

MIDWEST LAND GROUP PRESENTS

56 ACRES IN

# HINDS COUNTY MISSISSIPPI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# RECREATIONAL LAND MINUTES FROM THE CITY

This beautiful 56 +/- acre parcel of undeveloped land off Big Creek Road offers endless possibilities to create the property of your dreams. Located just minutes from Byram, it combines the peace of rural living with the convenience of nearby shopping, dining, and services. The property features a small pond, multiple flowing creeks, and a landscape rich with mature oak and pine trees—perfect for outdoor enthusiasts, hunters, or those seeking a private retreat. The rolling terrain and abundant timber provide an ideal setting for recreational use or a custom homesite tucked away in nature.

Situated within the Hinds County School District, this versatile tract of land offers both seclusion and accessibility. Whether you're looking to build a home, start a hobby farm, or simply enjoy a peaceful getaway, the land can be tailored to suit your needs. With its natural beauty, development potential, and proximity to Byram, this is a rare opportunity to own a unique piece of Mississippi countryside.



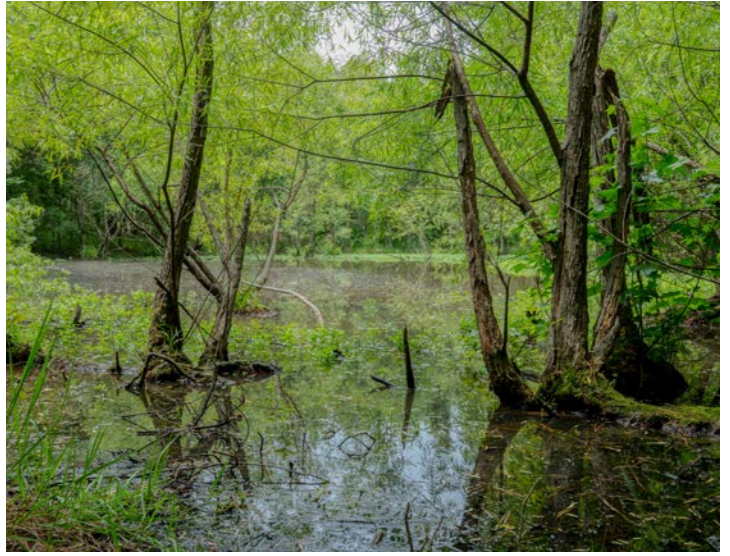
## PROPERTY FEATURES

PRICE: **\$240,720** | COUNTY: **HINDS** | STATE: **MISSISSIPPI** | ACRES: **56**

- Old mixed timber
- 5 minutes From Byram
- 20 minutes from Jackson
- 15 minutes from Raymond
- Paved road access
- Rolling terrain
- Hinds County School District
- Undeveloped land
- Mostly timber
- 2 wet-weather creeks

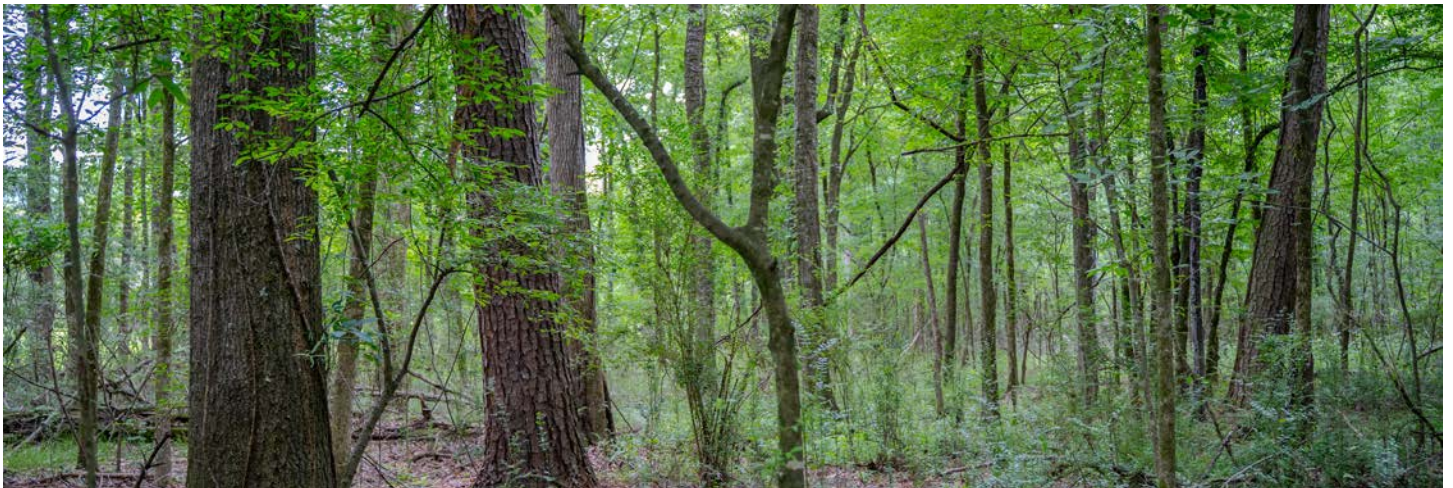
# WET-WEATHER CREEKS AND POND

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# OLD MIXED TIMBER

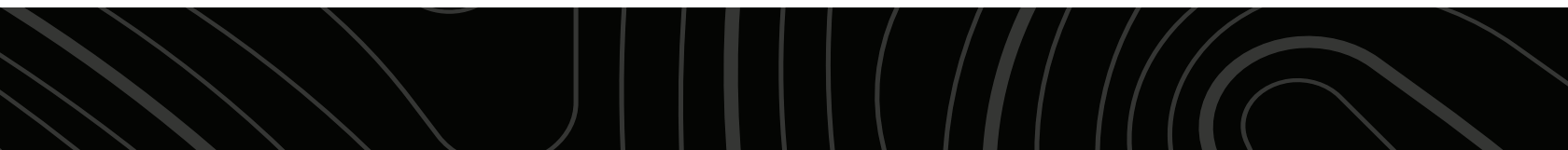
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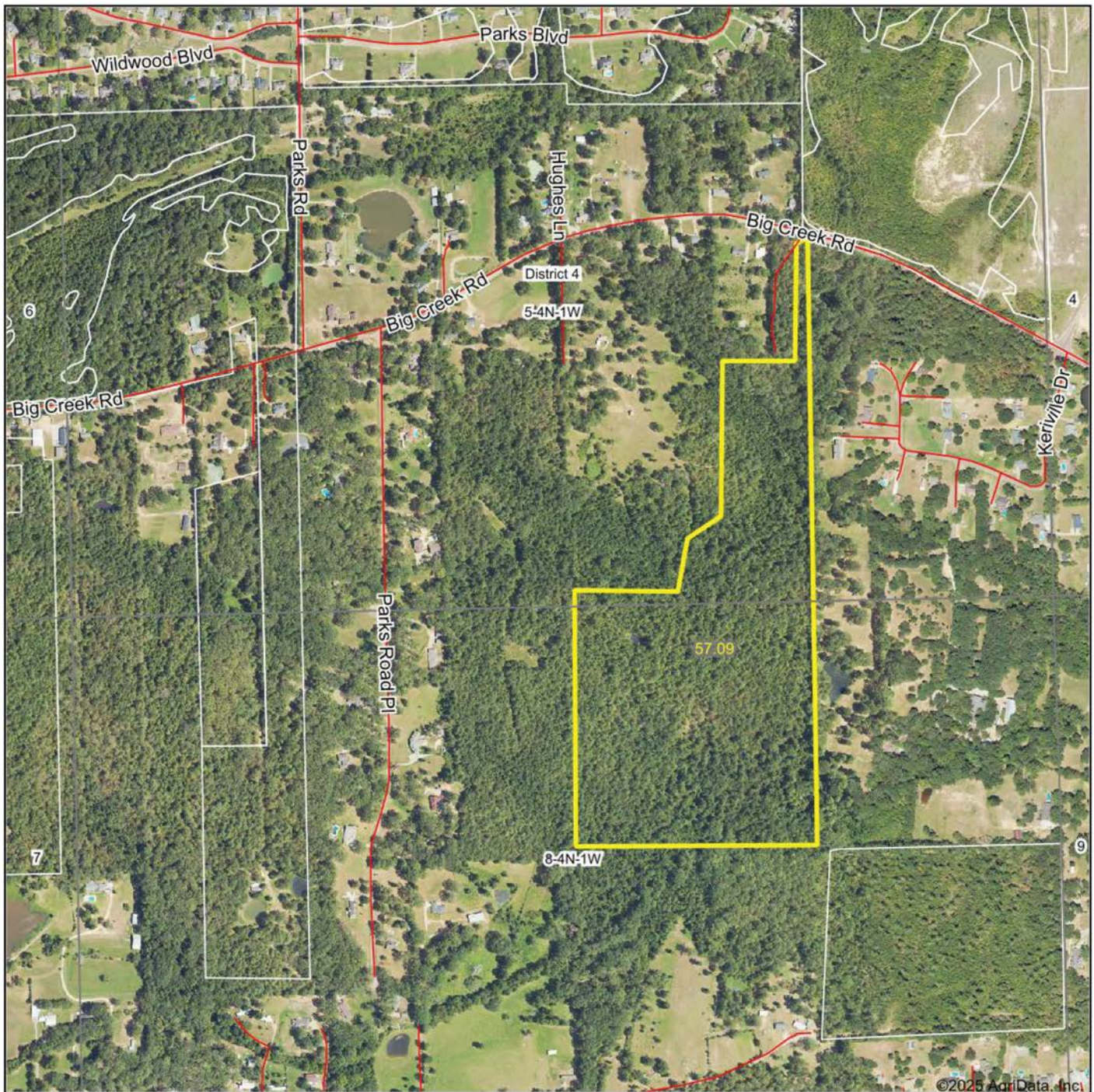
# PROXIMITY TO AMENITIES

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Located just minutes from Byram, it combines the peace of rural living with the convenience of nearby shopping, dining, and services.



# AERIAL MAP



Boundary Center: 32° 12' 40.21, -90° 19' 12.46

0ft 836ft 1671ft

**5-4N-1W**  
**Hinds County**  
**Mississippi**

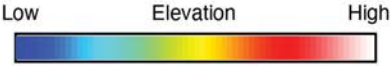
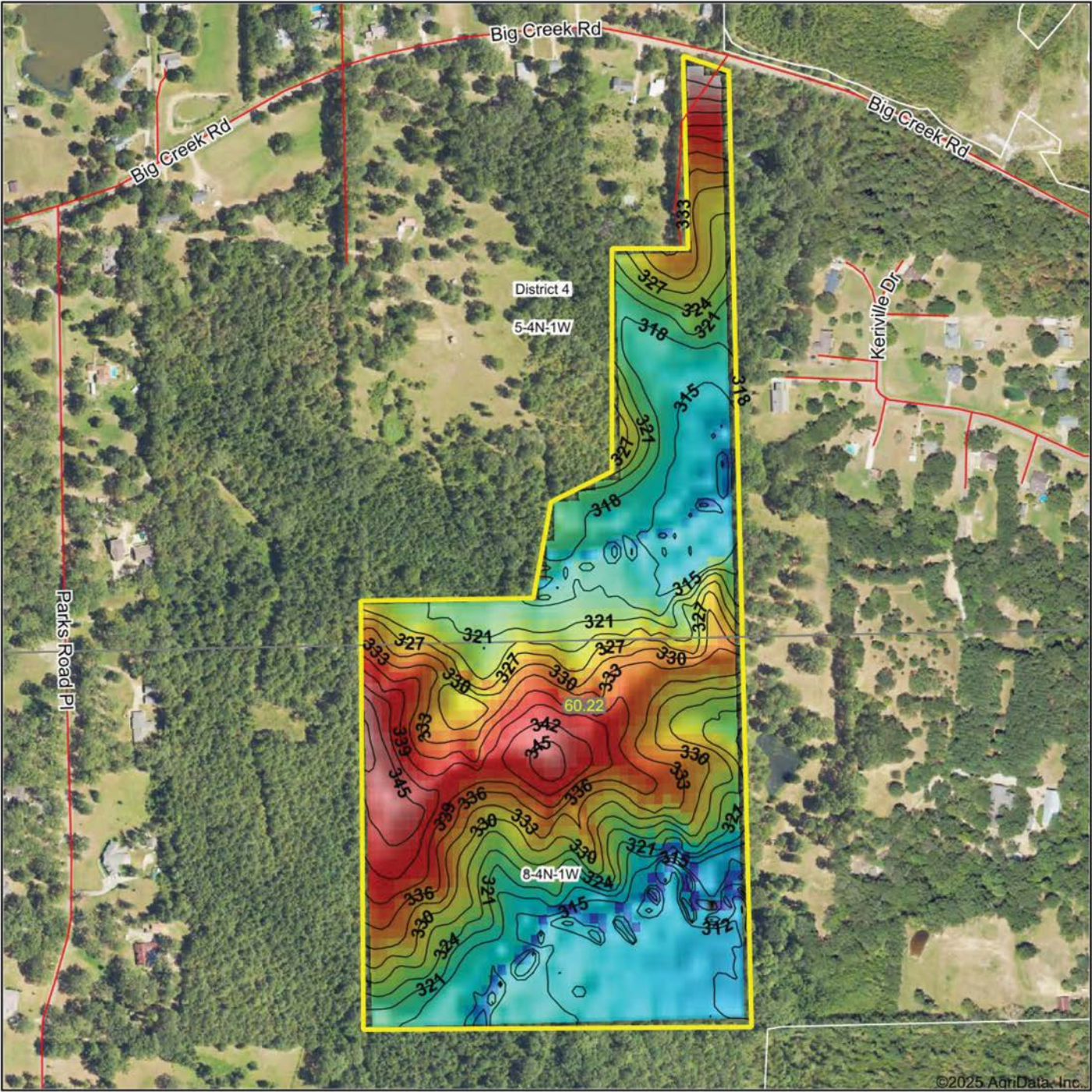


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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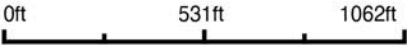
5/14/2025

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

# HILLSHADE MAP



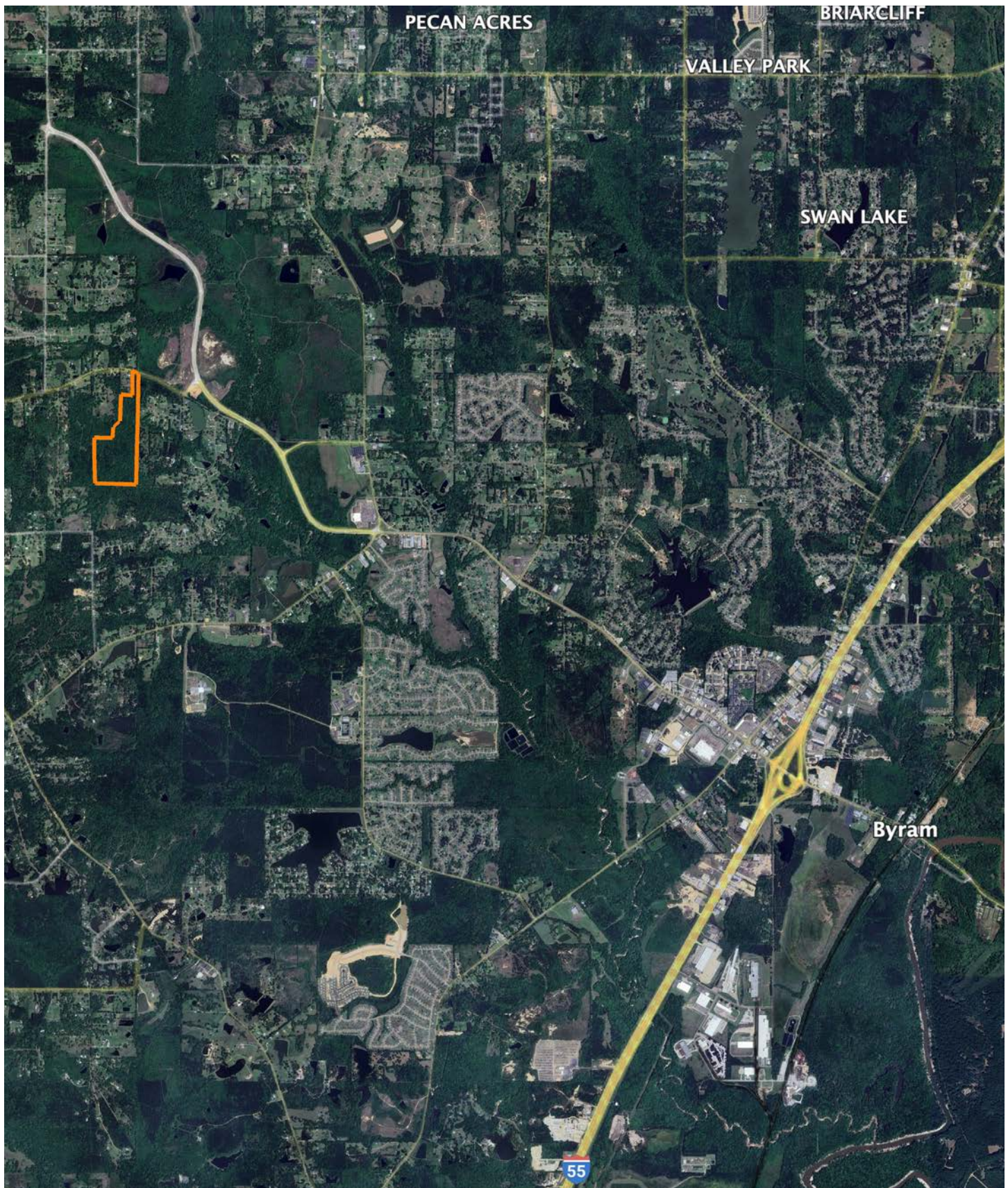
Source: USGS 10 meter dem  
Interval(ft): 3  
Min: 302.3  
Max: 353.1  
Range: 50.8  
Average: 325.0  
Standard Deviation: 10.24 ft



**5-4N-1W**  
**Hinds County**  
**Mississippi**

Boundary Center: 32° 12' 40.26, -90° 19' 12.58

# OVERVIEW MAP



# AGENT CONTACT

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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

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## MidwestLandGroup.com

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