

MIDWEST LAND GROUP PRESENTS

91.3 ACRES

STONE COUNTY, MS

103 HARLAN DAVIS RD, LUMBERTON, MISSISSIPPI 39455



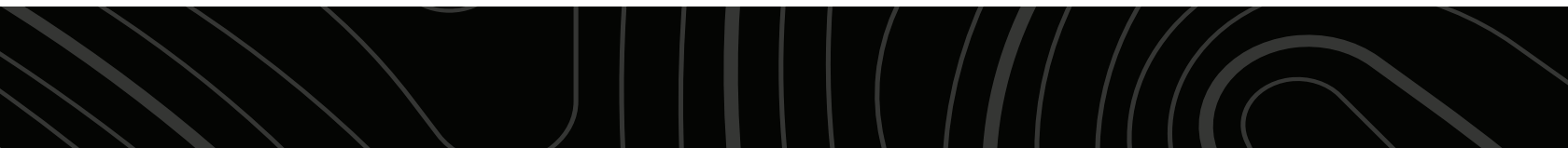
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TIMELESS ELEGANCE WITH MODERN AMENITIES

Welcome to The Stone 91.3! This property offers so many different opportunities: family estate, cattle operation, hay operation, horse farm, just to name a few. With multiple separate pastures and catch pens, it is ready for you to start your own thriving cattle operation immediately. Multiple outbuildings with electricity offer workspace for shop needs and storage for all your equipment. One outbuilding was previously used as a private mancave getaway for after those long days cutting hay or manning cattle. The barn has amenities such as a tack room, separate stall, and room for hay storage. Three ponds give ample water for the future herd, coupled with the gentle rolling terrain, this property would be the perfect setting for the farm you've

always dreamed of owning. The house is modeled after the Beauvoir Plantation Home. Completely updated, it offers modern appliances, granite countertops, a fireplace, a jacuzzi garden tub, and much more. Porches wrap around, allowing for an almost 360-degree view of the surrounding acreage. Spacious 3 bedroom, 2 bathroom floor plan openly flows from room to room. Topped off with the perfect entertainer's outdoor kitchen, overlooking the built-in in-ground pool, you cannot possibly find a more tranquil setting. A newly constructed 3 bedroom, 2 bathroom guest house is fully functional for all your out-of-town visitors or a perfect mother-in-law suite.



PROPERTY FEATURES

COUNTY: **STONE** | STATE: **MISSISSIPPI** | ACRES: **91.3**

- Blacktop road frontage
- Antebellum-style 3 bed, 2 bath home
- City-supplied water and backup well
- Multiple outbuildings offer various usage possibilities
- Catch/break pens already in place
- Several separated pastures
- In-ground pool with lights and waterfall fountain
- Outdoor kitchen
- Oversized 2-car carport
- Wrap-around porches
- Newly constructed 3 bed, 2 bath guest house
- 3 stocked ponds
- Home interior recently updated



ANTEBELLUM-STYLE 3 BED, 2 BATH HOME

The house is modeled after the Beauvoir Plantation Home. Completely updated, it offers modern appliances, granite countertops, a fireplace, a jacuzzi garden tub, and much more.

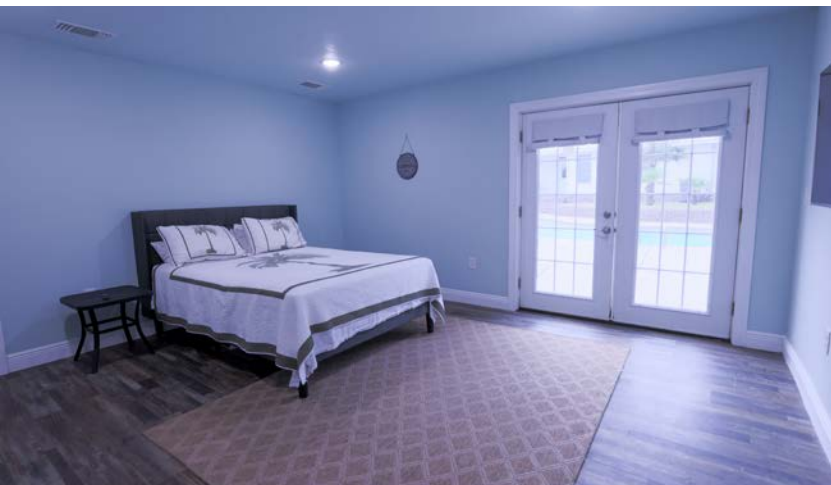


IN-GROUND POOL & OUTDOOR KITCHEN



3 BED, 2 BATH GUEST HOUSE

A newly constructed 3 bedroom, 2 bathroom guest house is fully functional for all your out-of-town visitors or a perfect mother-in-law suite.



3 STOCKED PONDS



MULTIPLE OUTBUILDINGS



AERIAL MAP



Boundary Center: 30° 50' 16.95, -89° 16' 25.4

0ft 537ft 1074ft



Maps Provided By:



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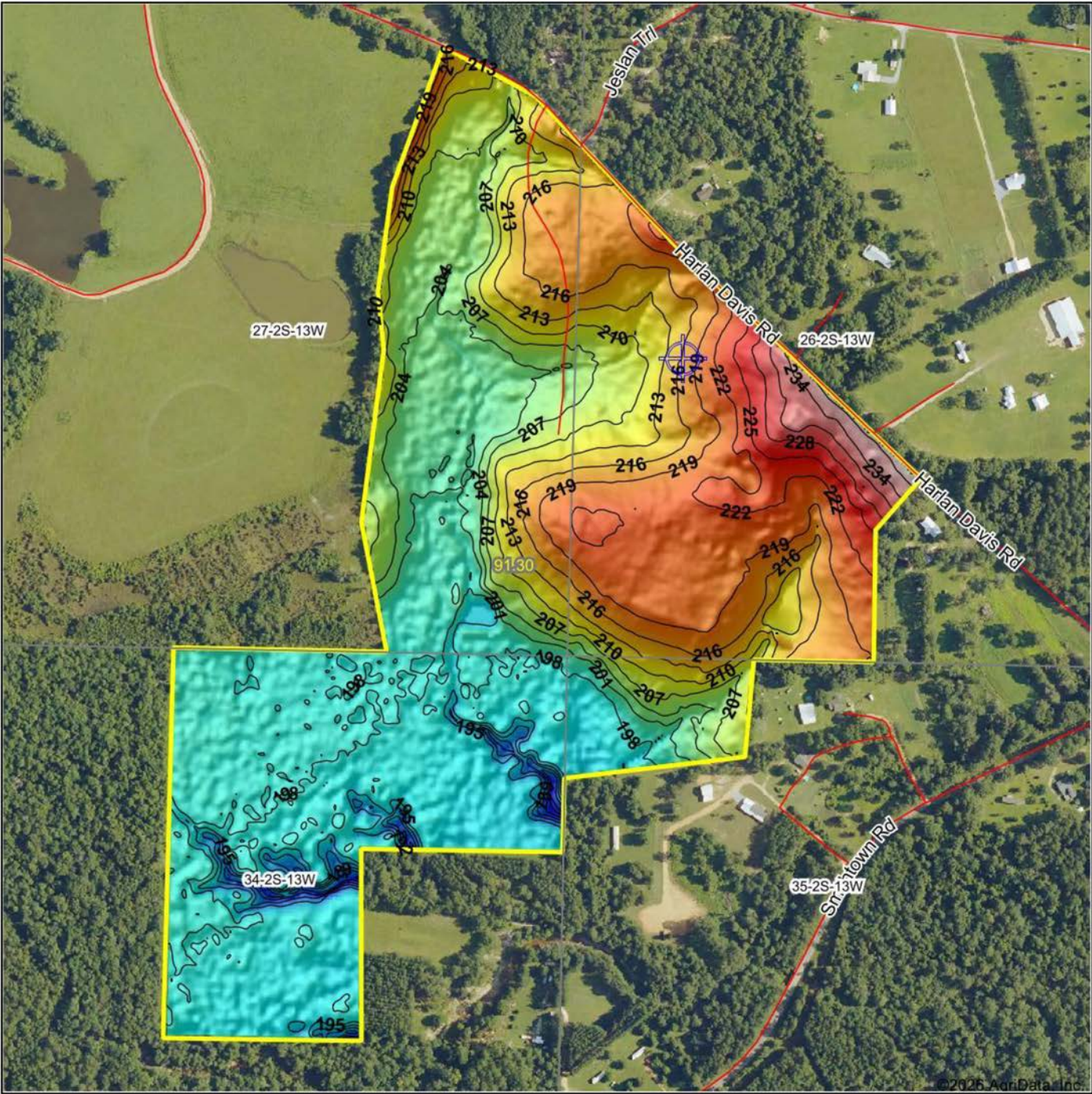
27-2S-13W
Stone County
Mississippi



7/16/2026

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

HILLSHADE MAP



Low Elevation High



Maps Provided By

surety
CUSTOMIZED ONLINE MAPPING

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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 182.4

Max: 240.3

Range: 57.9

Average: 207.6

Standard Deviation: 10.37 ft

0ft 519ft 1038ft

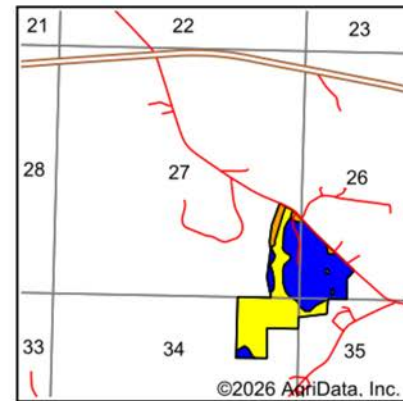
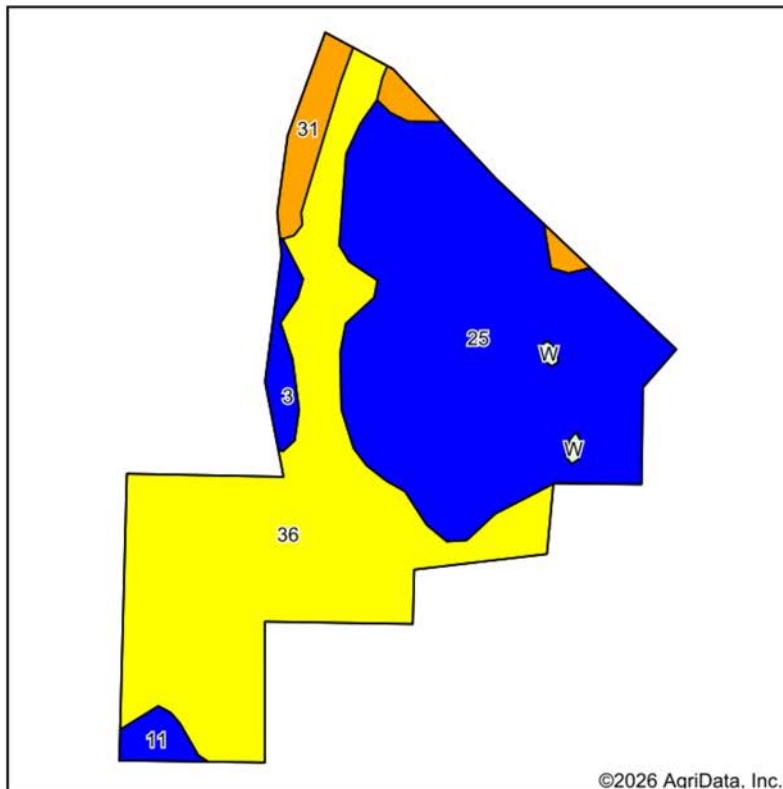


7/16/2026

27-2S-13W
Stone County
Mississippi

Boundary Center: 30° 50' 16.95, -89° 16' 25.4

SOILS MAP



State: **Mississippi**
 County: **Stone**
 Location: **27-2S-13W**
 Township: **District 3**
 Acres: **91.3**
 Date: **7/16/2026**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MS131, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Bahiagrass AUM	Corn Bu	Cotton lint Lbs	Improved bermudagrass AUM	Irish potatoes Cwt	Oats Bu	Peanuts Lbs	Soybeans Bu	Tall fescue AUM
25	Poarch fine sandy loam, 2 to 5 percent slopes	42.80	46.9%		> 6.5ft.	Ile	9.5	80	650	5.5	190		1850		
36	Smithton-Harleston association, occasionally flooded	40.55	44.4%		> 6.5ft.	IVw									
31	Saucier fine sandy loam, undulating	4.19	4.6%		> 6.5ft.	IIle	8	75		8.5				25	8
3	Benndale fine sandy loam, 2 to 5 percent slopes	1.98	2.2%		> 6.5ft.	Ile	8.5	75	700	10.5		60	3500		
11	Harleston fine sandy loam, occasionally flooded	1.48	1.6%		> 6.5ft.	IIw	9	90		11		65		35	
W	Water	0.30	0.3%		> 6.5ft.										
Weighted Average							*-	5.2	44	319.9	3.4	89.1	2.4	943.2	0.4

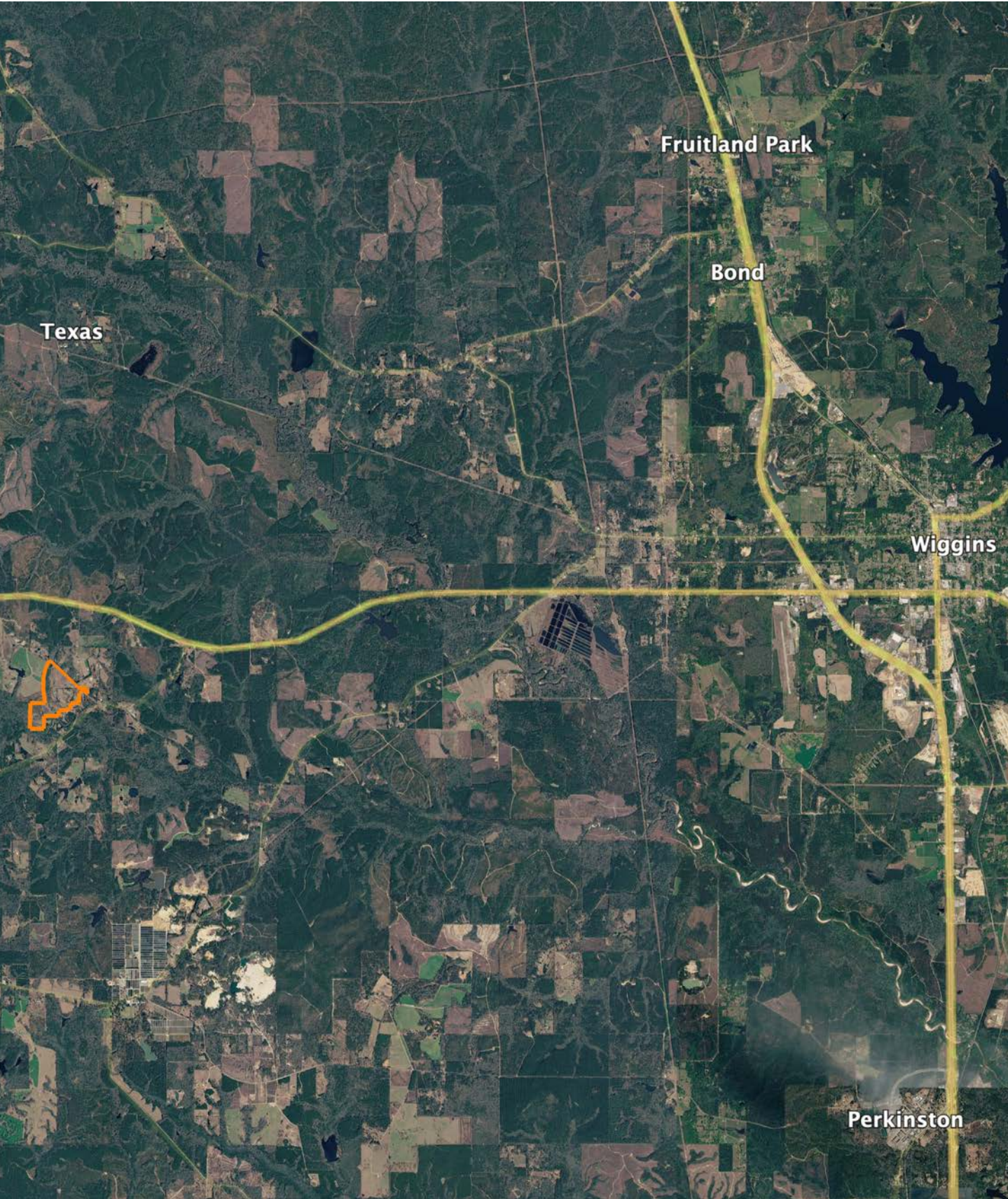
*n: The aggregation method is "Weighted Average using all components"

*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.

Soils data provided by USDA and NRCS.

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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