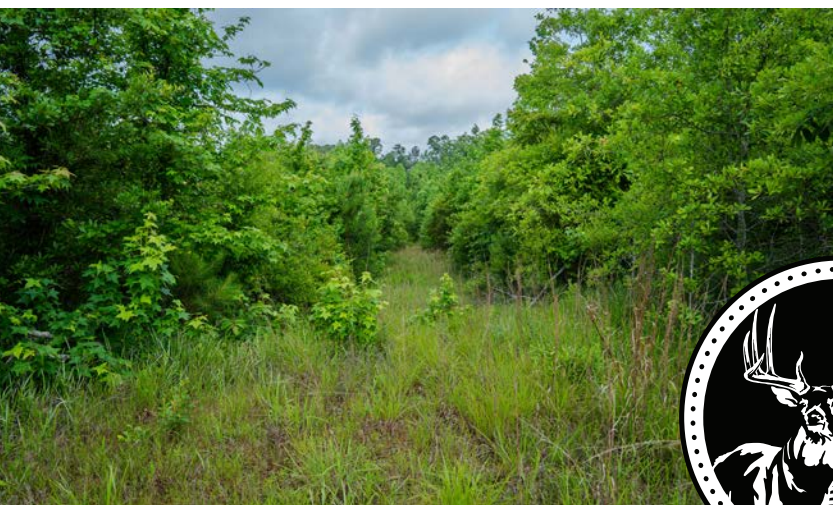


MIDWEST LAND GROUP PRESENTS

52 ACRES IN

LAUDERDALE COUNTY MISSISSIPPI



DIXIE HIGHWAY SCHOOL ROAD, TOOMSUBA, MISSISSIPPI 39364

MIDWEST LAND GROUP IS HONORED TO PRESENT

52 +/- ACRE LAUDERDALE COUNTY HUNTING PROPERTY

This exceptional 52 +/- acre recreational property is ideally located off Dixie Highway and School Road, just minutes from Meridian. Offering a rare combination of convenience and seclusion, the land lies within the Lauderdale County School District, making it an attractive option for both families and outdoor enthusiasts. Its proximity to town ensures easy access to amenities while still providing the privacy and tranquility of a rural setting.

The property features a vast, well-maintained trail system that winds through rolling hills, hardwood ridges, and scenic creek bottoms. Multiple entrances offer excellent

accessibility and the potential for subdividing or creating multiple cabin or camp sites. Whether you're riding ATVs, hiking, or simply exploring nature, the terrain is perfectly suited for a variety of outdoor activities.

Several large, established food plots make this an outstanding opportunity for hunters, with abundant wildlife and ideal habitats throughout the acreage. The diverse landscape and natural beauty also offer the potential for a private retreat, family compound, or weekend getaway. With its blend of accessibility, natural features, and recreational value, this property is a rare find in Lauderdale County.

PROPERTY FEATURES

PRICE: **\$109,200** | COUNTY: **LAUDERDALE** | STATE: **MISSISSIPPI** | ACRES: **52**

- Large food plots
- Multiple entrances
- Rolling terrain
- Shooting houses
- Blacktop road frontage
- Several build sites
- 20 minutes to Meridian
- 1 hour and 45 minutes from Tuscaloosa
- 1 hour and 45 minutes from Jackson
- Lauderdale County School District



LARGE FOOD PLOTS

Several large, established food plots make this an outstanding opportunity for hunters, with abundant wildlife and ideal habitats throughout the acreage.



SHOOTING HOUSES



WELL-MAINTAINED TRAIL SYSTEM



AERIAL MAP



Boundary Center: 32° 25' 21.27, -88° 29' 40.75

0ft 837ft 1673ft

30-7N-18E
Lauderdale County
Mississippi

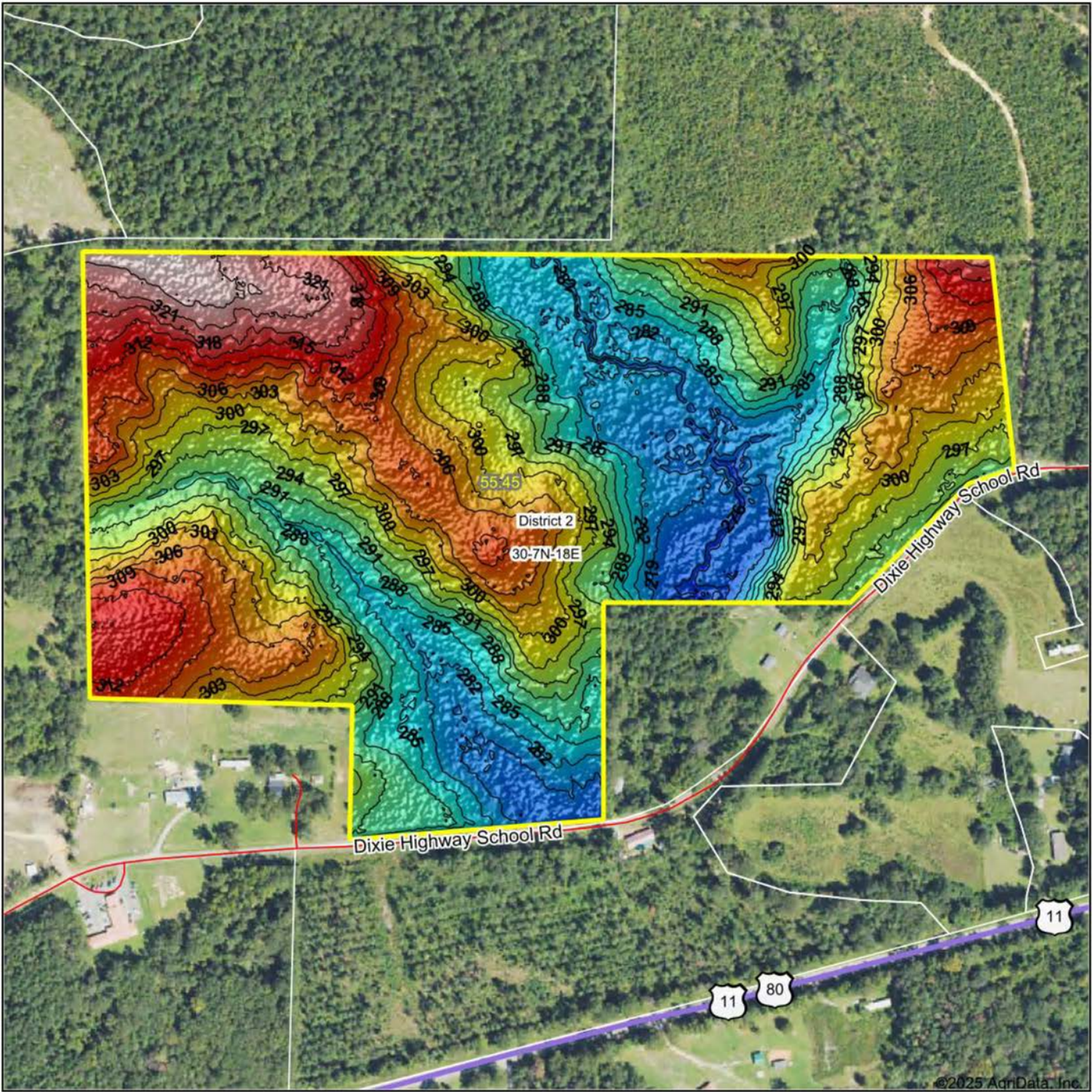


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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5/14/2025

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

HILLSHADE MAP



Source: USGS 1 meter dem
Interval(ft): 3
Min: 271.3
Max: 327.0
Range: 55.7
Average: 296.9
Standard Deviation: 11.91 ft



5/17/2025

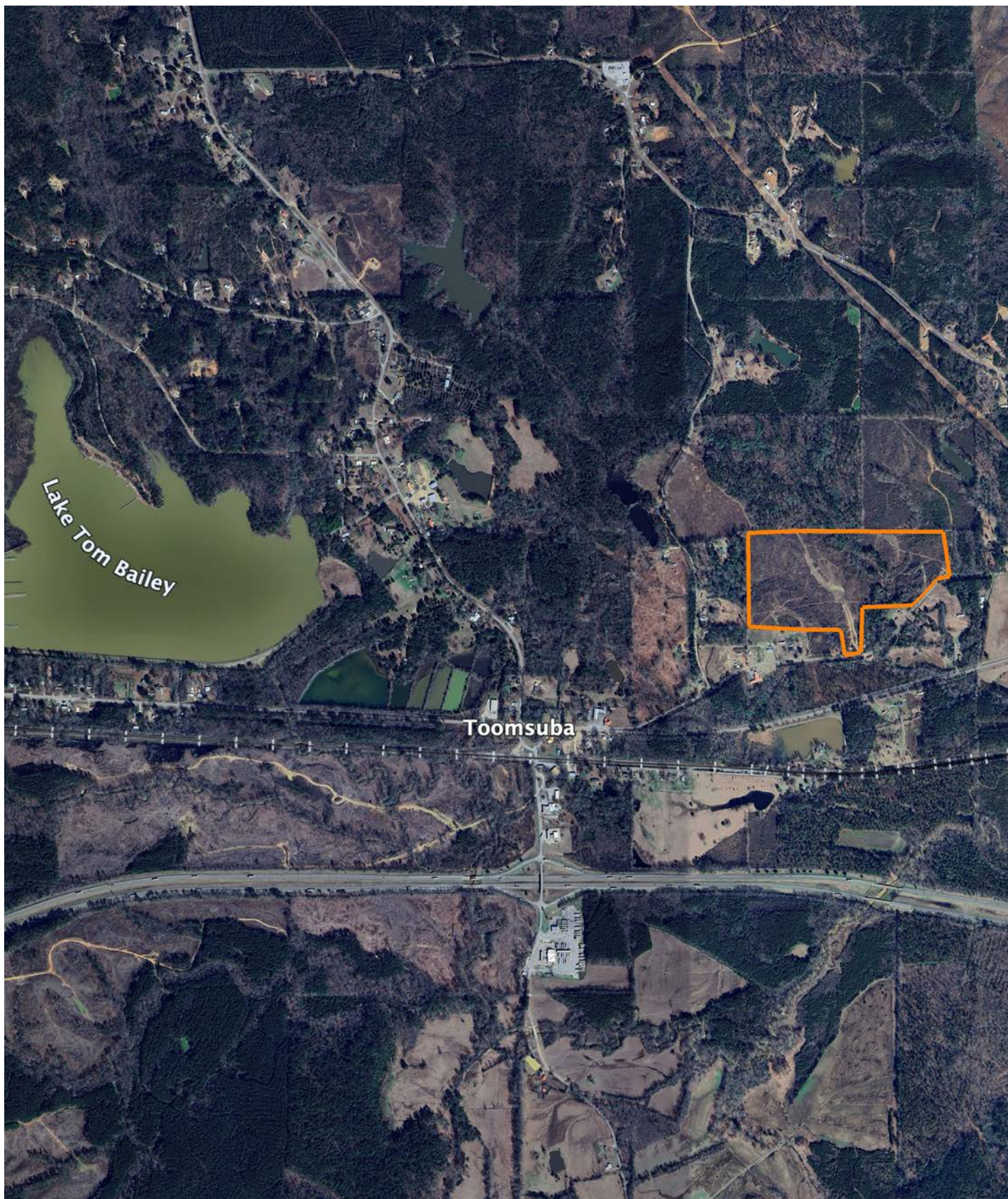
30-7N-18E
Lauderdale County
Mississippi

Boundary Center: 32° 25' 21.23, -88° 29' 41.1



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

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



MidwestLandGroup.com

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