

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

WINSTON COUNTY MISSISSIPPI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME TIMBER TRACT PROPERTY - EXCELLENT INVESTMENT OPPORTUNITY

This 80 +/- acre planted pine plantation farm offers a fantastic investment opportunity, with timber stands ranging from 13 to 15 years old. Situated on well-drained, gently rolling terrain, the property is easily accessible via deeded access off Rash Road. The land promises strong growth potential, and in just a few years, the first thinning of the timber will provide an excellent opportunity for additional land use, such as the creation of several food plots to enhance wildlife activity. Beyond its timber value,

this property also features a small duck hole nestled in a hardwood bottom, adding a unique recreational aspect for hunting enthusiasts. With multiple opportunities for development and recreation, this tract of land is ideal for those looking to diversify their investment portfolio or seeking a combination of timber production and outdoor enjoyment. Whether you're looking to expand your hunting acreage or capitalize on timber production, this property is an exceptional choice.

*ALL PROPERTY LINES ARE ROUGH ESTIMATIONS
AND ARE NOT SURVEY ACCURATE



PROPERTY FEATURES

PRICE: **\$156,000** | COUNTY: **WINSTON** | STATE: **MISSISSIPPI** | ACRES: **80**

- Solid growth of middle-aged pines
- Secluded with access
- Gentle rolling topography
- Well-drained soils
- Recreation opportunity after the first thinning
- Duck pond
- Hardwood bottom
- Deeded access
- Sandy lome soils
- Investment growth potential

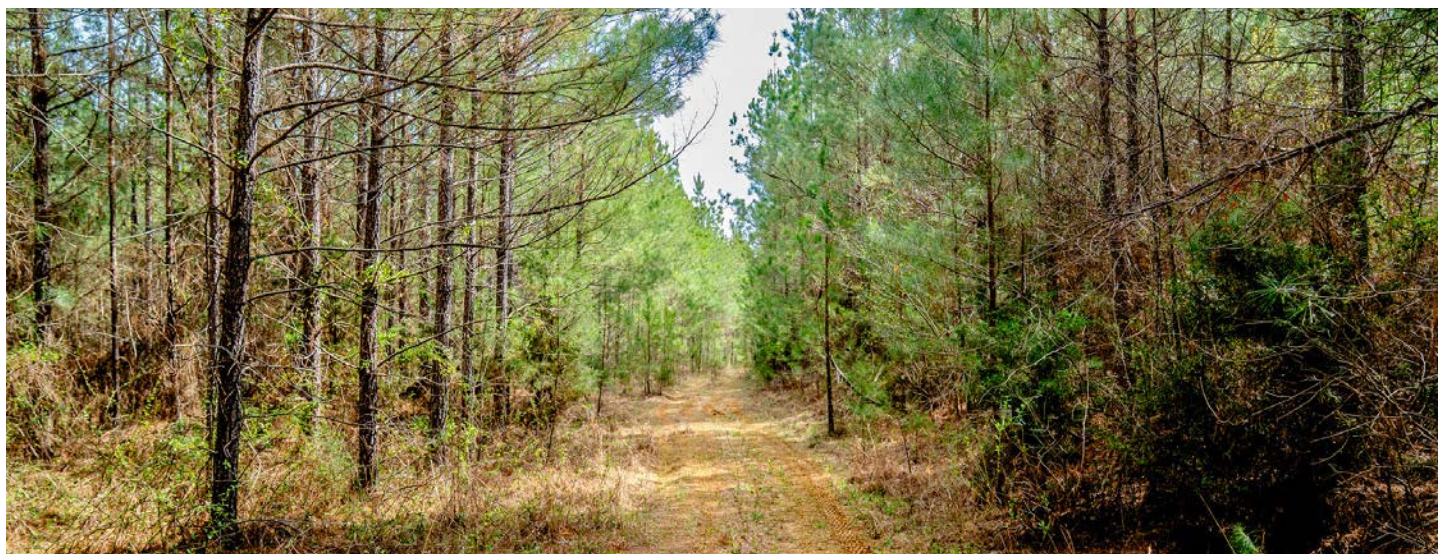


SOLID GROWTH OF MIDDLE-AGED PINES

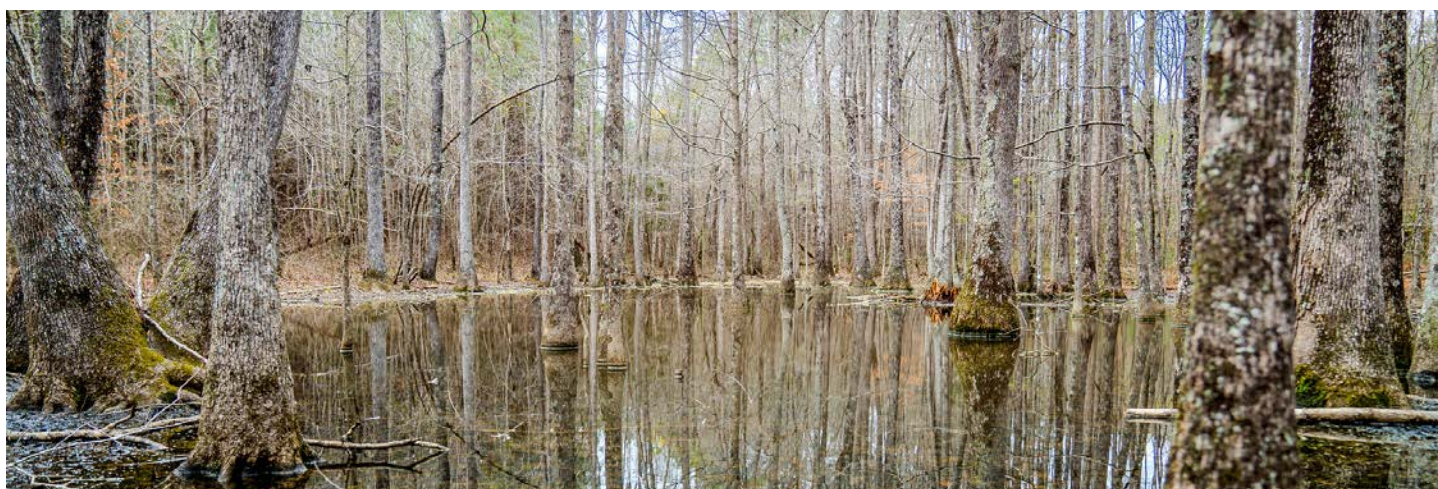
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SECLUDED WITH ACCESS



DUCK POND



HARDWOOD BOTTOM



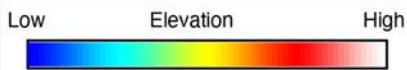
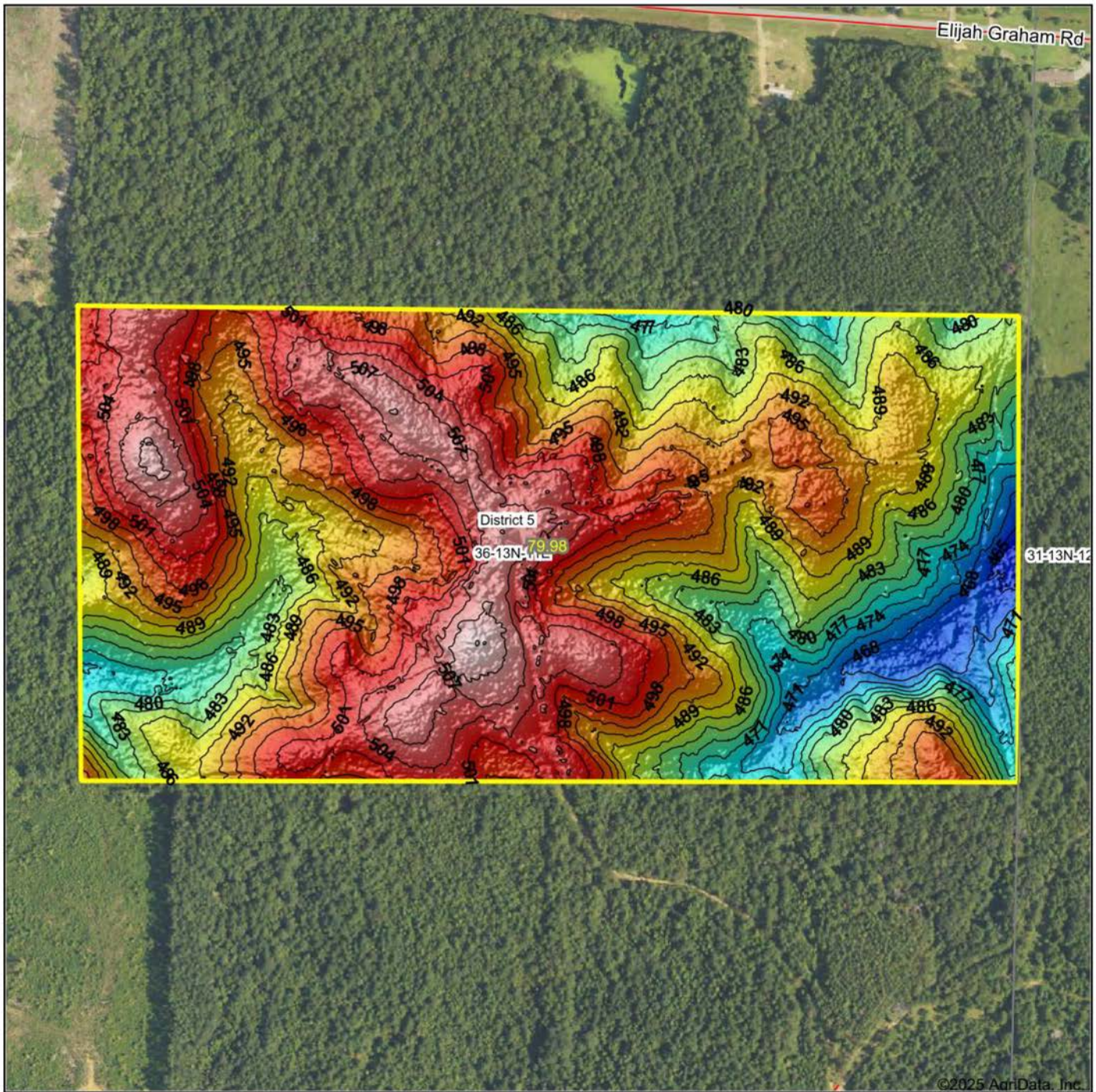
RECREATION OPPORTUNITY



ADDITIONAL PHOTOS



HILLSHADE MAP



Source: USGS 1 meter dem



Interval(ft): 3
 Min: 462.2
 Max: 513.8
 Range: 51.6
 Average: 491.8
 Standard Deviation: 10.76 ft



3/18/2025

36-13N-11E
Winston County
Mississippi

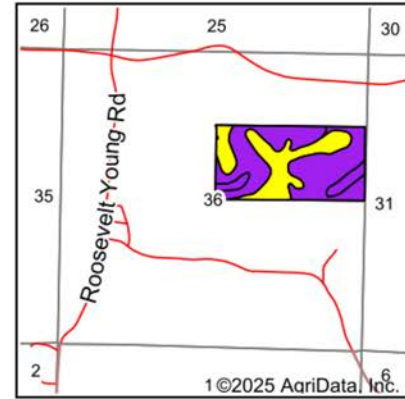
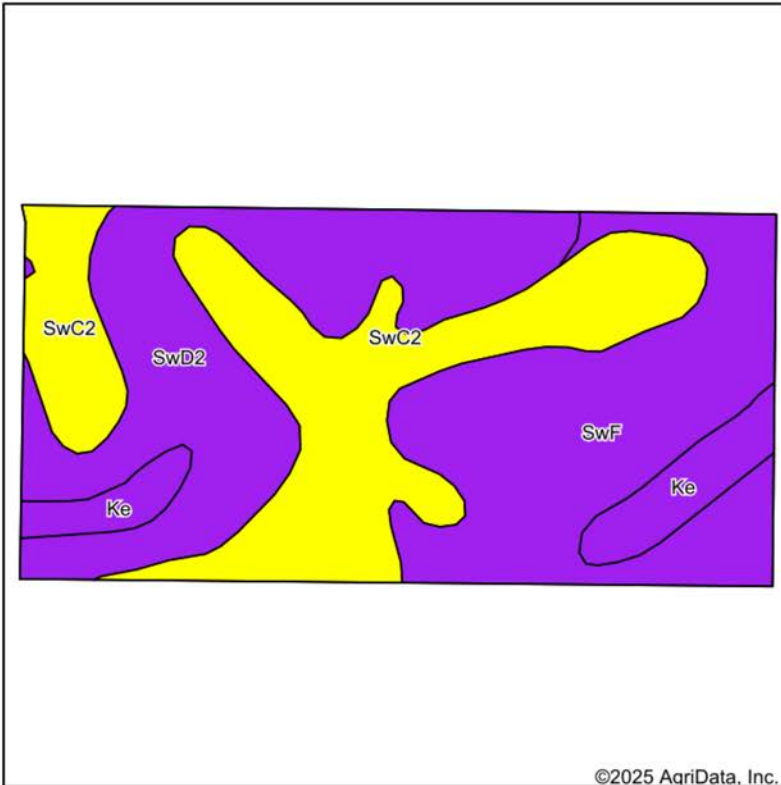
Boundary Center: 32° 56' 26.79, -89° 6' 55.92

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



State: **Mississippi**
 County: **Winston**
 Location: **36-13N-11E**
 Township: **District 5**
 Acres: **79.6**
 Date: **3/12/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MS159, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
SwC2	Sweatman fine sandy loam, 5 to 8 percent slopes, moderately eroded	25.14	31.6%		Ive	Ive	5.8	3.8					25	61	41	
SwF	Sweatman fine sandy loam, 15 to 35 percent slopes	24.55	30.8%		Vlle	Vlle	4	3.5						17	11	
SwD2	Sweatman fine sandy loam, 8 to 15 percent slopes, moderately eroded	24.33	30.6%		Vle	Vle	5	3.5	50	400	20		30	59	39	
Ke	Kinston loam, 0 to 2 percent slopes, frequently flooded	5.58	7.0%		Vlw	Vlw	10	8	95	700	40	10.5		42	15	
Weighted Average							5.68	5.68					17.1	*n 45.5	*n 29.3	*n 34

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

A lifelong outdoorsman, John brings a wealth of hands-on experience and passion for land to his clients. From an early age, he developed a deep connection to rural properties while working on his grandfather's farm in Byram, Mississippi, where he learned the ins and outs of hunting, cattle management, and farming. Over the years, he continued to deepen this bond by working on a hay farm in Calhoun, Louisiana, and later owning and managing his own farm in Benton, Mississippi. His experiences have instilled in him a comprehensive understanding of what makes a property valuable and how to maximize its potential for both enjoyment and investment.

With 20 years of sales experience and 15 years of owning and leasing land, John offers a unique blend of professional expertise and personal passion. He excels at evaluating properties for hunting and agricultural potential, using his extensive knowledge of aerial mapping, wind patterns, access points, and farm layout optimization. A bowhunter and outdoorsman, John's ability to connect with clients on both a practical and emotional level makes him a trusted partner for buying or selling land.

Outside of real estate, John is active in his community and attends Morrison Heights Church in Clinton. Whether you're looking to sell your property or find your dream farm, with John you can expect honesty, hands-on experience, and willingness to share insights gained from years of setting up and managing successful properties.



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