

MIDWEST LAND GROUP PRESENTS

27 ACRES IN

# NEWTON COUNTY MISSISSIPPI



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 27 ACRE CLEANED TRACT READY FOR YOUR VISION

Discover 27 beautiful acres located just off Pleasant Ridge Road and McGee Road, offering a peaceful retreat with multiple potential homesites. This prime property is only minutes from both Hickory and Meridian, Mississippi, providing the perfect balance of rural charm and convenient access to nearby amenities. The land is a clean canvas with utilities already available, including power and

water at the road, making it ready for development. Whether you're looking to build a private estate, create a family compound, or invest in a future subdivision, the possibilities are endless. The owner may consider subdividing, making this a versatile opportunity for a variety of buyers. Don't miss your chance to own a piece of Mississippi countryside with exceptional potential.

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





# PROPERTY FEATURES

PRICE: **\$125,000** | COUNTY: **NEWTON** | STATE: **MISSISSIPPI** | ACRES: **27**

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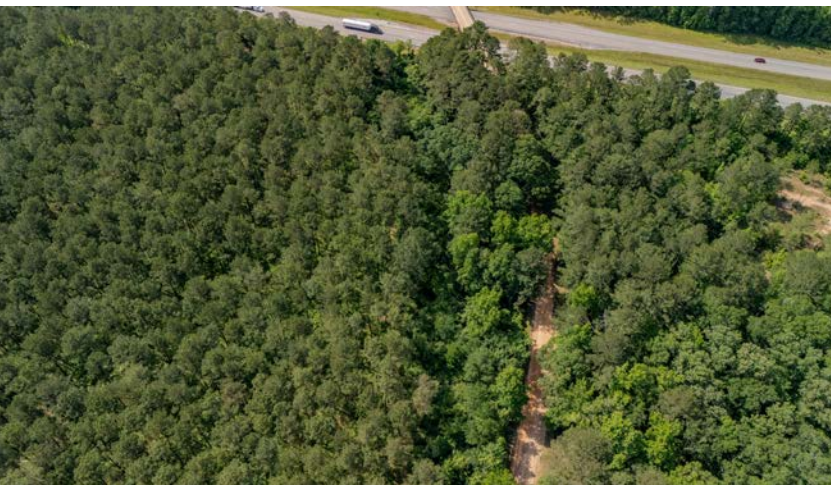
- Rolling terrain
- Multiple homesites
- Blacktop road frontage
- Newton County Schools
- 25 minutes from Meridian
- 8 minutes from Hickory
- Development potential
- Clean canvas to work with
- Willing to subdivide
- Excellent community





# CLEAN CANVAS TO WORK WITH

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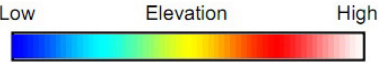
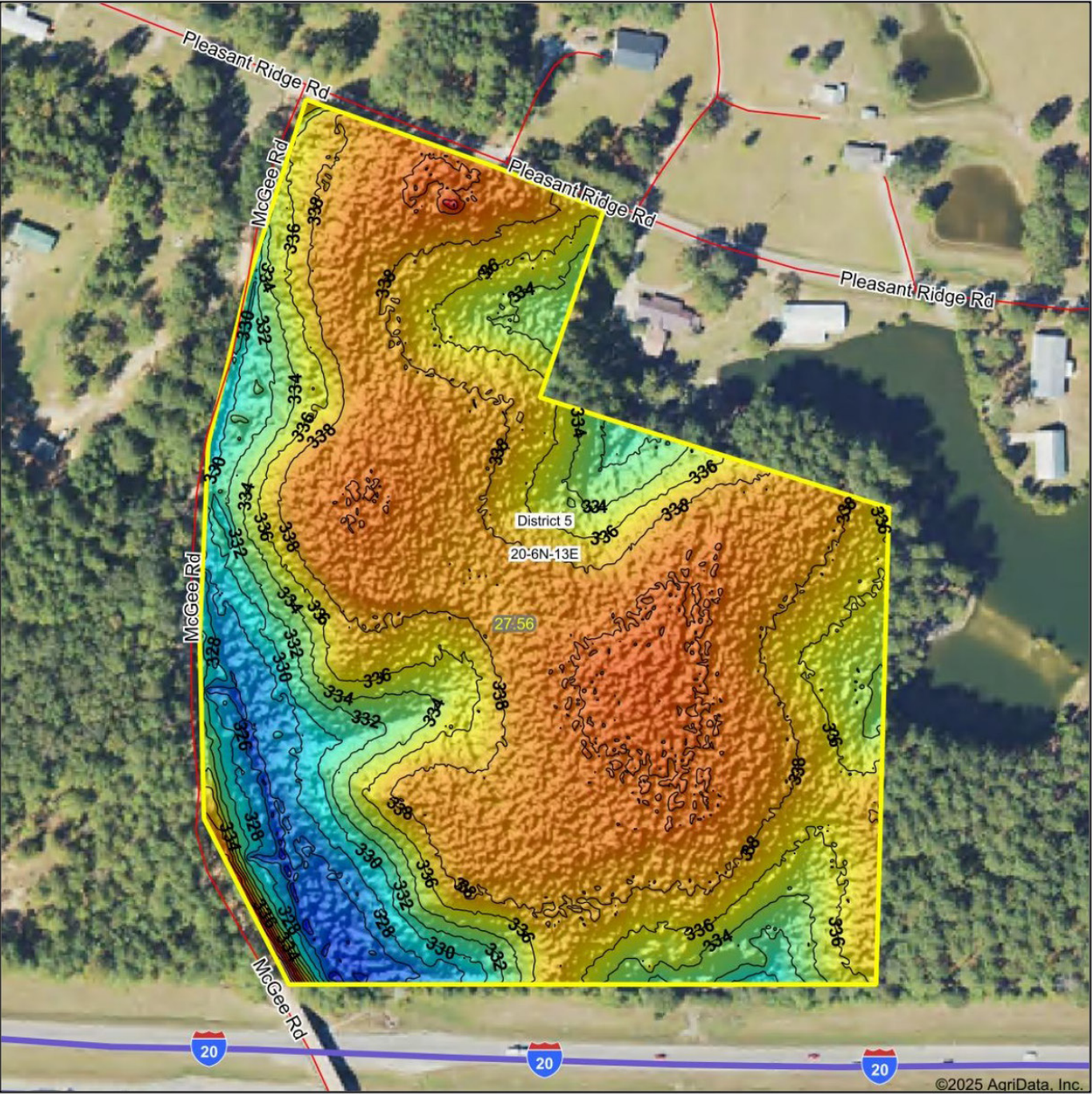
# DEVELOPMENT POTENTIAL

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# HILLSHADE MAP



Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 322.5  
Max: 349.5  
Range: 27.0  
Average: 336.2  
Standard Deviation: 3.84 ft



20-6N-13E  
Newton County  
Mississippi

Boundary Center: 32° 20' 42.54, -88° 59' 14.16



# OVERVIEW MAP

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# 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

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## MidwestLandGroup.com

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