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**Southern
States Realty**



Welcome to the Newman 77, where peaceful country living meets exceptional recreational opportunity. Located in western Hinds County just south of Edwards, Mississippi, this 77+/- acre tract offers the perfect blend of open pasture, timberland, and prime homesites--all within approximately 45 minutes of the Jackson metro area. This property features 25+/- acres of beautiful pastureland, divided into two sections to suit a variety of uses, from livestock to scenic homesites. The breathtaking views across the rolling pasture make it an ideal setting for your dream home. With over 2,200 feet of road frontage, access is convenient and flexible. Power is available but water is under a temporary moratorium from the county until their capacity is improved, which will make future developments even easier. For outdoor enthusiasts, this tract is a standout. Located just a couple of miles from the Big Black River--an area well-known for excellent whitetail deer and turkey hunting--the property offers outstanding wildlife habitat. Portions of the timber were harvested several years ago, creating natural regrowth that provides excellent nutrition for deer and ideal nesting cover for turkey. Additional features include: Established internal road system throughout the property Multiple potential food plot locations A diverse mix of hardwoods, pines, and natural regeneration Excellent balance of open land and wooded acreage Whether you're looking for a private homesite, hunting retreat, or multi-use investment property, the Newman 77 checks all the boxes for the country lifestyle. Schedule your showing today and come experience it for yourself!

Newman Road, Edwards, MS

32.242472, -90.692000 GPS



\$445,000

**77± Acres
MLS #4144830**

