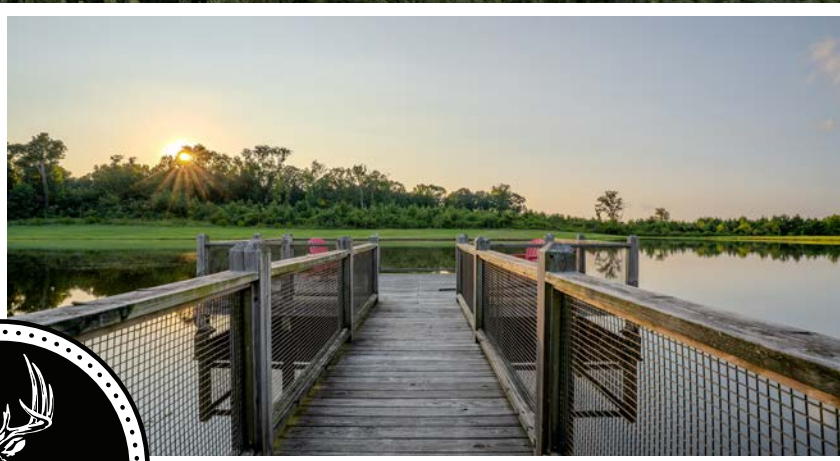


MIDWEST LAND GROUP PRESENTS

180 ACRES

SCOTT COUNTY, MS

11281 HIGHWAY 21, FOREST, MISSISSIPPI 39074



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIVATE COUNTRY LIVING WITH A MODERN FEEL

This remarkable 180 +/- acre estate is a rare combination of natural beauty and modern comfort. The property features a stunning 5-acre lake, multiple creek crossings with a concrete bridge, and a rich mix of hardwoods and pines. Wildlife is abundant, making it a perfect retreat for hunting, fishing, and outdoor recreation, all within the privacy of your own land.

At the heart of the property sits a custom 3,500 square foot cabin boasting 4 bedrooms and 3 & 1/2 baths, with 2 bedrooms conveniently located on the main level. The home showcases exceptional craftsmanship, including Western Red Cedar siding, heart-of-pine floors, granite

countertops, and both indoor and outdoor stacked-stone fireplaces. All lumber used in the build was custom-milled from timber harvested on the property, ensuring a unique and authentic character.

Designed for comfort and efficiency, the residence is equipped with a 2-inch water main, four A/C units, and a 500-gallon buried propane tank. A wrap-around porch offers breathtaking views of the surrounding landscape, creating the ideal spot to enjoy peaceful mornings and golden sunsets. This property blends the best of rustic charm and modern convenience, making it the ultimate private retreat or family legacy estate.



PROPERTY FEATURES

PRICE: **\$1,350,000** | COUNTY: **SCOTT** | STATE: **MISSISSIPPI** | ACRES: **180**

- 5 acre stocked lake
- Sebastopol School District
- 11 miles to Forest, MS
- 45 minutes to Brandon, MS
- 55 minutes to Meridian, MS
- 3,500 sq. ft., 4 bedroom, 3 & 1/2 bath
- Multiple concrete bridges
- Loaded with wildlife
- Lots of structural upgrades

*ALL PROPERTY LINES ARE ROUGH ESTIMATIONS
AND NOT SURVEY ACCURATE



3,500 SQ. FT. CABIN

The home showcases exceptional craftsmanship. All lumber used in the build was custom-milled from timber harvested on the property, ensuring a unique and authentic character.



PRIMARY BEDROOM & BATH



ADDITIONAL INTERIOR PHOTOS



WRAP-AROUND PORCH



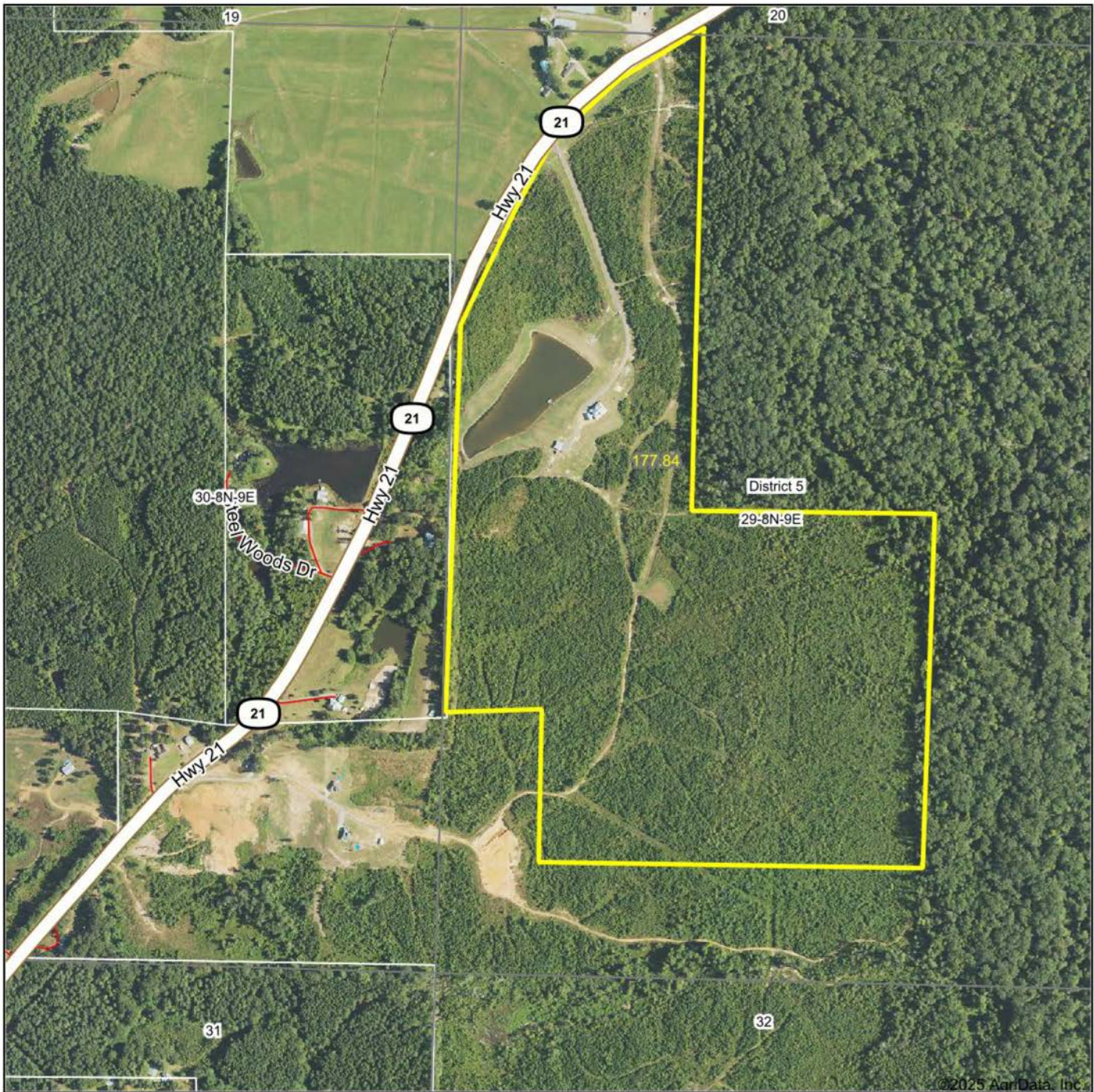
GRANITE COUNTERTOPS



5-ACRE LAKE



AERIAL MAP



Boundary Center: 32° 30' 34.7, -89° 24' 3.55

0ft 874ft 1749ft

29-8N-9E
Scott County
Mississippi

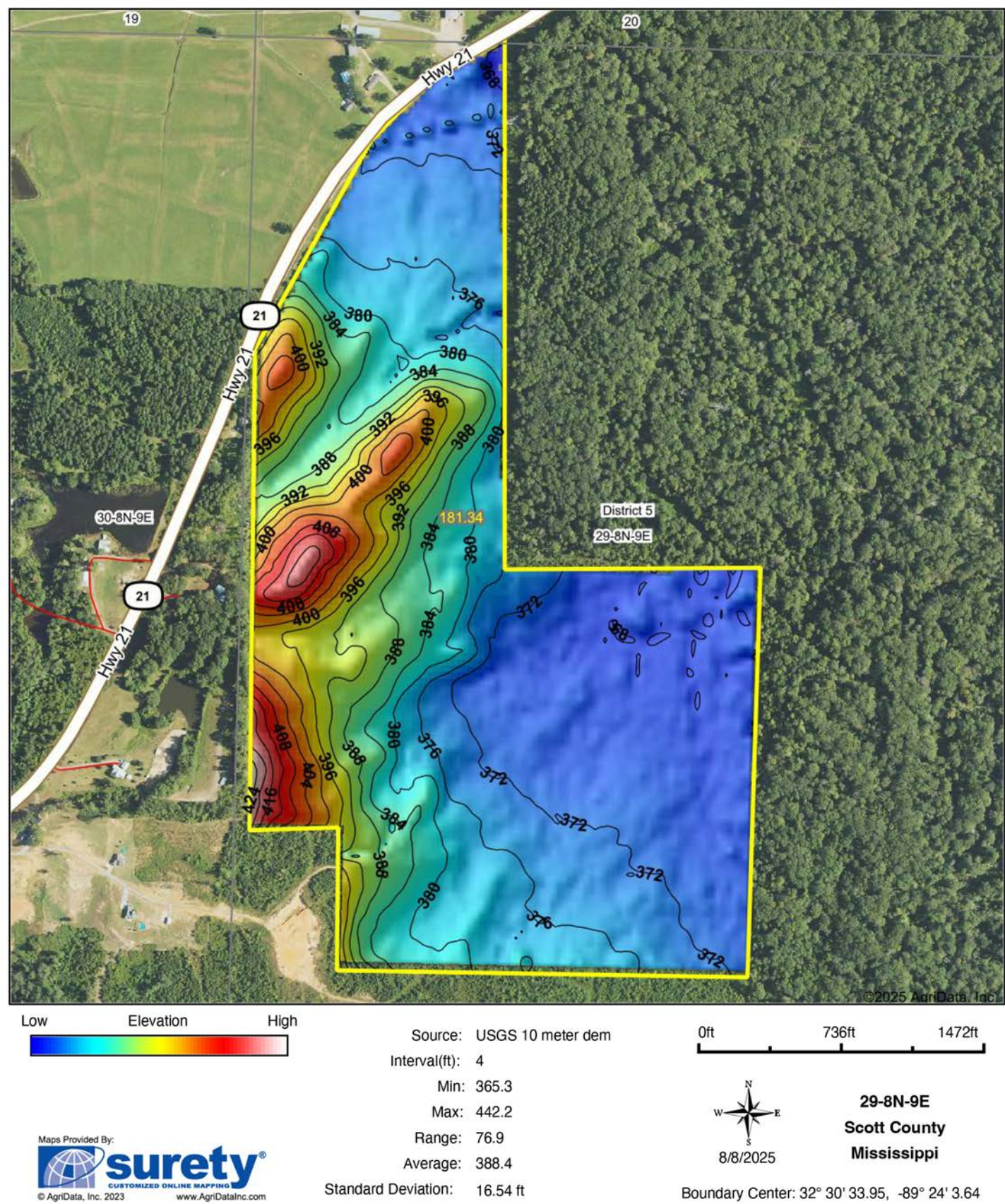


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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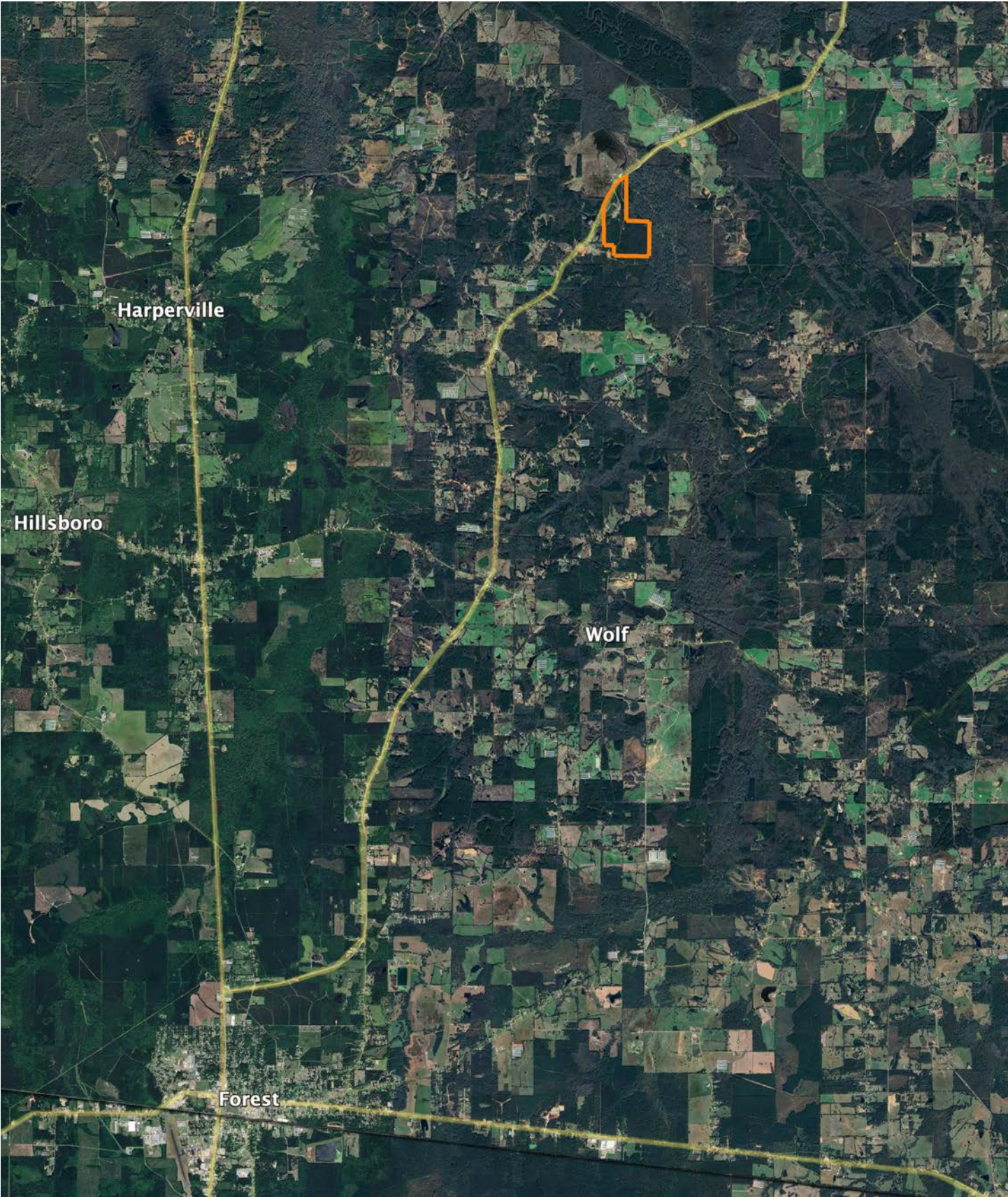
6/26/2025

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

HILLSHADE MAP



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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