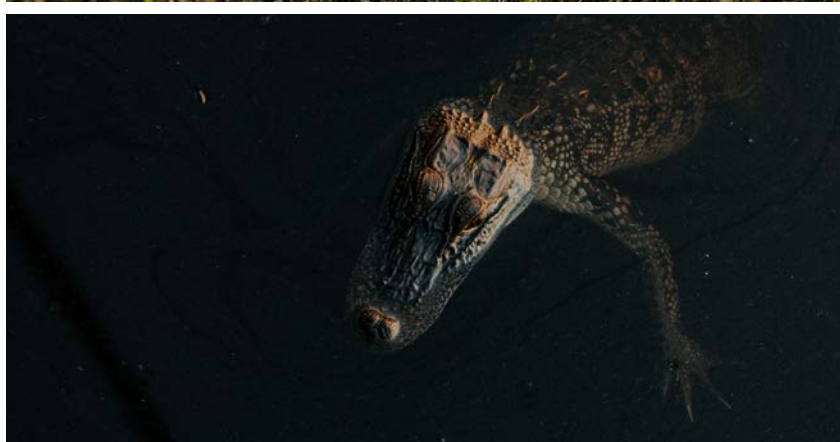


MIDWEST LAND GROUP PRESENTS



NEWTON COUNTY, MS

157 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCOME-PRODUCING HAY OPERATION

This 157 +/- acre property offers a rare combination of rolling hills, fertile hay fields, and lush pasture ground, creating the perfect balance of beauty and productivity. Multiple live creeks wind throughout the landscape, adding both charm and year-round water sources for livestock. With its wide-open spaces and gentle elevations, the land provides endless opportunities for farming, ranching, or simply enjoying the peace and quiet of country life.

A prime homesite sits tucked into the property, offering the ideal location for your dream home with breathtaking views of the countryside. Two barns are already in place, providing storage and functionality for equipment, hay, or livestock needs. As the sun sets across the rolling horizon, the property transforms into a picture-perfect scene, making this farm not only a working piece of land but also a serene retreat to call home.

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



PROPERTY FEATURES

PRICE: **\$772,200** | COUNTY: **NEWTON** | STATE: **MISSISSIPPI** | ACRES: **157**

- 25 minutes to Meridian
- 30 minutes to Forest
- Newton County Schools
- 2 barns
- Excellent homesite
- 80% fenced for cattle
- 2 ponds
- Live creeks
- 3,000' road frontage



FERTILE HAY FIELDS & LUSH PASTURE

This 157 +/- acre property offers a rare combination of rolling hills, fertile hay fields, and lush pasture ground, creating the perfect balance of beauty and productivity.



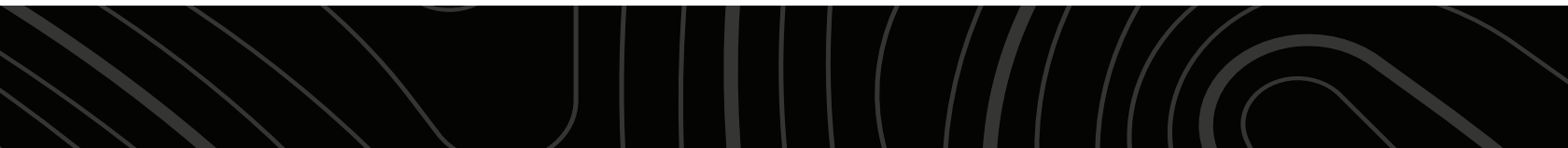
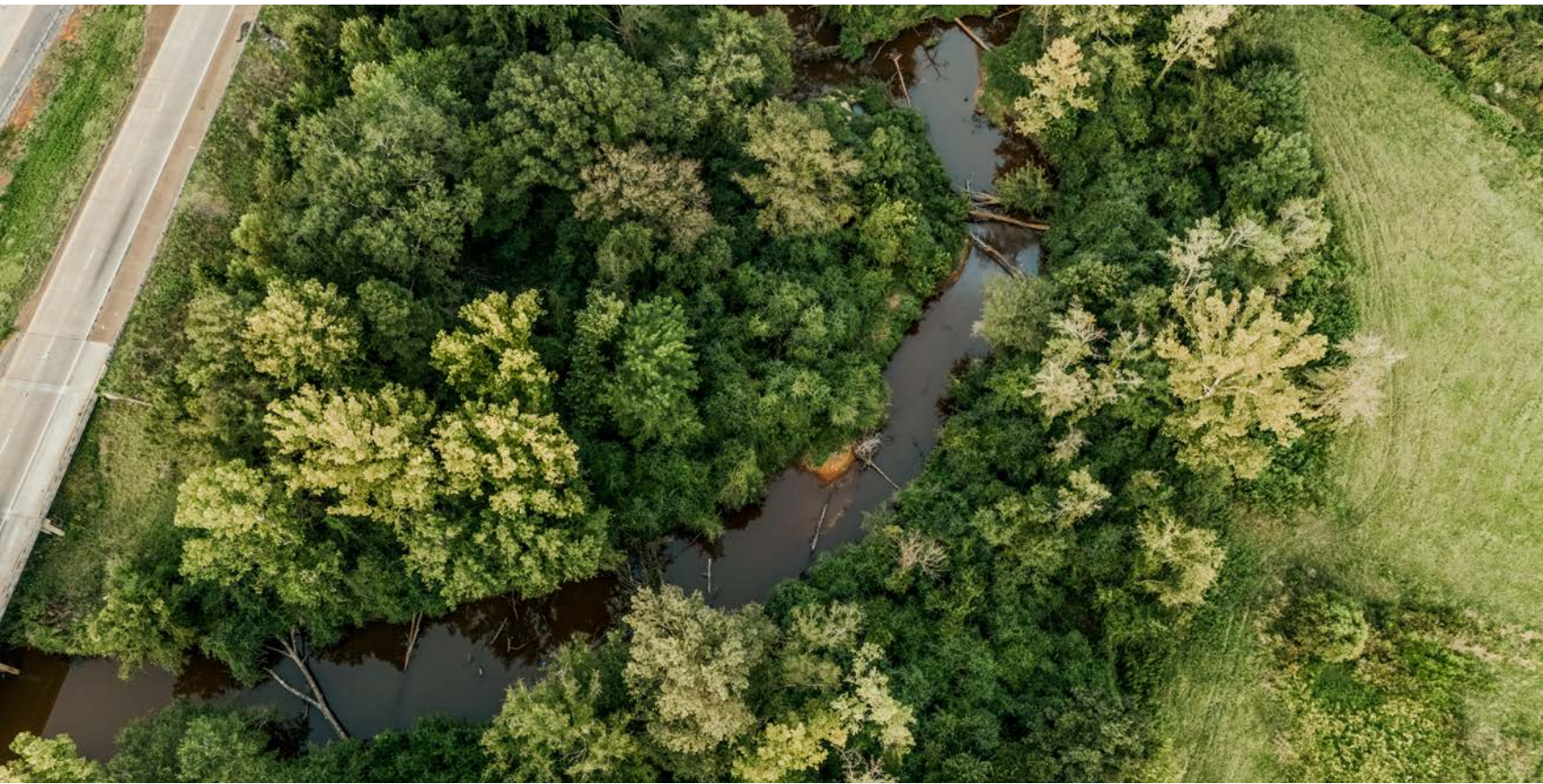
EXCELLENT HOMESITE



2 BARNES



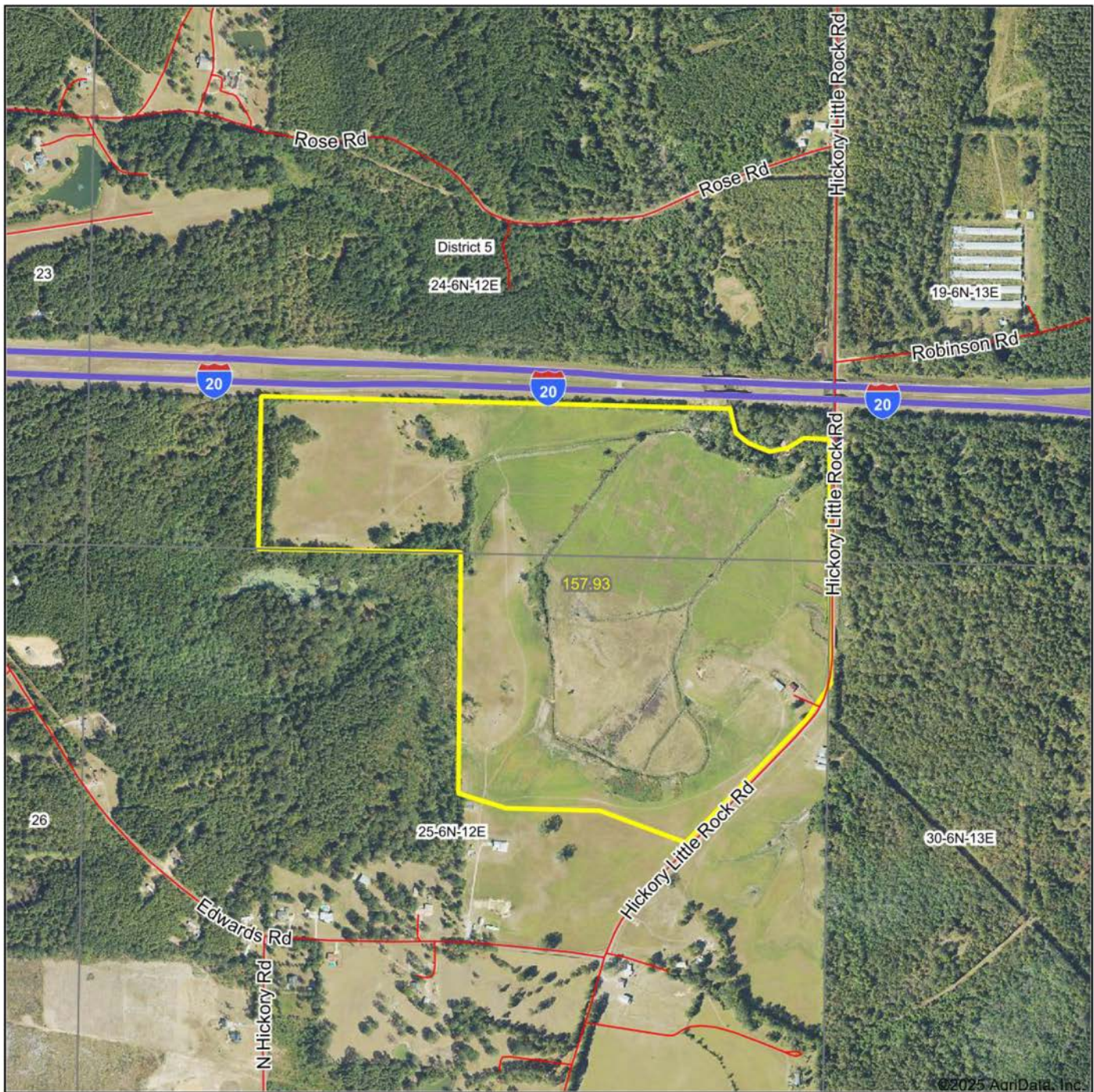
PONDS & LIVE CREEKS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 32° 20' 20.88, -89° 1' 21.36

0ft 983ft 1966ft

25-6N-12E
Newton County
Mississippi



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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8/20/2025

TOPOGRAPHY MAP



©2025 AgriData, Inc.

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 313.9

Max: 381.9

Range: 68.0

Average: 329.3

Standard Deviation: 14.17 ft

0ft 609ft 1219ft



8/20/2025

25-6N-12E
Newton County
Mississippi

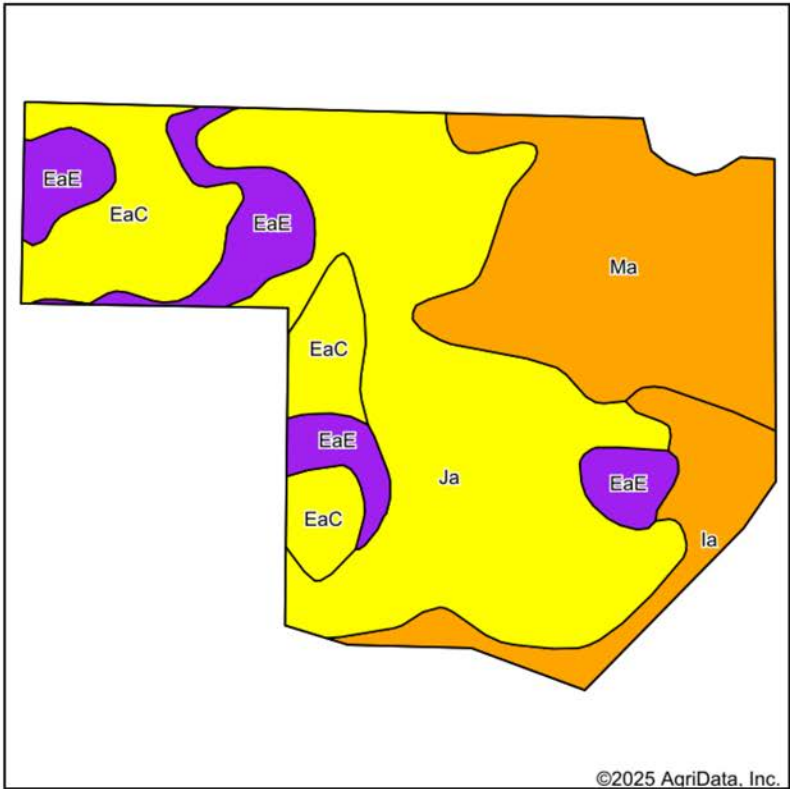
Boundary Center: 32° 20' 20.88, -89° 1' 21.36

Maps Provided By:

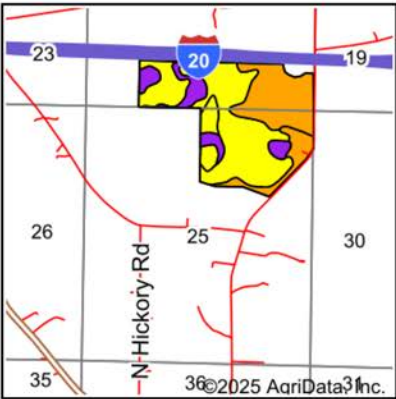


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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Mississippi**
County: **Newton**
Location: **25-6N-12E**
Township: **District 5**
Acres: **157.93**
Date: **8/20/2025**

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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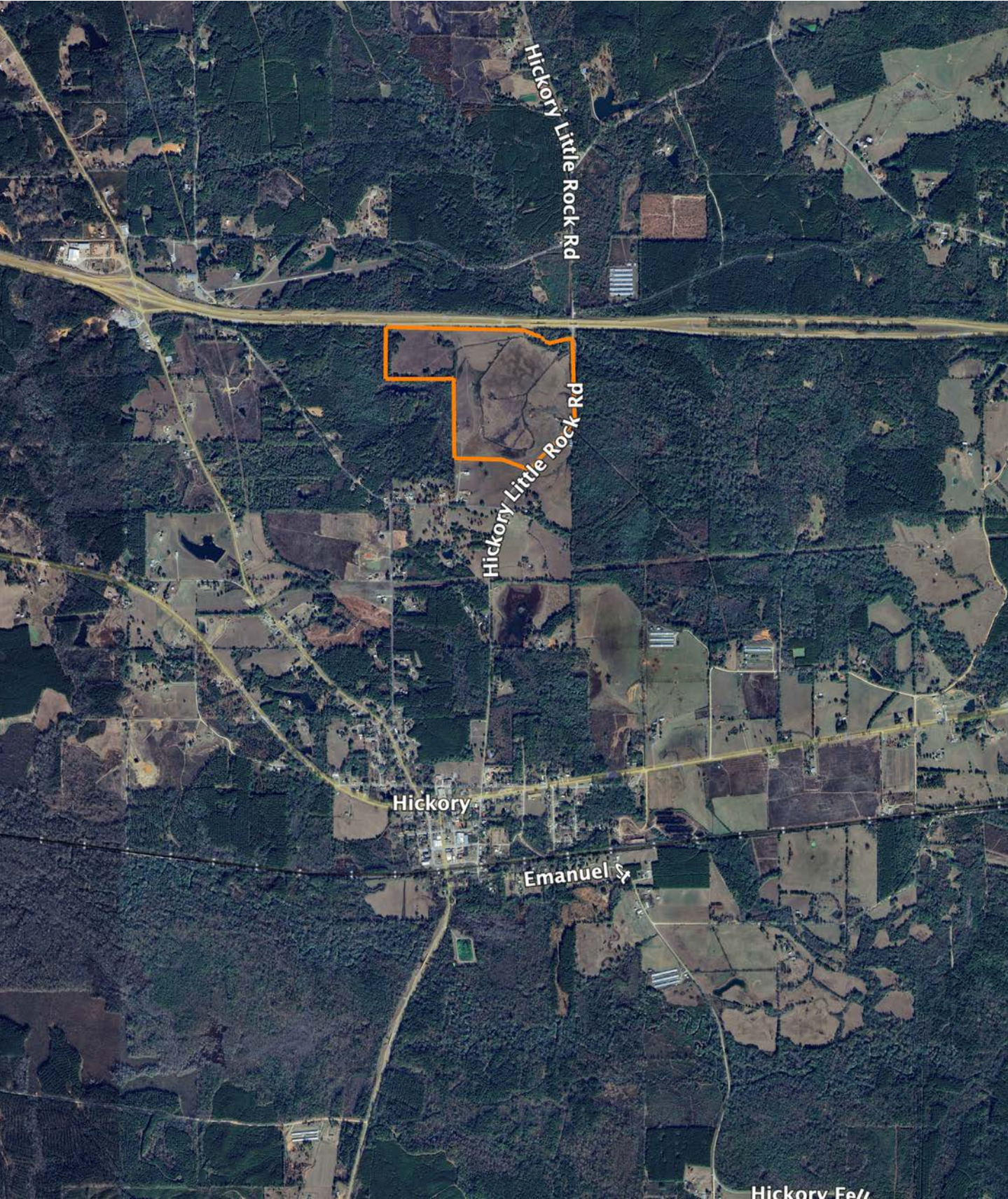
Area Symbol: MS101, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
Ja	Johnston loam (0 to 2 percent slopes)	63.73	40.4%		> 6.5ft.	Very poorly drained	IVw	16
Ma	Mantachie soils (bibb) (0 to 2 percent slopes)	39.82	25.2%		> 6.5ft.	Poorly drained	IIIw	69
EaC	Eustis loamy sand, gently sloping dark surface phase (5 to 8 percent slopes)	23.92	15.1%		> 6.5ft.	Somewhat excessively drained	IVs	29
EaE	Eustis loamy sand, strongly sloping dark surface phase	17.78	11.3%		> 6.5ft.	Somewhat excessively drained	VIIIs	27
Ia	Independence loamy fine sand (bigbee) (0 to 5 percent slopes)	12.68	8.0%		> 6.5ft.	Excessively drained	IIIs	39
Weighted Average							4.01	*n 34.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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