MIDWEST LAND GROUP PRESENTS

69.24 ACRES IN

JACKSON COUNTY
MISSISSIPPI

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE TERRAIN OFFERING HUNTING AND HOMESITE OPPORTUNITIES

Minutes outside Big Point, Mississippi, this 69.24 +/- acre property's diverse mixture of terrain offers many possibilities. Investment comes with a 25–30-year-old pine plantation stand ready for harvest. The hunting is complemented by a mix of pines, hardwood bottoms accented by wetland duck habitat, and prairie. The property is easily accessed from a blacktop road, having ample frontage and electricity available. The internal road system is made up of one primary road running the depth of the property. This tract is made up of approximately 59.5 +/- acres of wetlands that offer a perfect backdrop for raising whitetail, turkey, and many other species of wildlife. The other 10 +/- acres easily give way to clearing your future homesite for years of recreational enjoyment at your back door. A few miles east of Highway 613 and conveniently located close to Moss Point and Pascagoula.

PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **MISSISSIPPI** | ACRES: **69.24**

- Diverse terrain
- Duck, deer, and turkey habitat
- Blacktop road frontage
- Electricity at the road
- 25–30-year-old pine plantation
- Hardwood bottoms
- Open prairie
- Mixed wetland timber
- Timber investment
- Hunting property

DIVERSE TERRAIN

DUCK, DEER, AND TURKEY HABITAT

HARDWOOD BOTTOMS

MIXED WETLAND TIMBER

ADDITIONAL PHOTOS

TOPOGRAPHY MAP

Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source:	USGS 3 meter dem
Interval(ft):	3.0
Min:	26.9
Max:	38.4
Range:	11.5
Average:	35.4
Standard Deviation:	2.03 ft

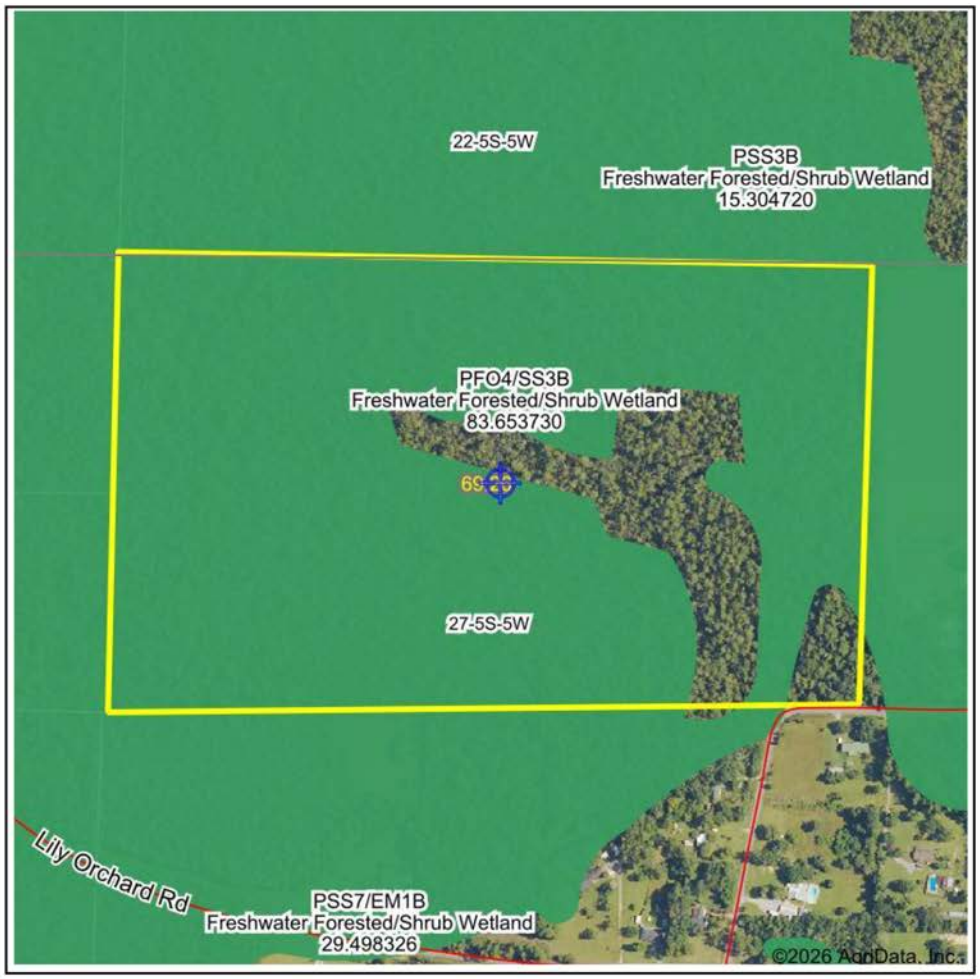
0ft 407ft 815ft

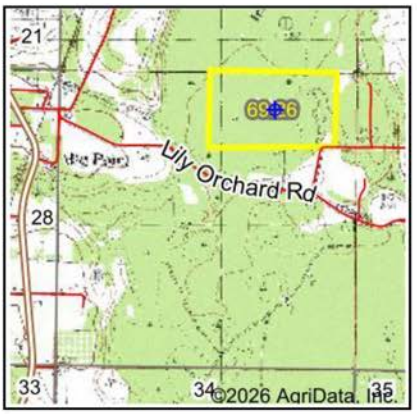
8/25/2026

27-5S-5W
Jackson County
Mississippi

Boundary Center: 30° 35' 15.36, -88° 28' 3.52

WETLANDS MAP





State: **Mississippi**
Location: **27-5S-5W**
County: **Jackson**
Township: **District 1**
Date: **8/25/2026**

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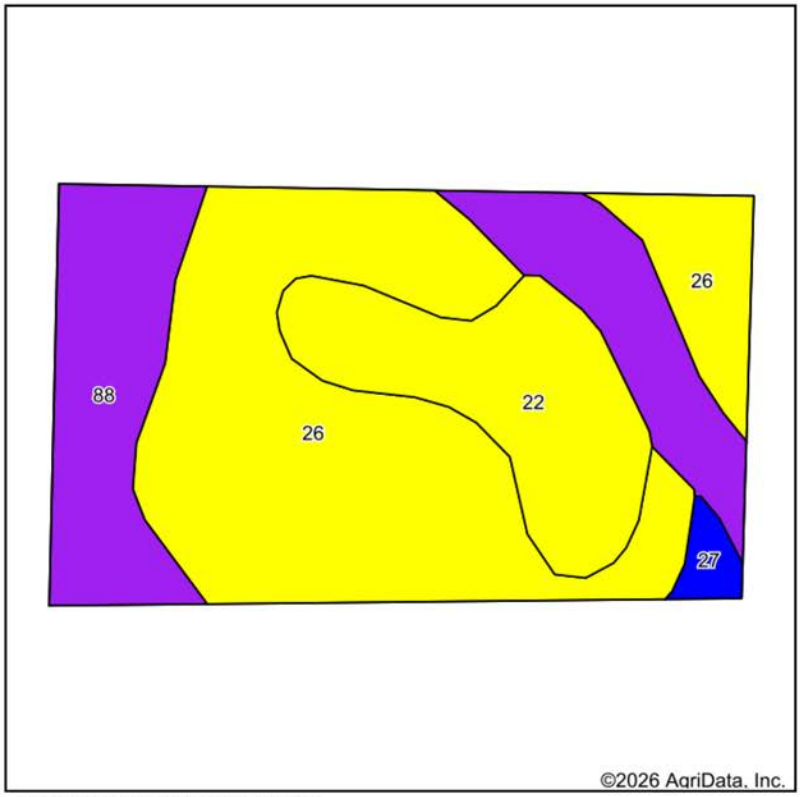
N W E S

0ft 592ft 1185ft

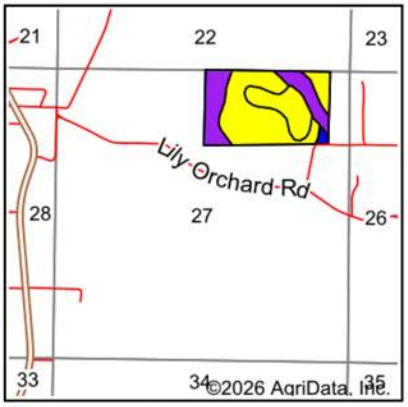
	Classification Code	Type	Acres
	PFO4/SS3B	Freshwater Forested/Shrub Wetland	36.51
	PFO7B	Freshwater Forested/Shrub Wetland	12.47
	PFO1/4C	Freshwater Forested/Shrub Wetland	4.49
	PSS7/EM1B	Freshwater Forested/Shrub Wetland	3.24
	PSS3B	Freshwater Forested/Shrub Wetland	2.97
		Total Acres	59.68

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Mississippi**
County: **Jackson**
Location: **27-5S-5W**
Township: **District 1**
Acres: **69.26**
Date: **8/25/2026**

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N W E S

Area Symbol: MS059, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grass legume hay Tons	Improved bermudagrass AUM	Pasture AUM	Soybeans Bu
26	Smithton loam, 0 to 1 percent slopes, occasionally flooded	35.88	51.8%		> 6.5ft.	IVw	7	7				7.5		20
88	Croatan and Johnston soils, 0 to 2 percent slopes, frequently flooded	19.12	27.6%		> 6.5ft.	VIIw								
22	Myatt loam, 0 to 1 percent slopes, occasionally flooded	13.13	19.0%		> 6.5ft.	IVw		5.5						
27	Johns loamy fine sand, 0 to 2 percent slopes	1.13	1.6%		> 6.5ft.	IIw			120	650	5.4		9	45
					Weighted Average	**4.80**	**3.6**	**4.7**	**2**	**10.6**	**0.1**	**3.9**	**0.1**	**11.1**

*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

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.

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