

MIDWEST LAND GROUP PRESENTS

52 ACRES IN

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# NEWTON COUNTY MISSISSIPPI



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# RECREATIONAL PROPERTY WITH A PRIME BUILD SITE

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Located just off Pleasant Ridge Road, this remarkable 52 +/- acre property offers an ideal homesite nestled beside the serene Chunky Creek in the sought-after Newton County School District. With a peaceful, private setting surrounded by nature, this land boasts multiple recreational possibilities - from hunting and fishing to hiking and four-wheeling, making it perfect for outdoor enthusiasts. The property is conveniently situated just minutes from both Hickory and Meridian, Mississippi, offering a balance of country living and access to city amenities.

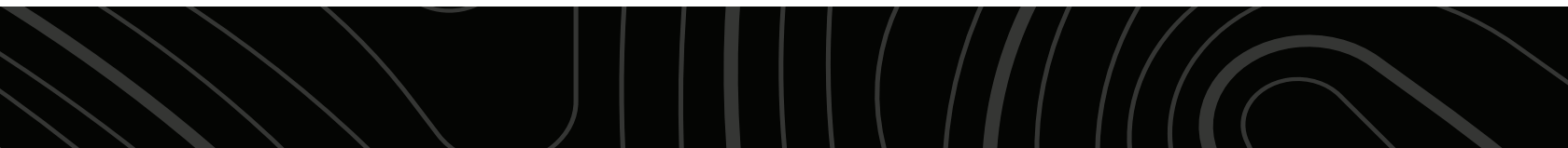
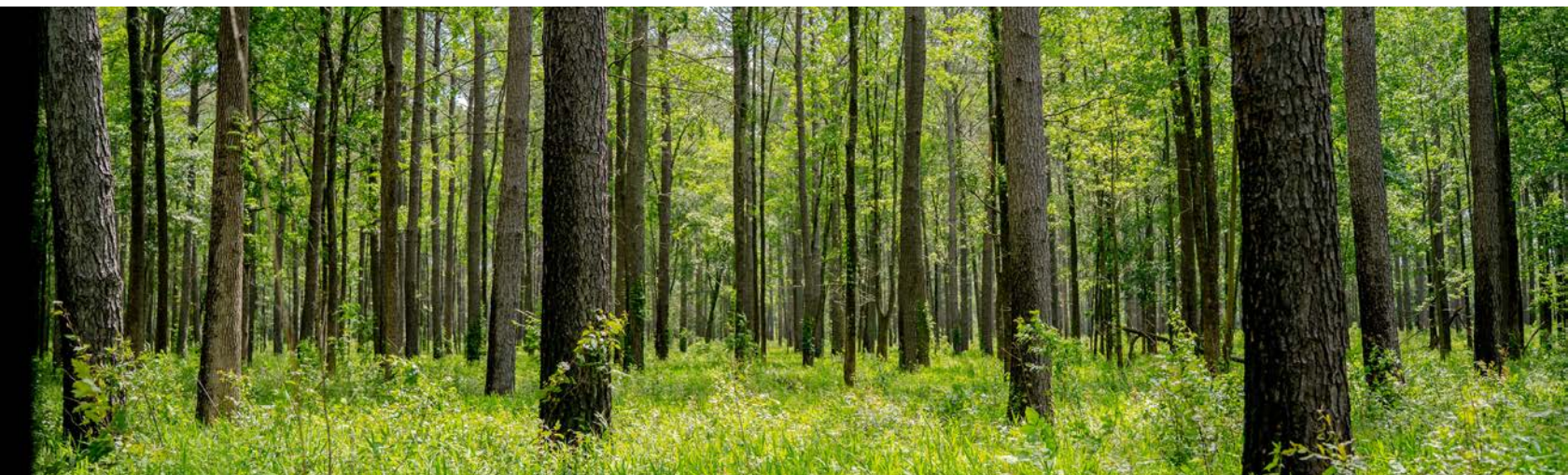
The acreage includes gently rolling terrain with cleared areas where mature pines have been sold and are scheduled for removal within the next two years, providing an open canvas for your dream home or cabin retreat. The proximity to Chunky Creek enhances the natural beauty and offers year-round enjoyment. Whether you're looking to build, invest, or create a weekend escape, this land presents a rare opportunity to own a slice of Mississippi paradise with unlimited potential.

## PROPERTY FEATURES

PRICE: **\$125,000** | COUNTY: **NEWTON** | STATE: **MISSISSIPPI** | ACRES: **52**

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- Prime build site
- Paved road access
- Excellent community
- 25 minutes from Meridian
- 8 minutes from Hickory
- Newton County Schools
- Hunting and fishing
- Frontage on Hickory Creek
- Excellent trail system
- Blank slate to lay out food plots

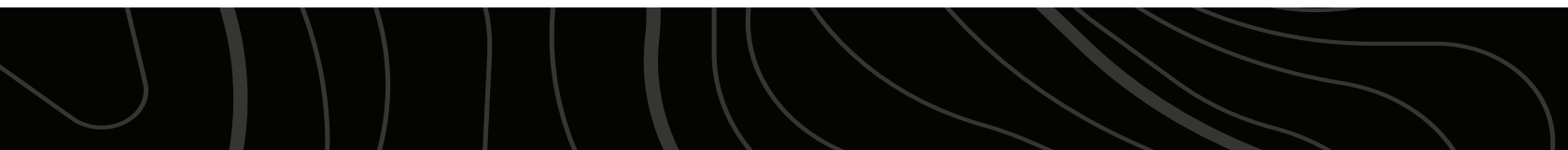
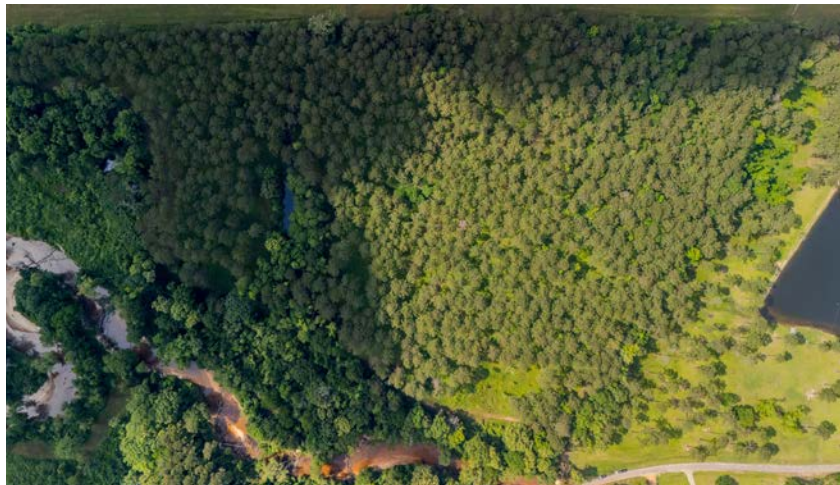
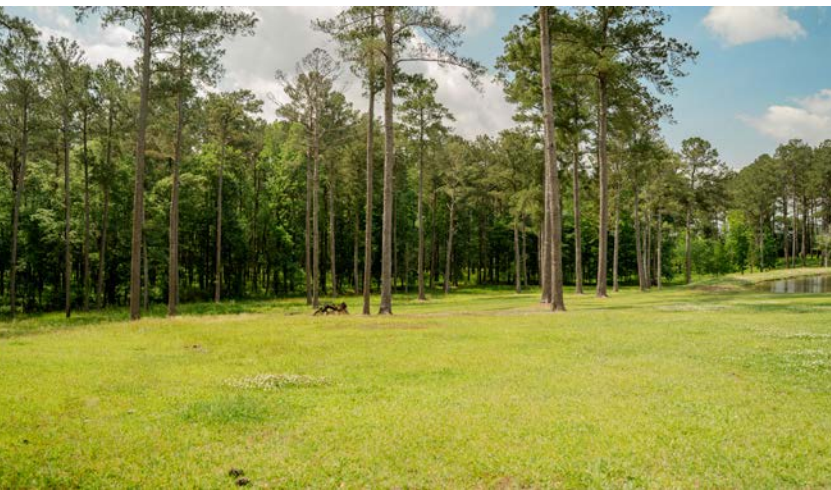




# PRIME BUILD SITE

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# FRONTAGE ON HICKORY CREEK

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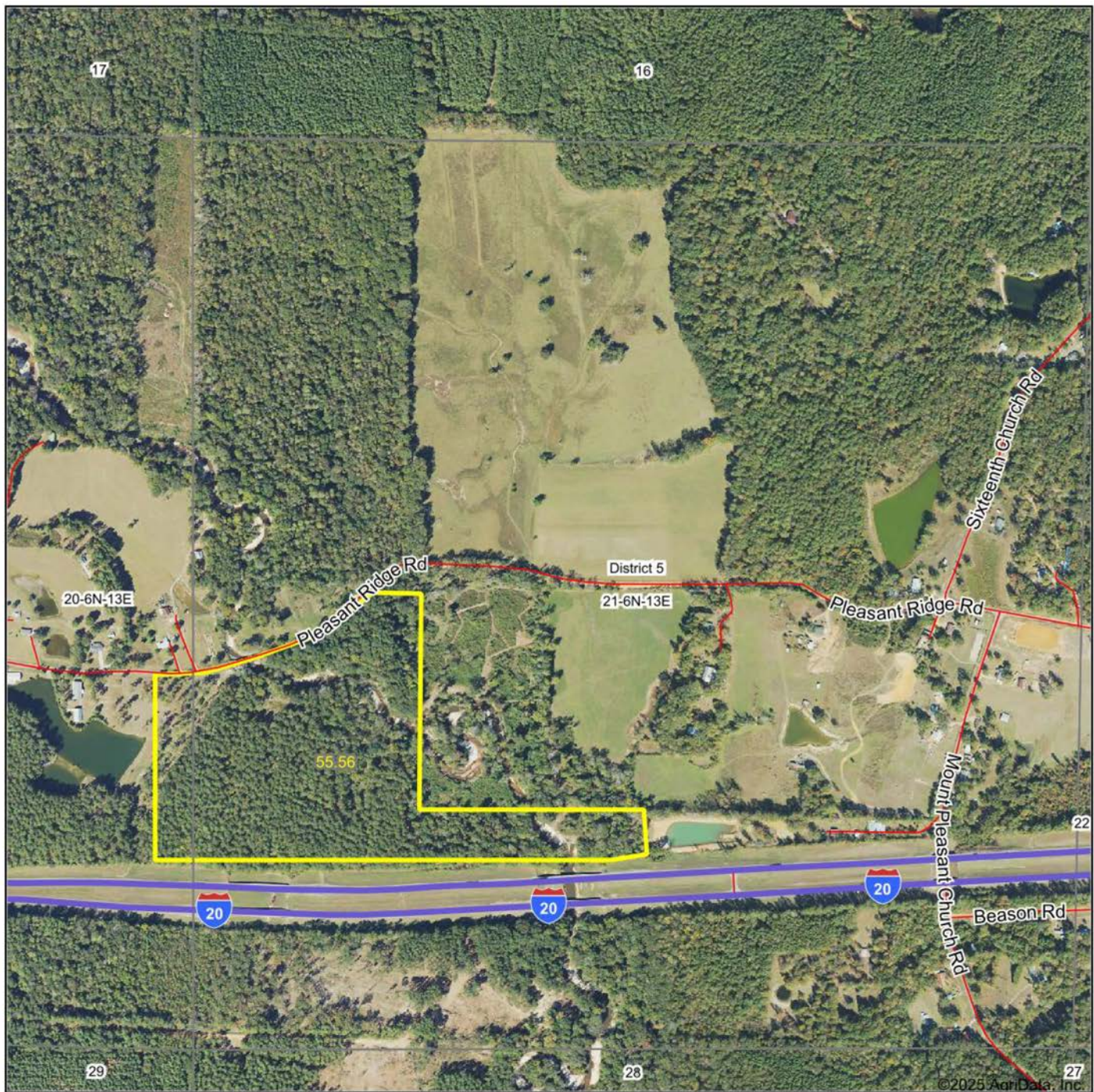
## HUNTING AND FISHING

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# AERIAL MAP



Boundary Center: 32° 20' 43.62, -88° 58' 42.28

0ft 913ft 1826ft

**21-6N-13E**  
**Newton County**  
**Mississippi**



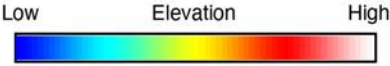
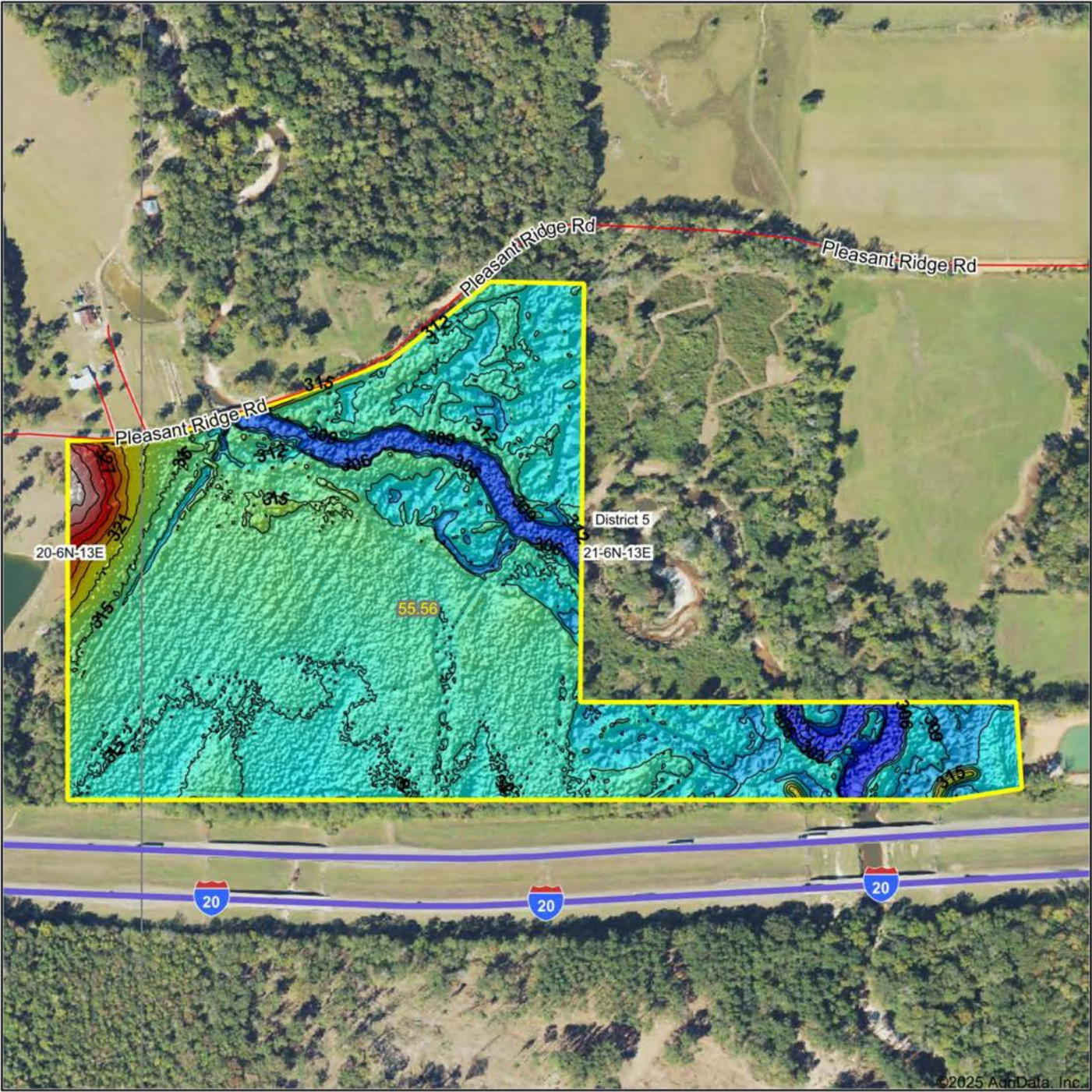
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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4/26/2025

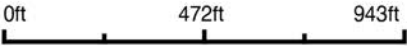
Field borders provided by Farm Service Agency as of 5/21/2008.



# HILLSHADE MAP



Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 301.7  
Max: 337.5  
Range: 35.8  
Average: 312.2  
Standard Deviation: 3.81 ft



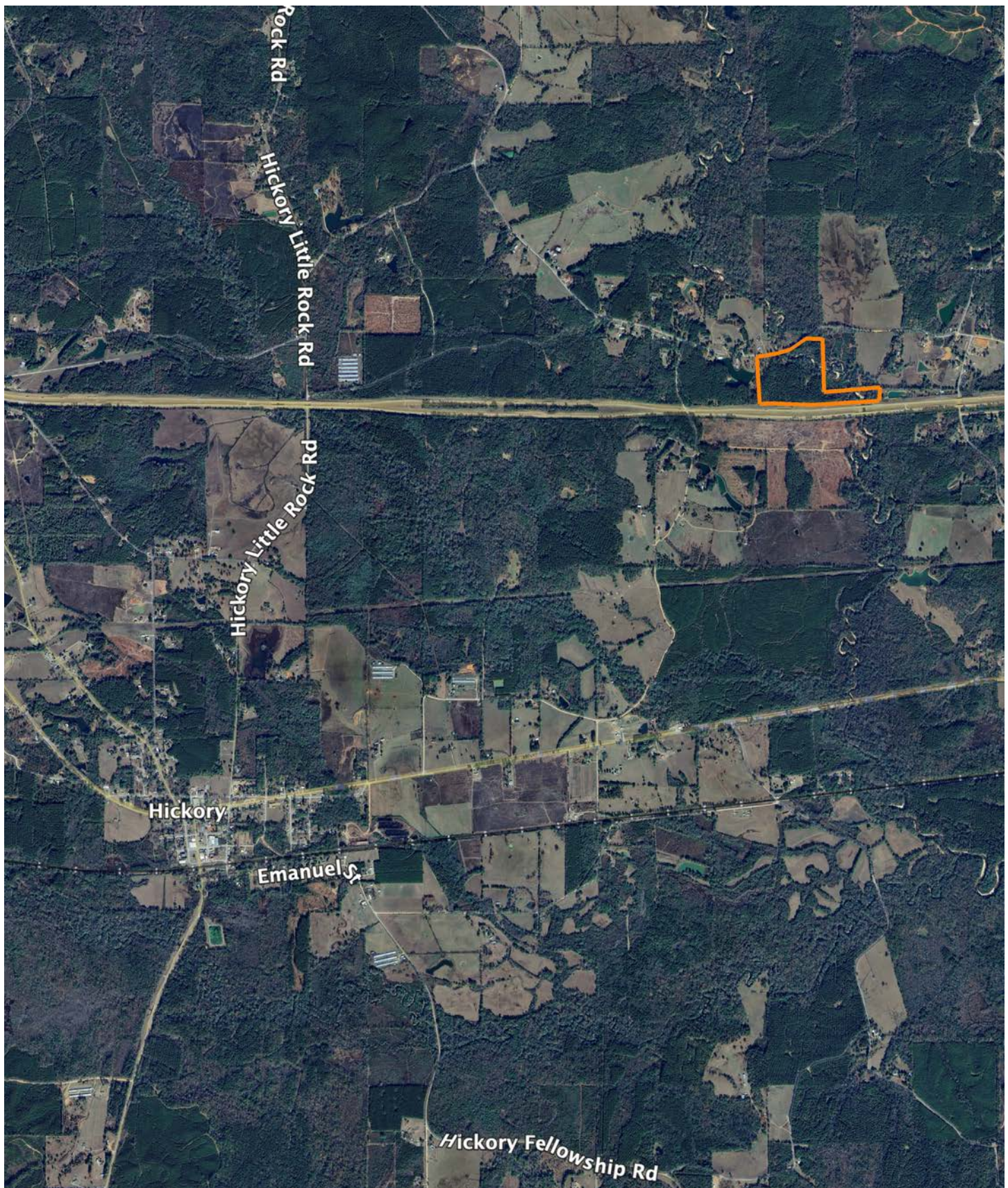
**21-6N-13E**  
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# OVERVIEW MAP





# 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

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## MidwestLandGroup.com

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