



MIDWEST LAND GROUP
PRESENTS

PIKE COUNTY

MISSISSIPPI

2 OFFERINGS

79.17 ACRES & 50.82 ACRES

MIDWEST LAND GROUP IS HONORED TO PRESENT

PIKE 79.17 — GREAT RECREATIONAL, HUNTING, OR INVESTMENT OPPORTUNITY AWAITS

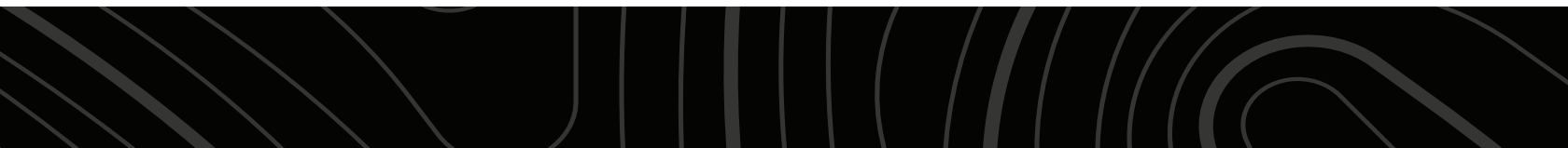
Welcome to 1059 Candy Lane. This wooded 79.17 acre tract is perfect for hunting, recreation, investment, or your hidden getaway amongst nature. If you're looking for a secluded hunting property, this one checks all the boxes. Entered via a deeded access, it is loaded with signs of deer and turkey. Several hardwood-lined drains give you that sought-after Mississippi bottomland feel.

Very subtle terrain features make walking the property a breeze. The old internal road system could be easily reclaimed and allow for access throughout the property. If investment piques your interest, it is full of mature timber that makes for immediate investment returns. Walking distance from a store; you have all you need just minutes away.

PROPERTY FEATURES

COUNTY: **PIKE** | STATE: **MISSISSIPPI** | ACRES: **79.17**

- Mature timber
- Investment opportunities
- Hunting/recreation
- Gentle rolling terrain
- Walking distance from Dollar General store
- Minutes from downtown McComb, MS
- Accessed through deeded easement
- Secluded property with electric available
- Located just off Highway 98
- Approximately 9 miles from I-55



MATURE TIMBER



HUNTING/RECREATION



MIDWEST LAND GROUP IS HONORED TO PRESENT

PIKE 50.82 — RURAL DEVELOPMENT OR HOMESITE POSSIBILITIES

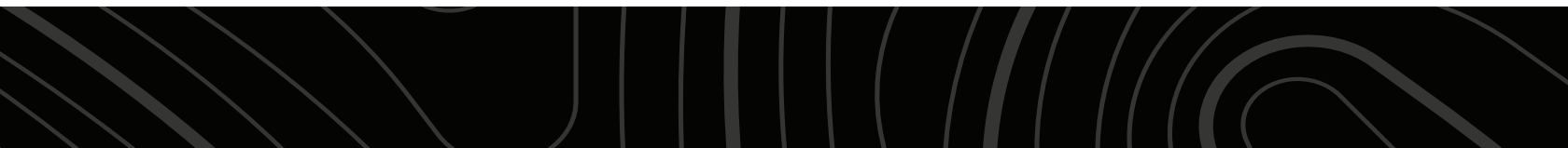
Welcome to 8127 Magnolia Holmesville Road. This 50.82 +/- acre tract located in Pike County, Mississippi, offers many opportunities for an interested buyer. Clear-cut approximately 7 years ago, it is mostly natural regeneration, with some left behind hardwoods. Having a very flat terrain, pasture or tillable are both within grasp. It could easily be re-cleared for future uses such as a cattle farm, horse farm, development possibilities,

or the perfect homesites only minutes from downtown McComb, Mississippi. If hunting is your passion, the tract allows you to set it up as you'd please. It offers features such as a gas line and the Bars Branch Creek running through the property. Ample road frontage gives you many locations for a camp or house that best suit your needs. Investors, this tract could easily be turned into a mobile home park location.

PROPERTY FEATURES

COUNTY: **PIKE** | STATE: **MISSISSIPPI** | ACRES: **50.82**

- Blacktop road frontage
- Utilities at road
- Internal road system
- Cleared with natural regeneration
- Hardwood lined
- Creek frontage
- Gas line running through
- Many possible usages
- Nice recreational features
- Great investment opportunities
- Minutes from downtown McComb, MS
- Approximately 11 miles from I-55



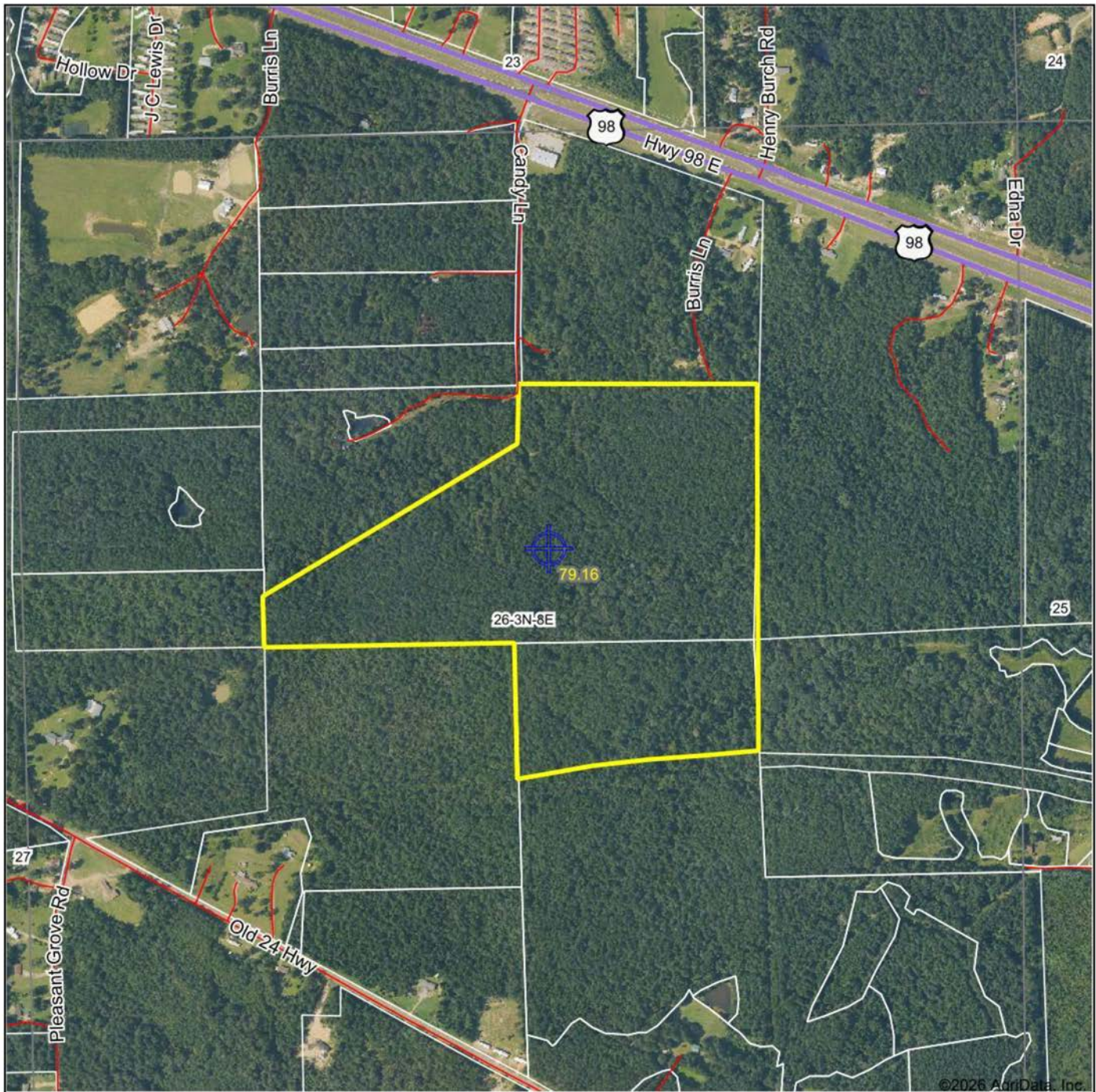
CREEK FRONTAGE



CLEARED WITH NATURAL REGENERATION



AERIAL MAP - 79.17 ACRES



Boundary Center: 31° 11' 51.26, -90° 22' 14.07

0ft 823ft 1645ft



Maps Provided By:



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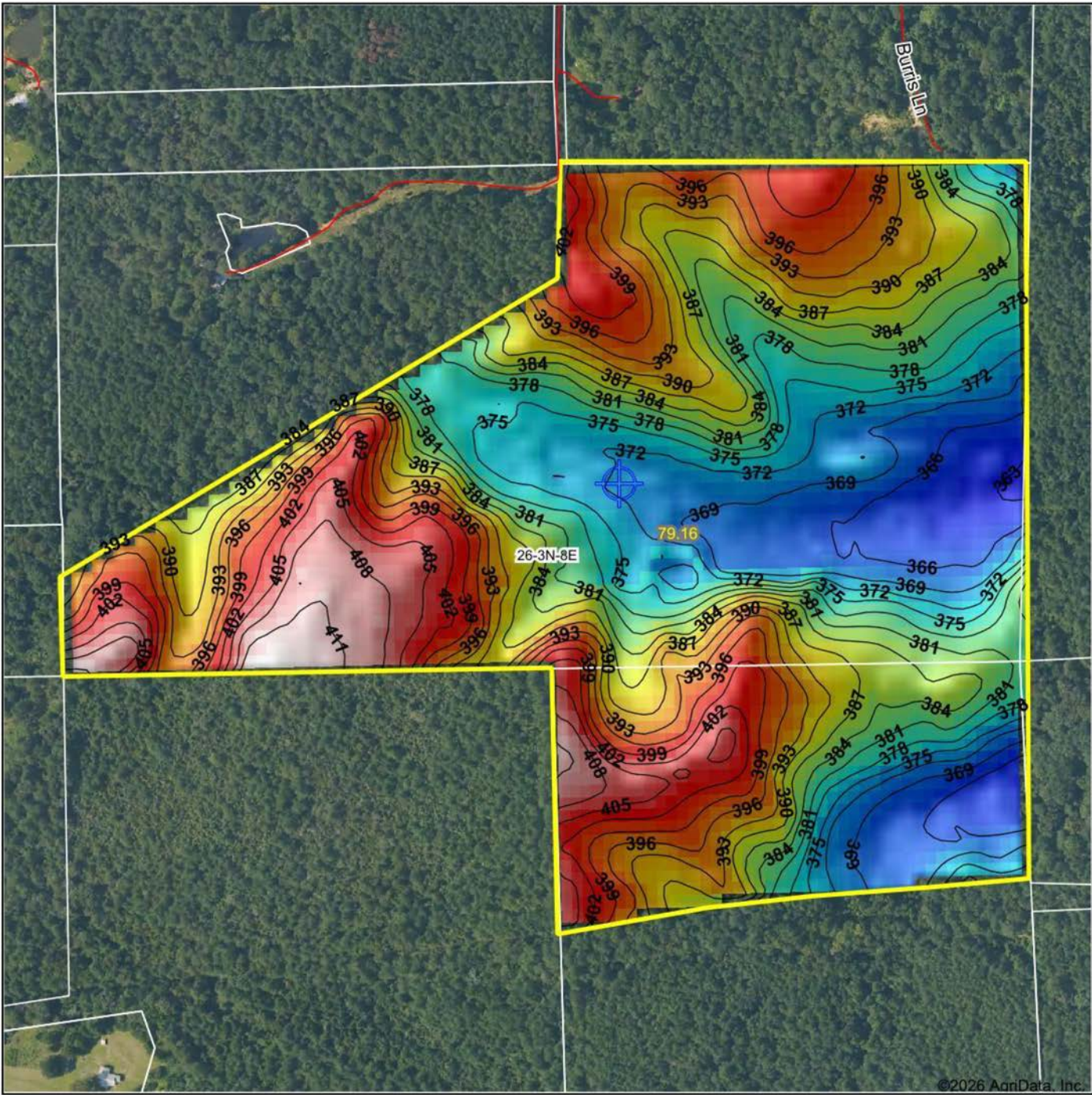
26-3N-8E
Pike County
Mississippi



8/4/2026

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

HILLSHADE MAP - 79.17 ACRES



Low Elevation High



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): 3

Min: 362.3

Max: 414.0

Range: 51.7

Average: 385.8

Standard Deviation: 12.8 ft

0ft 421ft 843ft

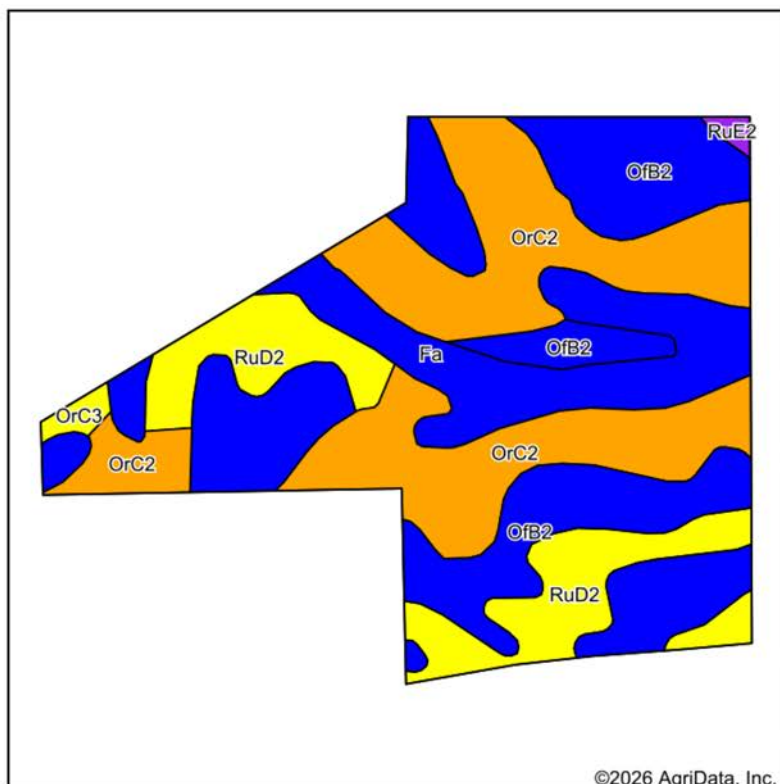


8/4/2026

26-3N-8E
Pike County
Mississippi

Boundary Center: 31° 11' 51.26, -90° 22' 14.07

SOILS MAP - 79.17 ACRES



Soils data provided by USDA and NRCS.



State: **Mississippi**

County: **Pike**

Location: **26-3N-8E**

Township: **District 3**

Acres: **79.16**

Date: **8/4/2026**



Maps Provided By:

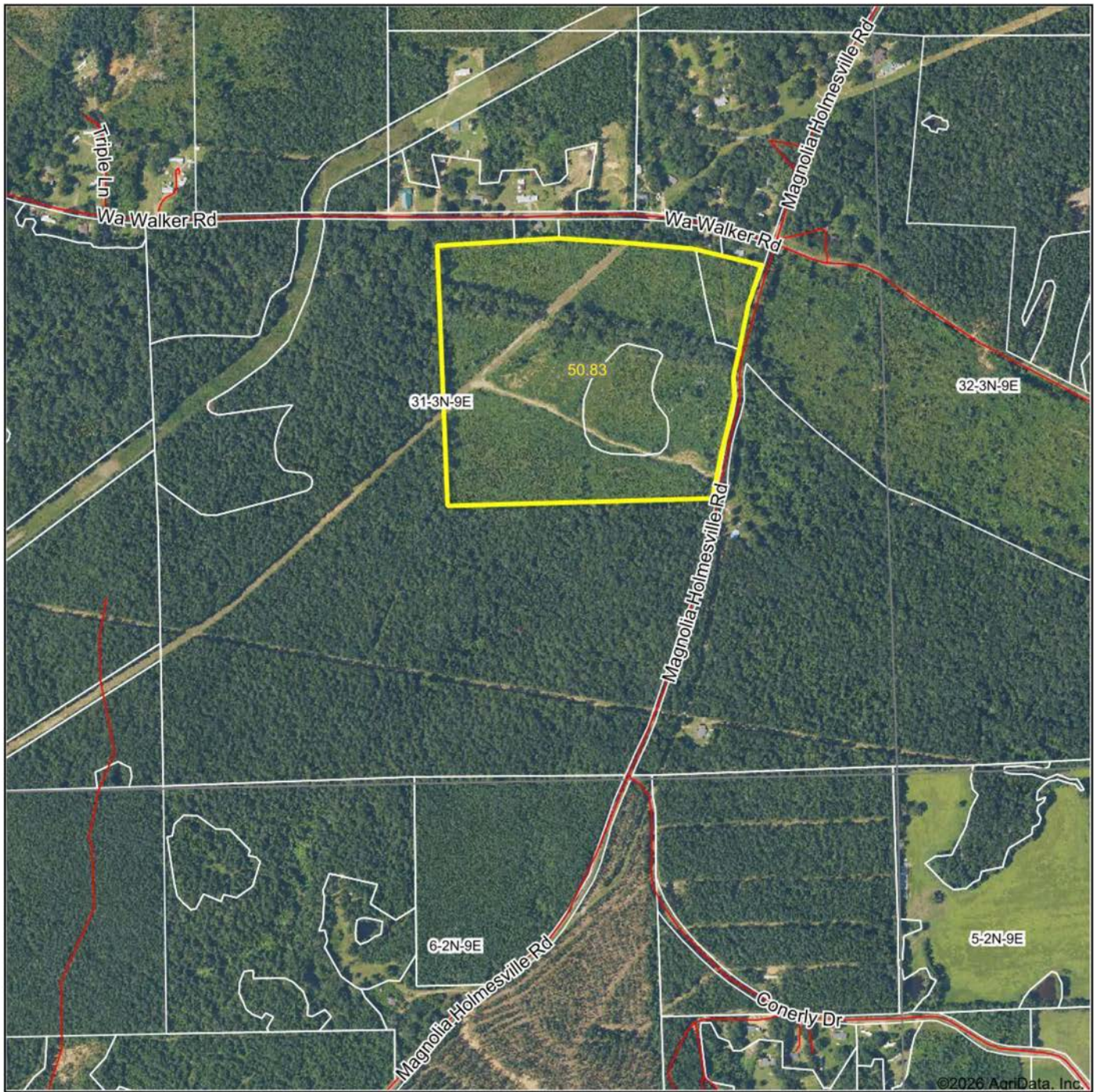


Area Symbol: MS113, Soil Area Version: 19

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	Improved bermudagrass AUM	Oats Bu	Soybeans Bu	Tall fescue AUM	Wh Bu
OrC2	Ora-Ruston complex, 5 to 8 percent slopes, eroded	26.63	33.7%		2.5ft. (Fragipan)	Ille	8.5		70	600	8		30	7.5	
OfB2	Ora fine sandy loam, 2 to 5 percent slopes, eroded	24.14	30.5%		2ft. (Fragipan)	Ile	9		80	700	8.5		35	8	
Fa	Falaya silt loam	15.18	19.2%		> 6.5ft.	Ilw	7.5		7	100	750		40	9	
RuD2	Smithdale fine sandy loam, 8 to 12 percent slopes, moderately eroded	12.20	15.4%		> 6.5ft.	Ive	8		5	55	400	9	50	25	
OrC3	Ora-Ruston complex, 5 to 8 percent slopes, severely eroded	0.66	0.8%		2.5ft. (Fragipan)	Ive	7		50	400	6		25	6	

Soils data provided by USDA and NRCS.

AERIAL MAP - 50.82 ACRES



Boundary Center: 31° 10' 51.96, -90° 19' 59.01

0ft 840ft 1680ft



Maps Provided By:



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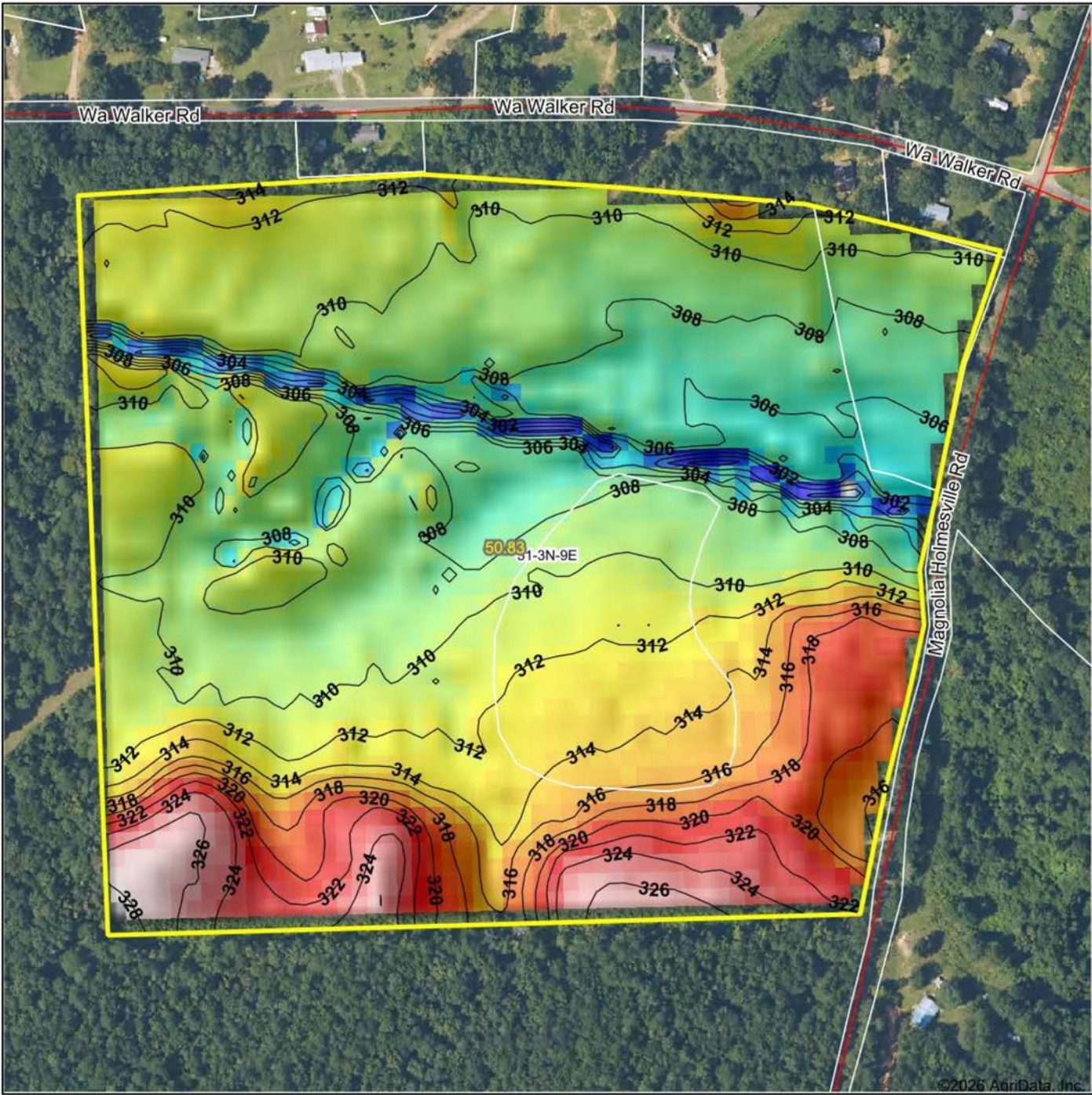
31-3N-9E
Pike County
Mississippi



8/4/2026

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

HILLSHADE MAP - 50.82 ACRES



Low Elevation High



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): 2

Min: 296.4

Max: 328.3

Range: 31.9

Average: 311.6

Standard Deviation: 5.31 ft

0ft 296ft 593ft

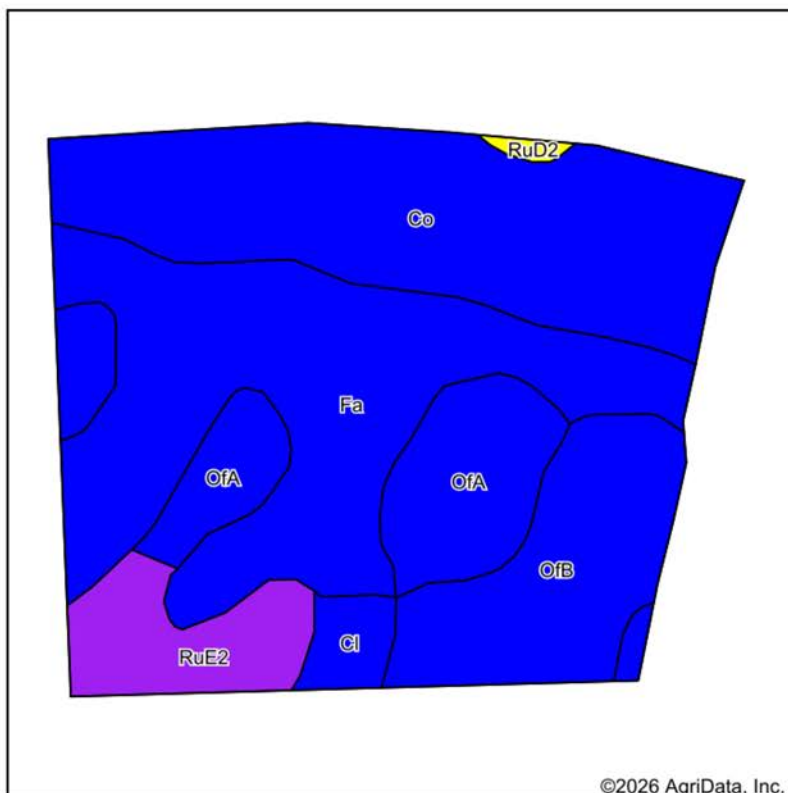


8/4/2026

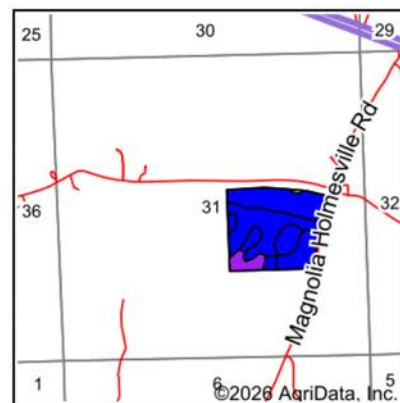
31-3N-9E
Pike County
Mississippi

Boundary Center: 31° 10' 51.96, -90° 19' 59.01

SOILS MAP - 50.82 ACRES



Soils data provided by USDA and NRCS.

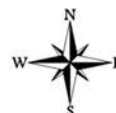


State: **Mississippi**
 County: **Pike**
 Location: **31-3N-9E**
 Township: **District 3**
 Acres: **50.83**
 Date: **8/4/2026**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MS113, Soil Area Version: 19

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	Improved bermudagrass AUM	Oats Bu	Soybeans Bu	Tall fescue AUM	Wh Bu
Fa	Falaya silt loam	17.09	33.6%		> 6.5ft.	Ilw	7.5	7	100	750				40	9
Co	Collins silt loam	15.79	31.1%		> 6.5ft.	Ilw			110	800	12			40	10
OfB	Ora fine sandy loam, 2 to 5 percent slopes	6.92	13.6%		2.5ft. (Fragipan)	Ile	9		80	700	8.5			35	8
OfA	Ora fine sandy loam, 0 to 2 percent slopes	6.04	11.9%		2.5ft. (Fragipan)	Ilw	9		80	700	8.5			35	8
RuE2	Smithdale fine sandy loam, 12 to 17 percent slopes, moderately eroded	3.65	7.2%		> 6.5ft.	Vle	8	4.5			9				
Cl	Collins silt loam, local alluvium	1.13	2.2%		> 6.5ft.	Ilw			110	800	12			40	10

Soils data provided by USDA and NRCS.

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,

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