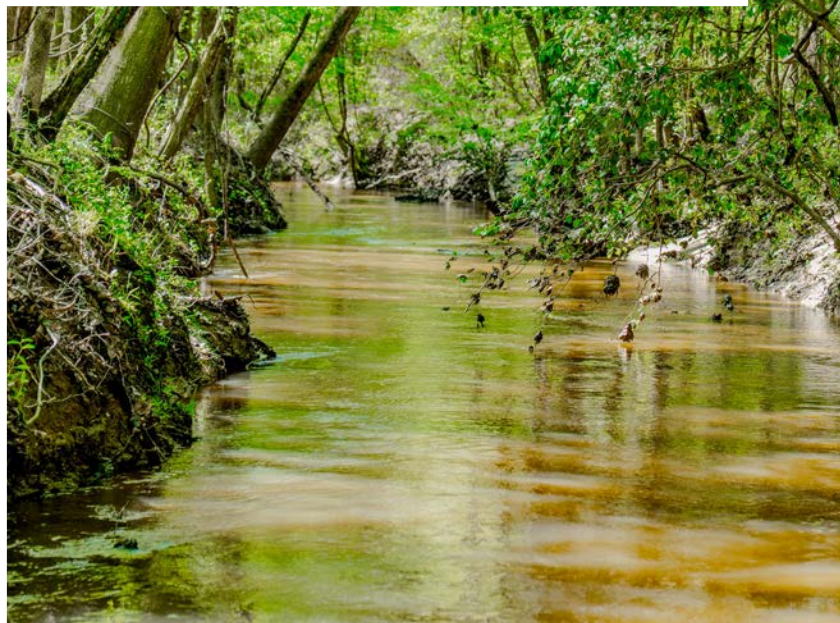


MIDWEST LAND GROUP PRESENTS



**135 ACRES**  
**LAUDERDALE COUNTY, MS**

**Point Wanita Lake Road, Meridian, Mississippi 39301**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXCELLENT INCOME-PRODUCING RECREATIONAL TRACT

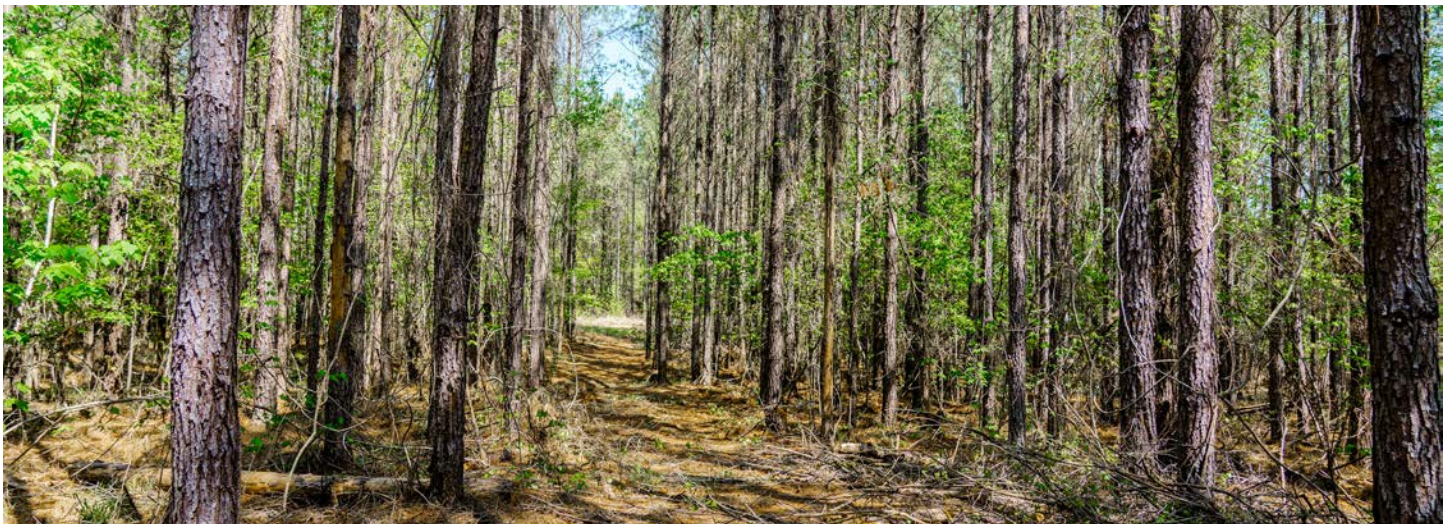
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This magnificent 135 +/- acre recreational timber tract offers a rare blend of natural beauty, investment potential, and outdoor adventure. Nestled in a serene, private setting, the property features a diverse mix of timber, including 28 acres of mature hardwoods and 34 acres of pines ready to be thinned. The combination not only adds significant long-term value but also enhances the property's appeal for wildlife and outdoor enthusiasts. Whether you're a hunter, nature lover, or investor, this land is full of possibilities.

Multiple potential homesites are scattered throughout the tract, each offering scenic views and a sense of seclusion. With water and electricity already available, development is both convenient and cost-effective. The property's southwest border is lined by the tranquil waters of Possum Creek, providing a peaceful backdrop and excellent opportunities for fishing, kayaking, or simply relaxing by the water.

Access is a breeze, thanks to 2,700 feet of paved blacktop road frontage, and an excellent internal trail system makes navigating the land easy whether on foot, horseback, or ATV. The well-maintained trails wind through the timber stands and lead to hidden clearings, perfect for setting up a hunting blind or enjoying a quiet afternoon hike. Wildlife is abundant here—this tract is loaded with deer and turkeys, making it a sportsman's paradise.

Whether you're looking for a weekend retreat, a private homesite with room to roam, or a long-term timber investment, this property delivers on all fronts. The combination of natural resources, existing infrastructure, and prime location along Possum Creek makes it an exceptional opportunity for those seeking the perfect balance between recreation and return.





# PROPERTY FEATURES

PRICE: **\$432,000** | COUNTY: **LAUDERDALE** | STATE: **MISSISSIPPI** | ACRES: **135**

- Staged pines
- Mature hardwoods
- Multiple homesites
- Consistent income potential
- Hunting and recreational property
- Excellent trail system
- 2,700' blacktop road frontage
- Clarkdale School District
- 20 minutes from Meridian
- 1 hour from downtown Brandon

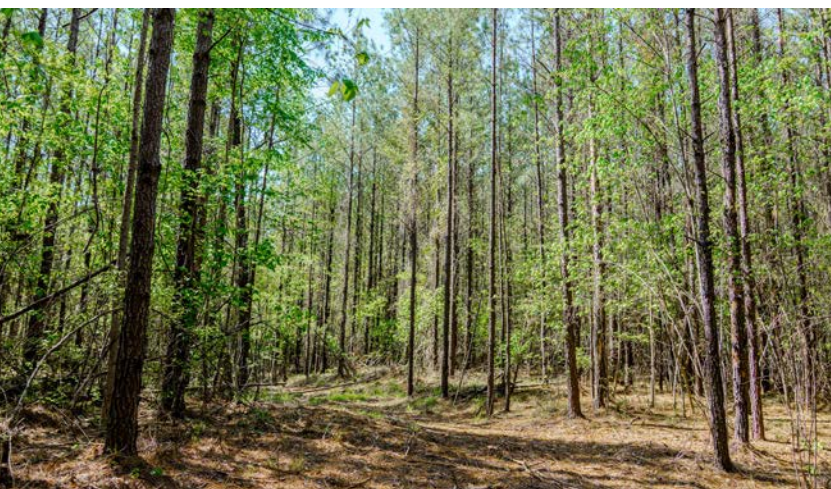




# STAGED PINES

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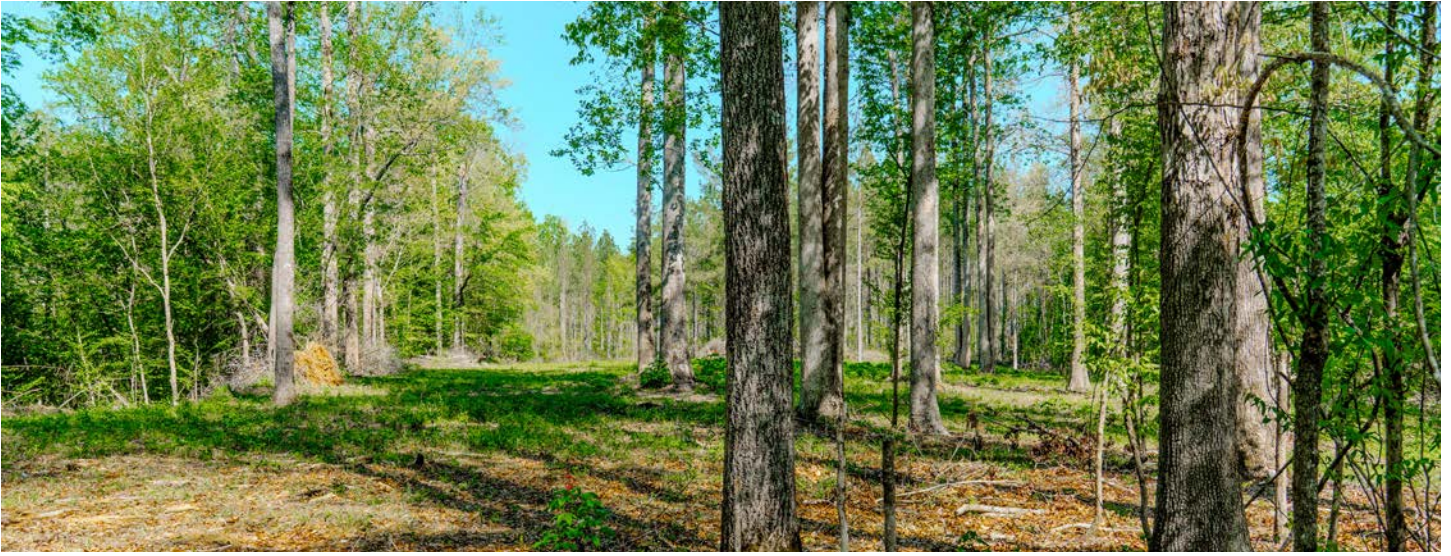
Nestled in a serene, private setting, the property features a diverse mix of timber, including 28 acres of mature hardwoods and 34 acres of pines ready to be thinned.





# MATURE HARDWOODS

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# MULTIPLE HOMESITES

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# EXCELLENT TRAIL SYSTEM

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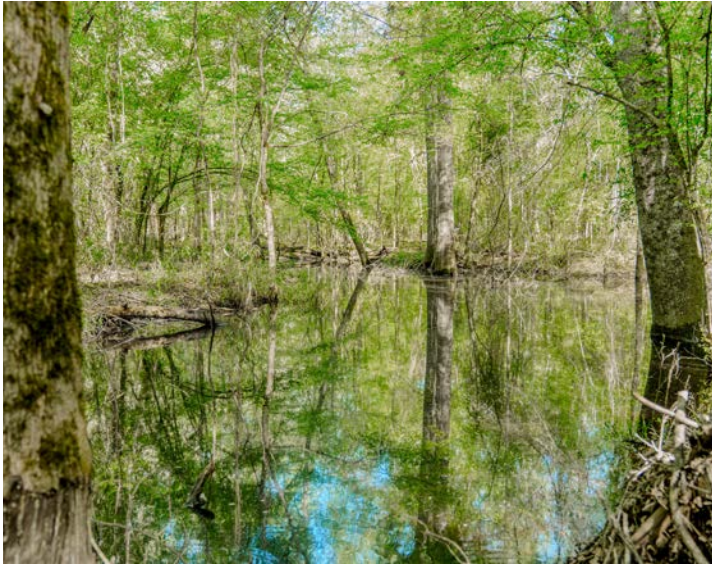
The well-maintained trails wind through the timber stands and lead to hidden clearings, perfect for setting up a hunting blind or enjoying a quiet afternoon hike.





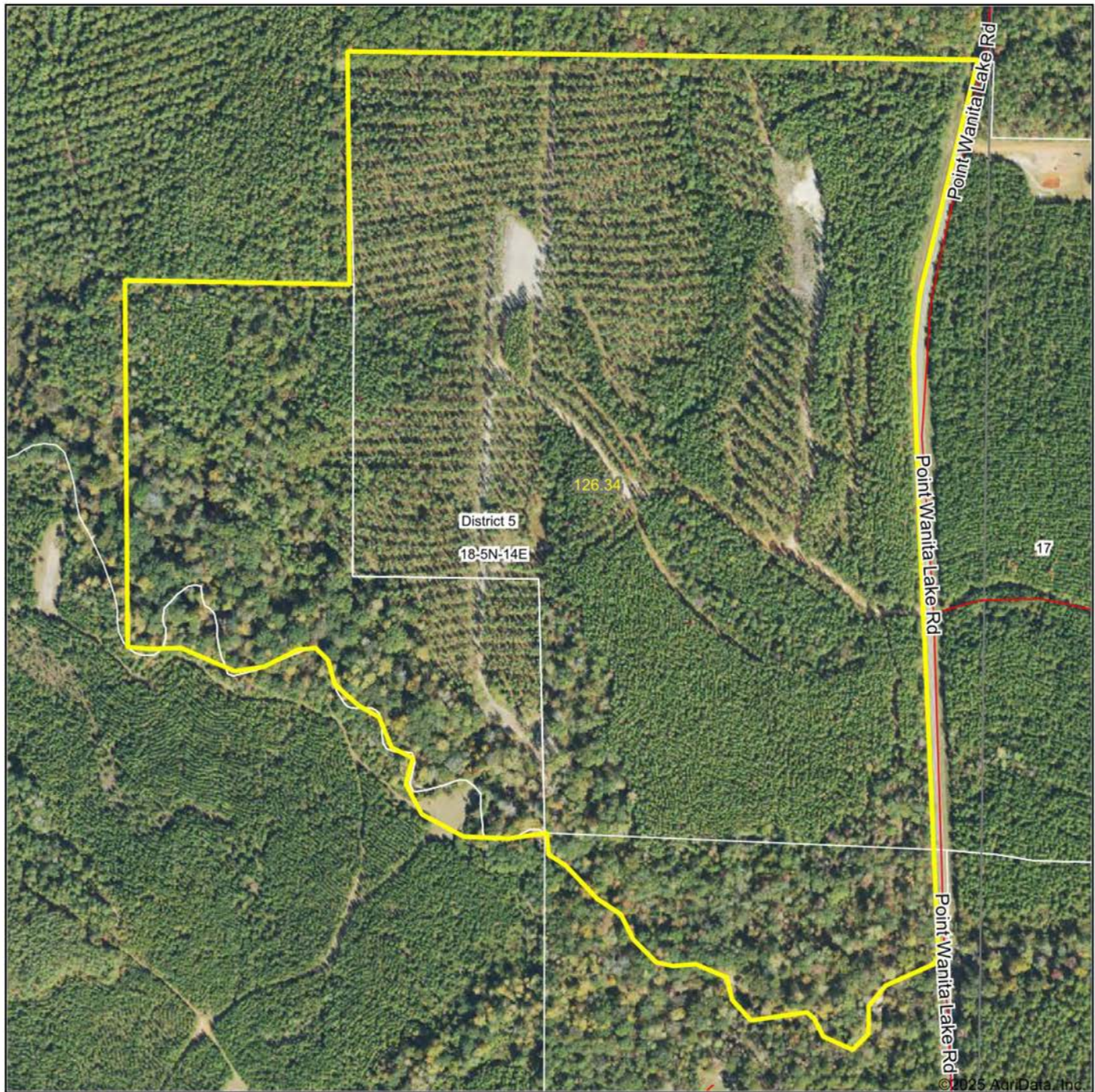
# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 32° 16' 35.64, -88° 54' 6.55

0ft 477ft 953ft

**18-5N-14E**  
**Lauderdale County**  
**Mississippi**



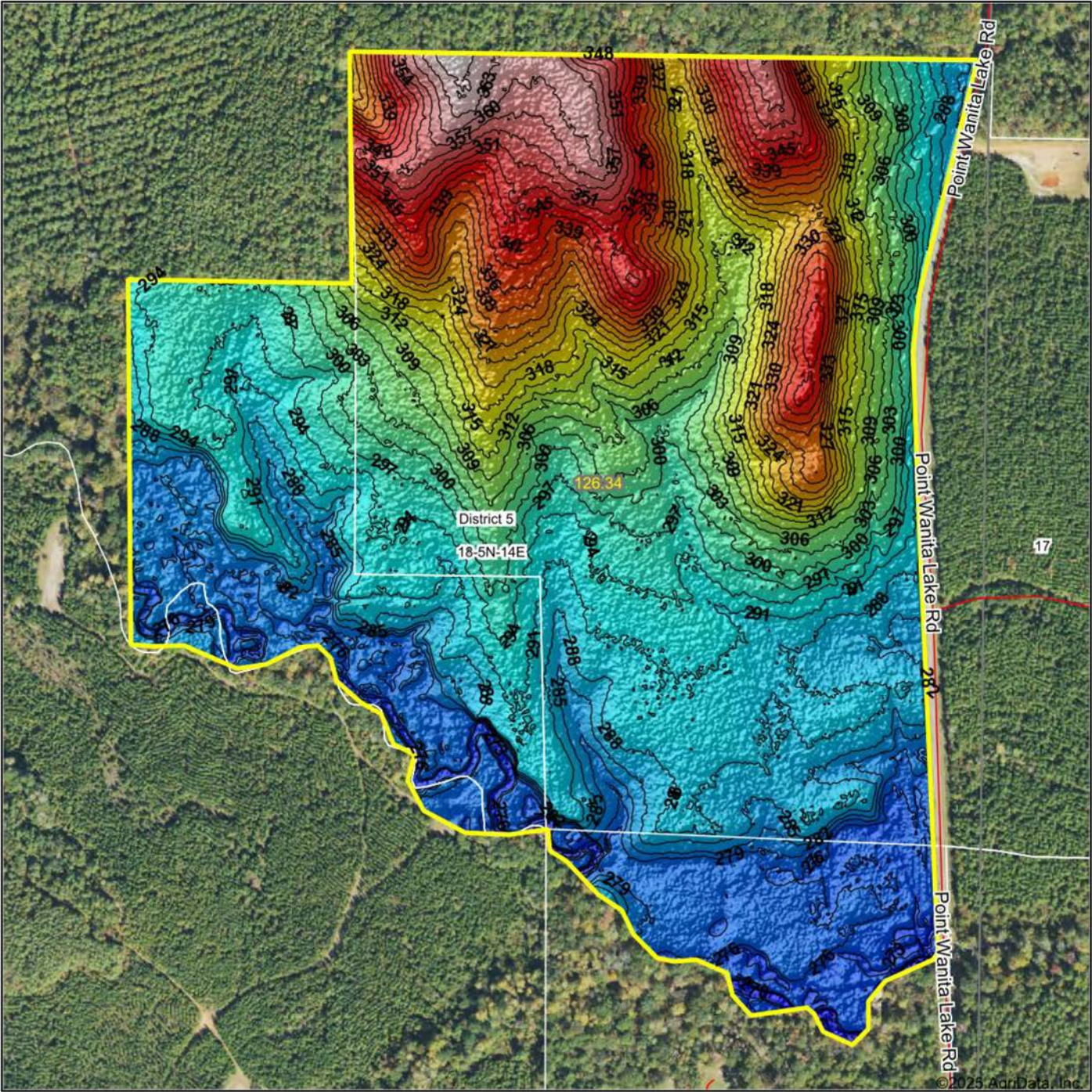
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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3/27/2025

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



# HILLSHADE MAP



Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 266.4  
Max: 368.7  
Range: 102.3  
Average: 303.4  
Standard Deviation: 23.33 ft



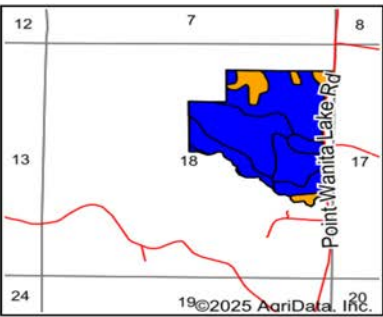
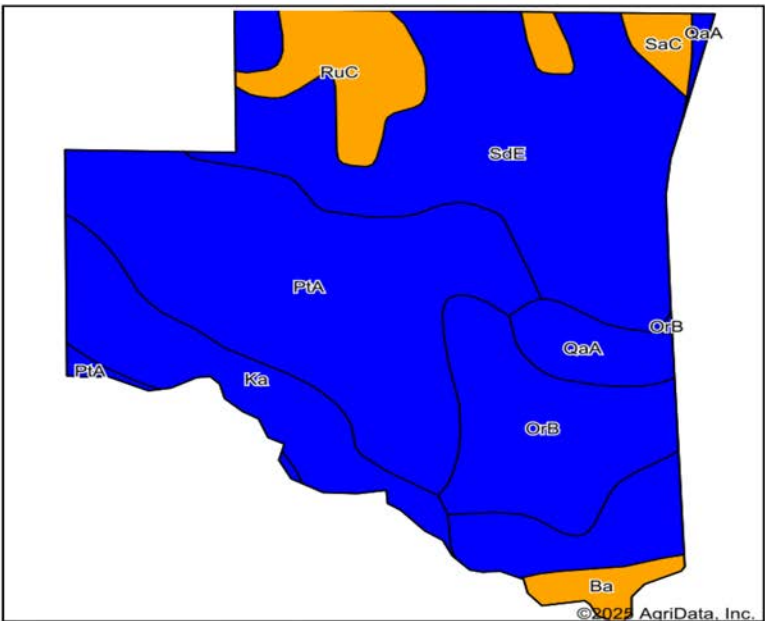
**18-5N-14E**  
**Lauderdale County**  
**Mississippi**

Boundary Center: 32° 16' 35.64, -88° 54' 6.55

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: **Lauderdale**  
Location: **18-5N-14E**  
Township: **District 5**  
Acres: **126.34**  
Date: **3/27/2025**

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MS075, Soil Area Version: 19

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	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Overall
SdE	Smithdale-Lucy complex, 15 to 25 percent slopes, severely eroded	37.16	29.4%		Ile	Ile									4
PIA	Prentiss fine sandy loam, 0 to 2 percent slopes	36.87	29.2%		Ilw	Ilw	9		85	750	9	30	8	40	4
OrB	Ora fine sandy loam, 2 to 5 percent slopes	15.42	12.2%		Ile	Ile	9		80	700	8.5	35	8	20	5
Ka	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	12.57	9.9%		Ilw	Ilw	10		8	95			40	10.5	7
QaA	Quitman loam, 0 to 2 percent slopes	11.83	9.4%		Ilw		10		80	650	10	30	9	35	6
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	8.36	6.6%		Ille	Ille	9.5	5.5	65	600	12	25		45	7
Ba	Bigbee loamy sand, occasionally flooded	2.38	1.9%		Ills		7.5	7.5	50						4
SaC	Savannah fine sandy loam, 5 to 8 percent slopes	1.75	1.4%		Ille	Ille	9		70	600	8	30	7.5	35	4
Weighted Average					2.10	*-	6.6	1.3	57.7	482.8	5.5	21.9	5.3	20.9	*n 50

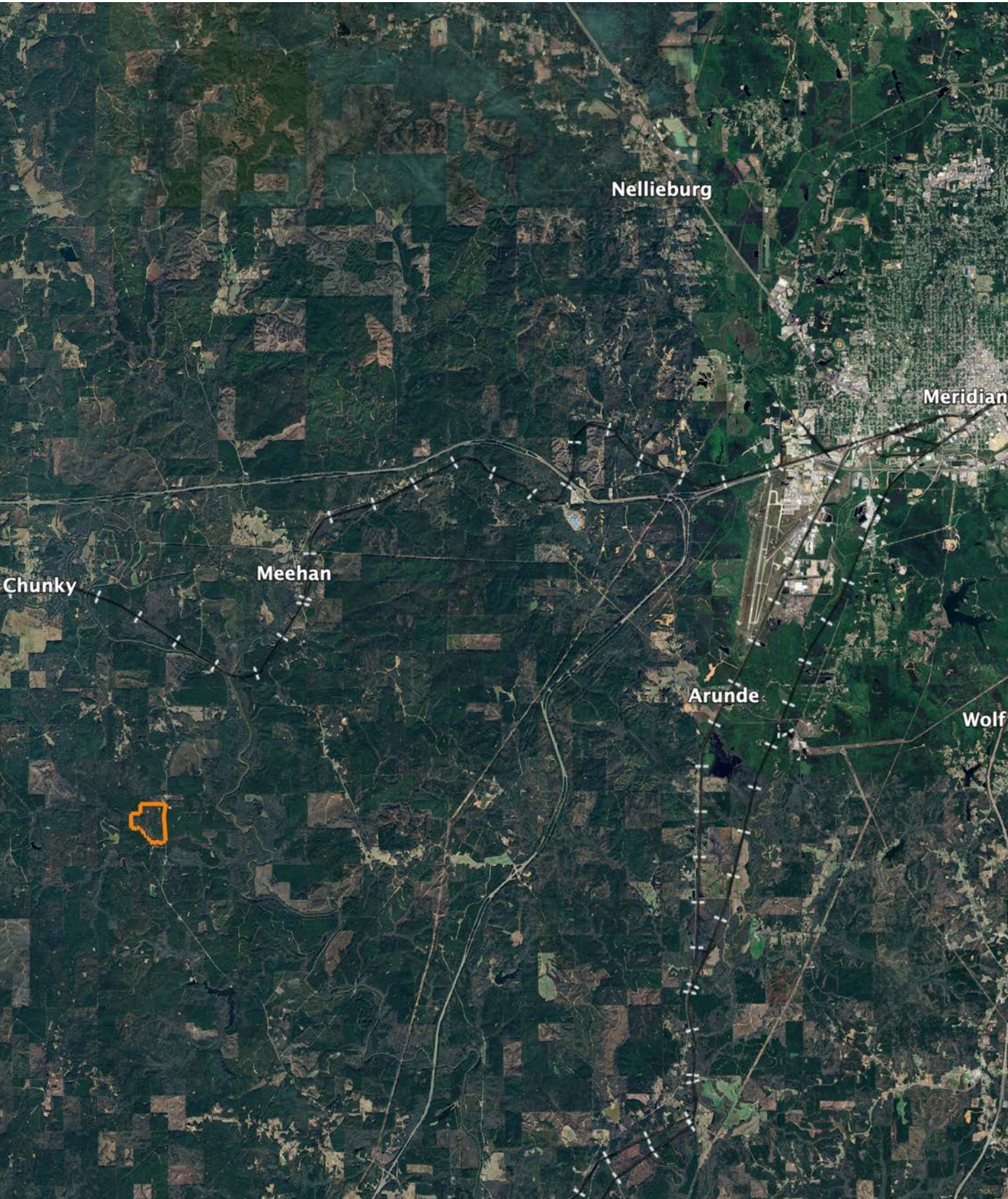
\*n: The aggregation method is "Weighted Average using all components"

\*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

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.



**JOHN MACHOST**

LAND AGENT

**601.990.3013**

[JMachost@MidwestLandGroup.com](mailto:JMachost@MidwestLandGroup.com)



## MidwestLandGroup.com

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