

MIDWEST LAND GROUP PRESENTS

354 ACRES IN

PEARL RIVER COUNTY MISSISSIPPI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PERFECT CANVAS WAITING FOR ITS ARTIST

Welcome to 354 +/- acres of pristine recreational timberland, located just minutes from downtown Poplarville. This property offers outdoor opportunities around every corner, and nearby city conveniences. The large interior road system leads to a 3 bedroom, 2 bathroom secluded campsite and a stocked 1-acre pond. 15 acres of food plots are currently in place, surrounded by mixed pines and hardwood. All 13 expansive food plots show ample signs of deer, turkey, hogs, and other wildlife. Several hardwood drains work throughout the property, providing prime wildlife habitat. For duck hunters, a small hardwood slough and swamp area could fill your afternoons with whistling wings. A large

portion of the property recently underwent a prescribed burn, making it more enticing to wildlife and wildlife enthusiasts alike.

Timber ages range from 10-15 years to 40-50 years old. With almost 100 acres of timber ready to harvest, this also makes for a great investment property with immediate possible returns.

Endless possibilities for the perfect recreational getaway or future timber investment make this a must-see property.



PROPERTY FEATURES

COUNTY: **PEARL RIVER** | STATE: **MISSISSIPPI** | ACRES: **354**

- 13 Large food plots
- Stands already in place
- 3 bedroom, 2 bathroom camp
- Water well / septic in place
- Blacktop road frontage
- All main interior roads have rock bed substrate
- Recent prescribed burn on most of property
- Great timber investment
- Approximately 100 acres of pine timber ready to harvest
- 1-acre stocked pond



MATURE PINE TIMBER

Timber ages range from 10-15 years to 40-50 years old. With almost 100 acres of timber ready to harvest, this also makes for a great investment property with immediate possible returns.



INTERIOR ROAD SYSTEM



3 BEDROOM, 2 BATHROOM CAMP



1-ACRE STOCKED POND

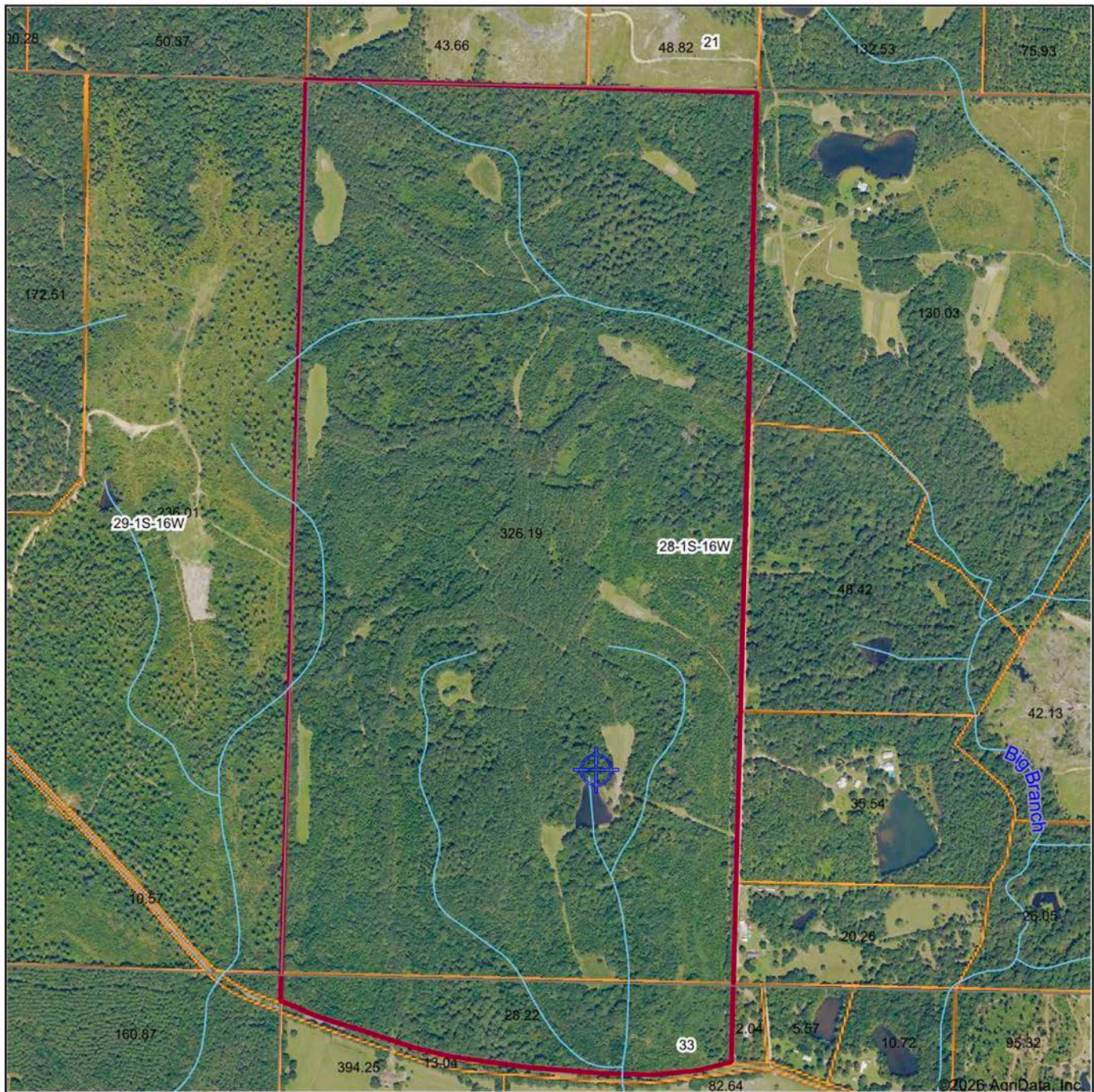


ABUNDANT WILDLIFE

All 13 expansive food plots show ample signs of deer, turkey, hogs, and other wildlife. Several hardwood drains work throughout the property, providing prime wildlife habitat. For duck hunters, a small hardwood slough and swamp area could fill your afternoons with whistling wings.



AERIAL MAP



Boundary Center: 30° 55' 52.71, -89° 36' 25.55

0ft 922ft 1843ft



Maps Provided By:



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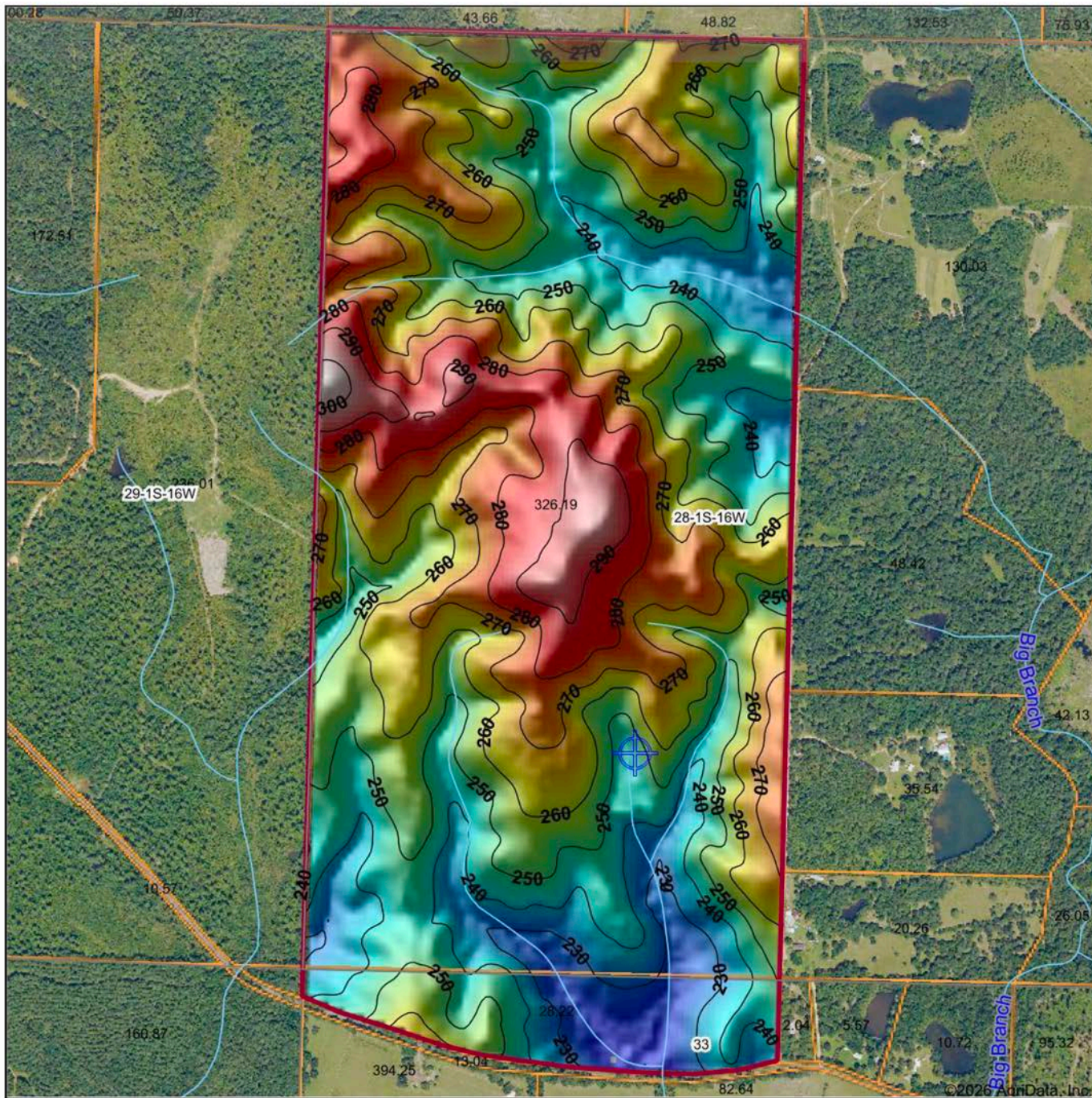
28-1S-16W
Pearl River County
Mississippi



3/18/2026

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

HILLSHADE MAP



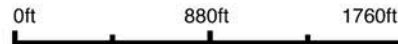
Maps Provided By:



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

Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 219.9
 Max: 304.7
 Range: 84.8
 Average: 257.6
 Standard Deviation: 16.93 ft

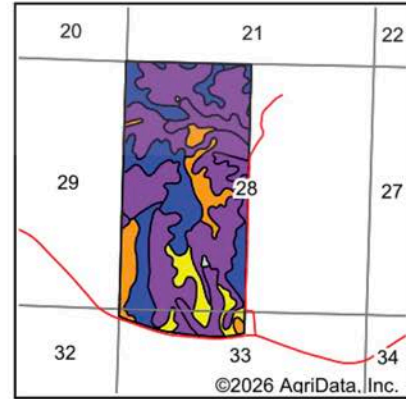
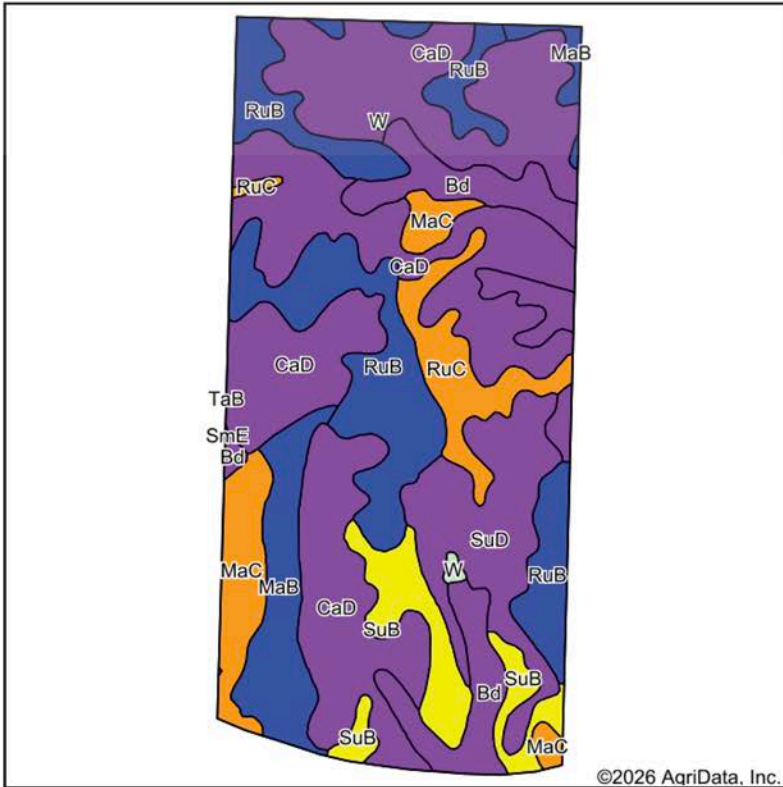


3/18/2026

28-1S-16W
Pearl River County
Mississippi

Boundary Center: 30° 55' 52.71, -89° 36' 25.55

SOILS MAP



State: **Mississippi**
 County: **Pearl River**
 Location: **28-1S-16W**
 Township: **District 2**
 Acres: **354.49**
 Date: **3/18/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MS109, Soil Area Version: 23

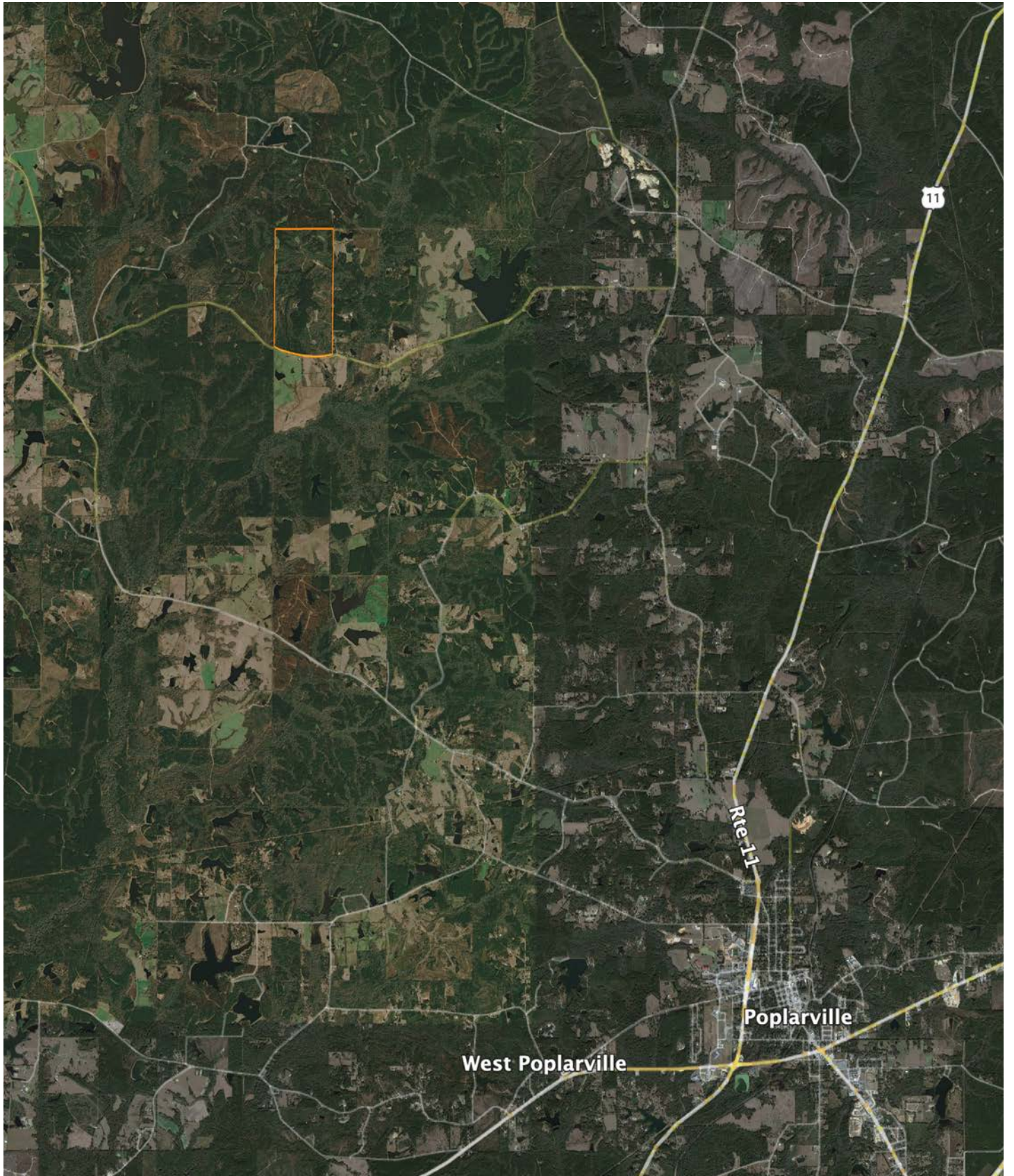
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
CaD	Cadeville fine sandy loam, 8 to 15 percent slopes	146.76	41.5%		> 6.5ft.	Vle	48	37	27	
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	61.12	17.2%		> 6.5ft.	Ile	71	51	34	
SuD	Susquehanna loam, 5 to 10 percent slopes	32.95	9.3%		> 6.5ft.	Vle	53	42	31	
Bd	Bibb sandy loam	31.24	8.8%		> 6.5ft.	Vw	37	36	23	
MaB	Malbis fine sandy loam, 2 to 5 percent slopes	24.39	6.9%		> 6.5ft.	Ile	58	57	36	
SuB	Susquehanna loam, 2 to 5 percent slopes	21.36	6.0%		> 6.5ft.	IVe	54	42	30	
MaC	Malbis fine sandy loam, 5 to 8 percent slopes	19.07	5.4%		> 6.5ft.	Ille	63	46	32	
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	16.65	4.7%		> 6.5ft.	Ille	72	57	38	
W	Water	0.88	0.2%		> 6.5ft.					
SmE	Smithdale sandy loam, 15 to 20 percent slopes	0.07	0.0%		> 6.5ft.	Vle	50	39	25	
Weighted Average							*-	*n 54.3	*n 42.8	*n 29.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

OVERVIEW MAP



AGENT CONTACT

Born and raised in Barataria, Louisiana, Rudy Brown is no stranger to the land, water, and wildlife that define the Gulf South. Now based in Marrero, Rudy brings decades of real-world experience in real estate, contracting, and outdoor living to his role as a Land Agent with Midwest Land Group. A lifelong hunter, fisherman, and outdoorsman, Rudy has spent years exploring and managing properties throughout Louisiana and Mississippi—including his own retreat in Port Gibson, MS.

Rudy's foundation in real estate began early, growing up as the son of a developer. He launched his career as a licensed real estate agent and contractor, where he learned the ins and outs of land acquisition, development, and sales. With a career rooted in sales and negotiation, Rudy brings unmatched professionalism, deep local knowledge, and an outdoorsman's intuition to every client interaction.

Known for his integrity, community service, and personalized approach, Rudy views land not just as property—but as a place where dreams are built. Whether you're buying your first hunting tract or selling a family farm, Rudy's commitment is simple: to help you find your sanctuary. He's not just selling land—he's helping clients find the place they'll never want to leave.



RUDY BROWN,

LAND AGENT

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