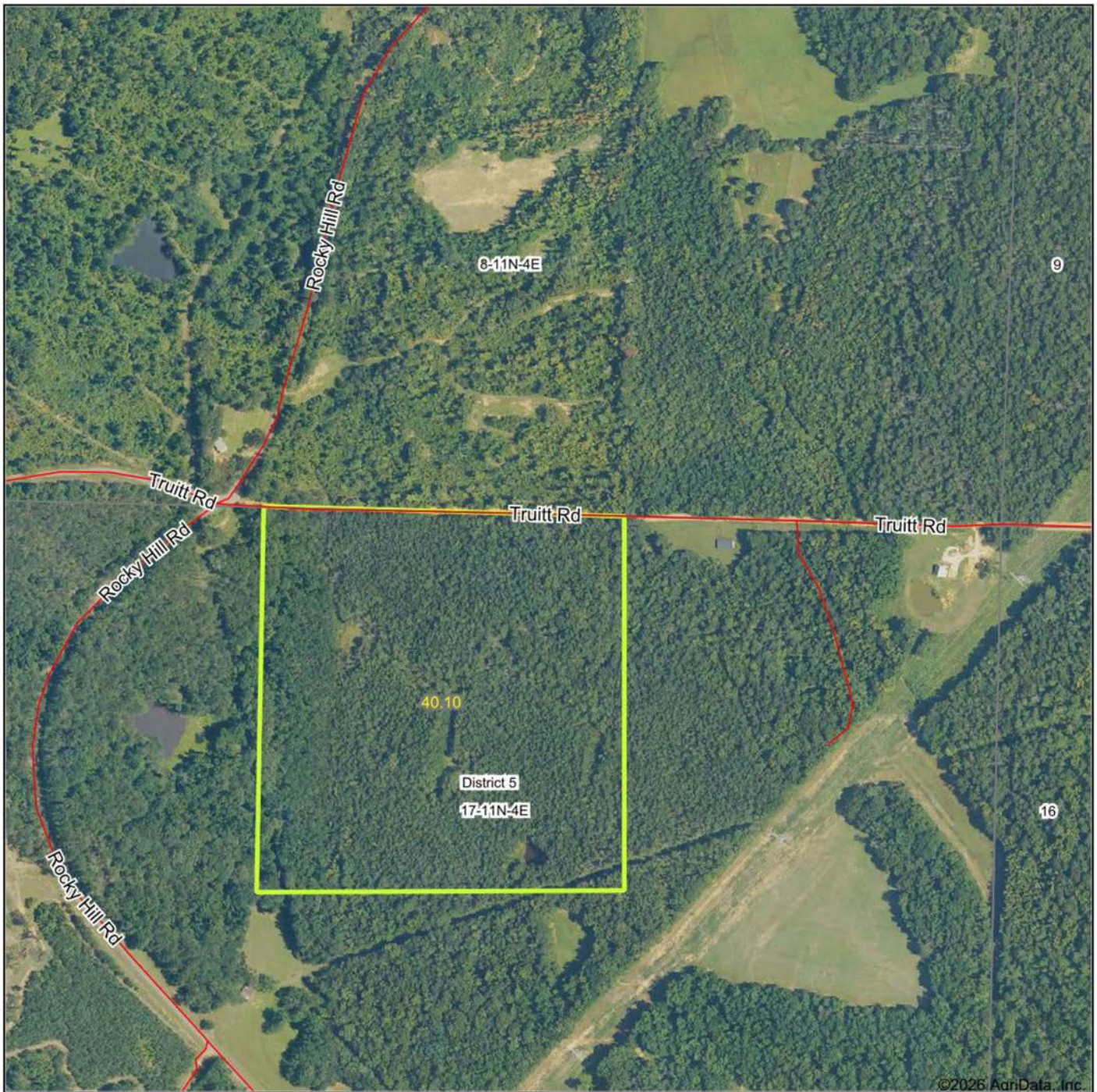
INTERIOR ROAD SYSTEM



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 32° 48' 18.97, -89° 54' 23.18

0ft 552ft 1103ft



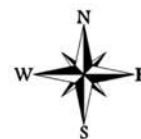
Maps Provided By:



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17-11N-4E
Madison County
Mississippi



8/19/2026

TOPOGRAPHY MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 12.0

Min: 290.3

Max: 344.1

Range: 53.8

Average: 319.1

Standard Deviation: 11.94 ft

0ft 274ft 549ft

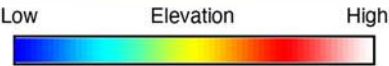
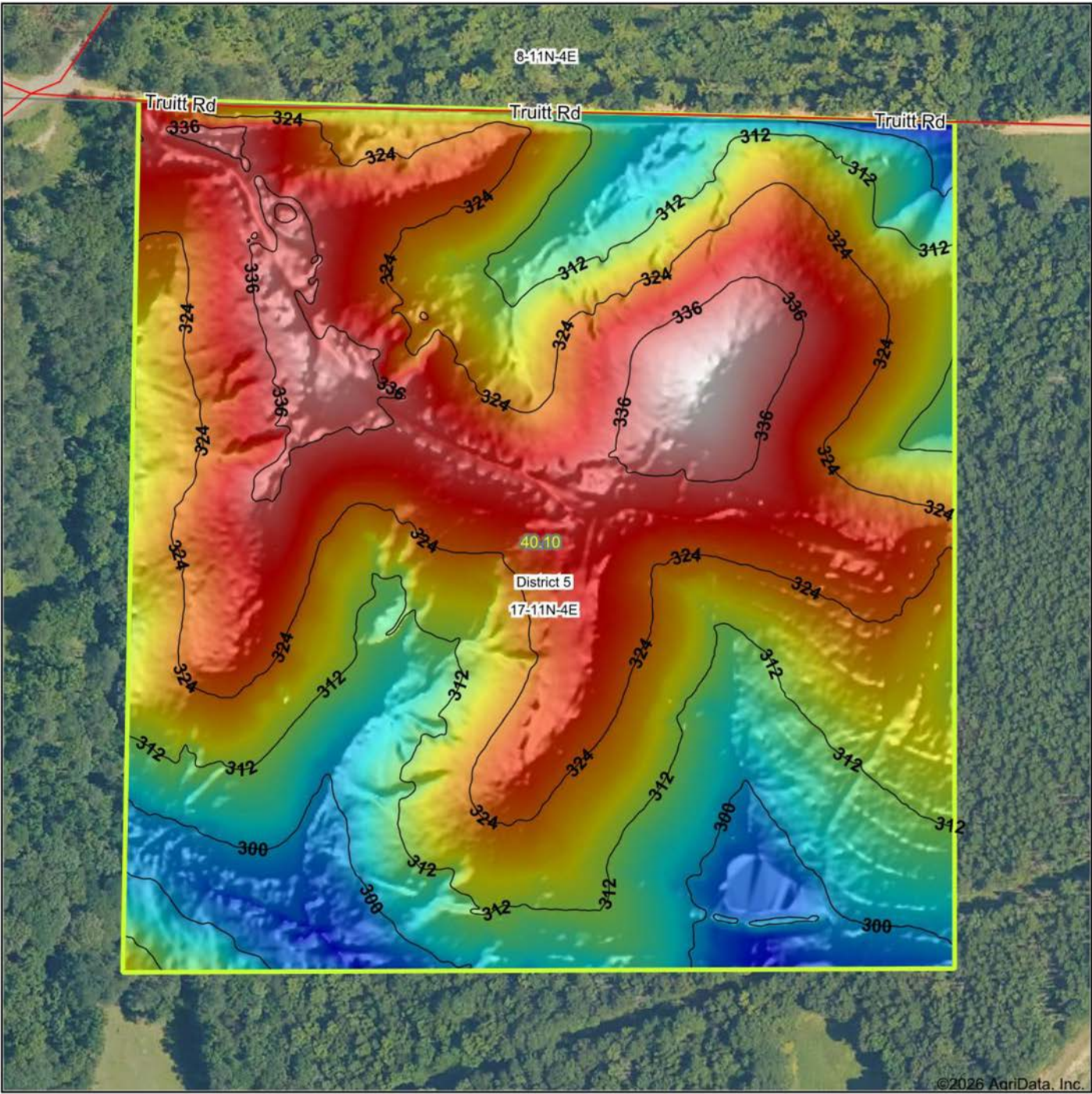


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17-11N-4E
Madison County
Mississippi

Boundary Center: 32° 48' 18.97, -89° 54' 23.18

HILLSHADE MAP



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 12
Min: 290.3
Max: 344.1
Range: 53.8
Average: 319.1
Standard Deviation: 11.94 ft

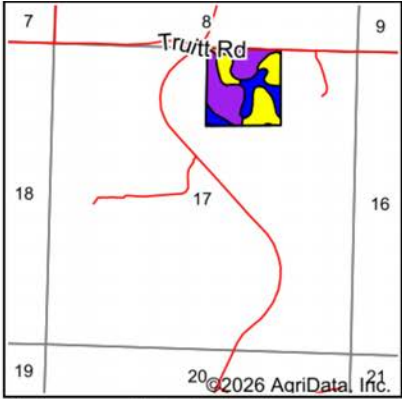
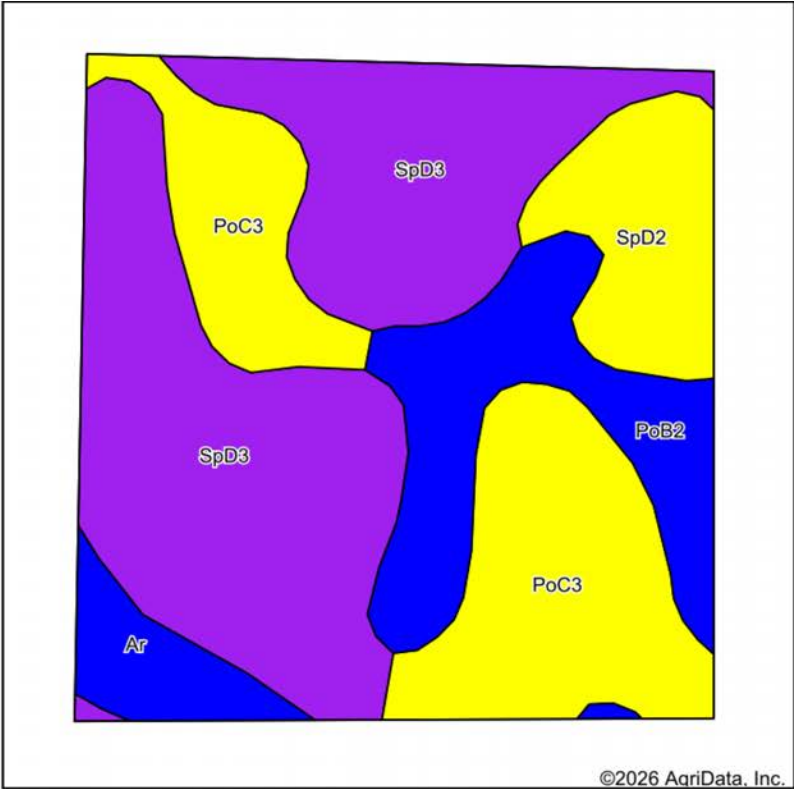


8/19/2026

17-11N-4E
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Mississippi

Boundary Center: 32° 48' 18.97, -89° 54' 23.18

SOILS MAP



State: **Mississippi**
County: **Madison**
Location: **17-11N-4E**
Township: **District 5**
Acres: **40.1**
Date: **8/19/2026**



Maps Provided By:



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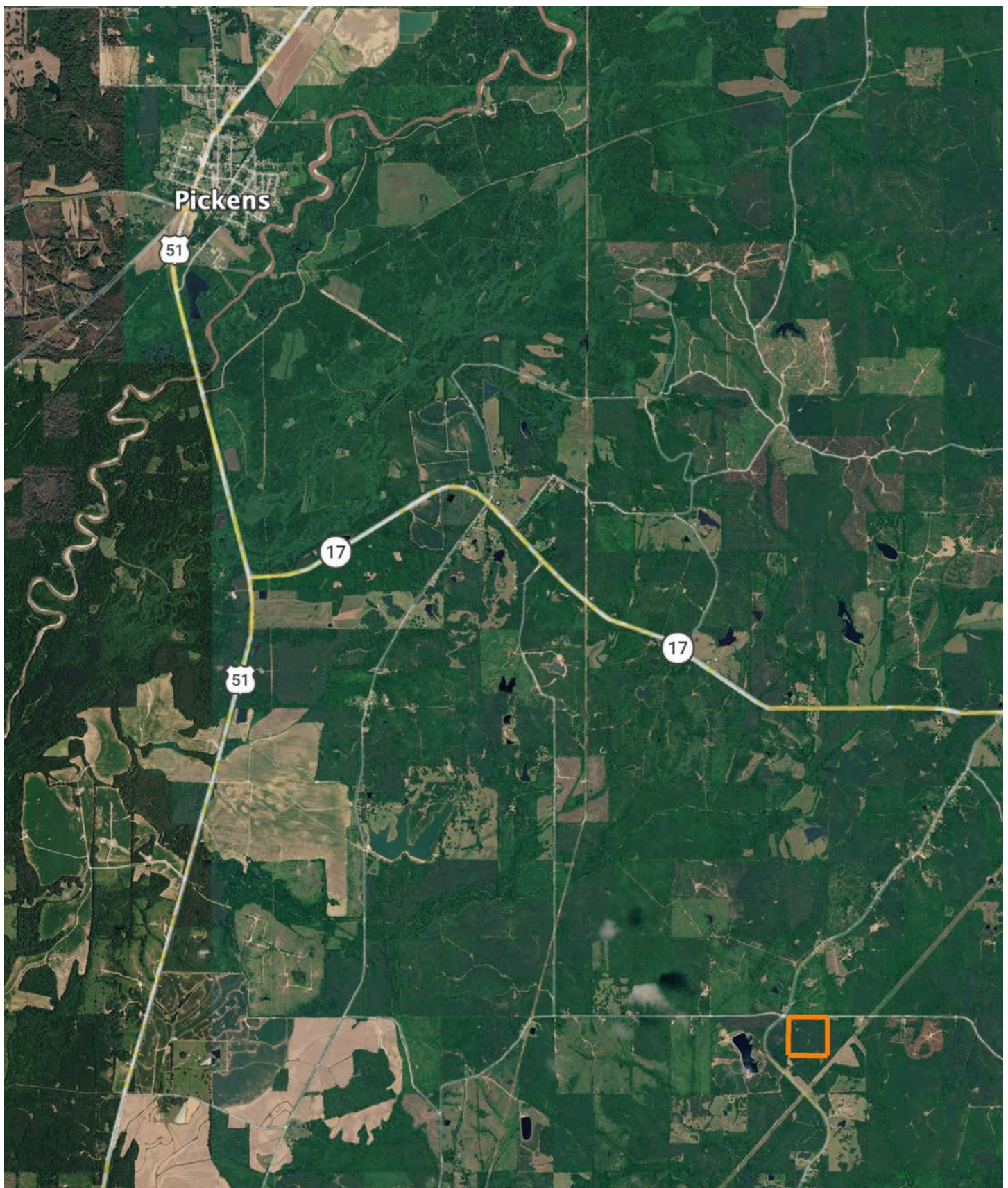
Area Symbol: MS089, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
SpD3	Smithdale-Providence complex, 8 to 12 percent slopes, severely eroded	18.44	45.9%		2.3ft. (Fragipan)	Well drained	Vle	58
PoC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	10.17	25.4%		1.8ft. (Fragipan)	Moderately well drained	IVe	32
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	5.88	14.7%		1.9ft. (Fragipan)	Moderately well drained	Ile	30
SpD2	Smithdale-Providence complex, 8 to 12 percent slopes, eroded	3.72	9.3%		2.3ft. (Fragipan)	Well drained	IVe	61
Ar	Ariel silt loam	1.89	4.7%		> 6.5ft.	Well drained	IIw	76
Weighted Average							4.53	*n 48.4

*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
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MidwestLandGroup.com

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