

LAND AUCTION



222.1 AC± | 3 TRACTS | NOXUBEE CO, MS

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/11/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: EASY STREET, 2004 MAGNOLIA DR, MACON, MS 39341

This 222.1± acre property in Noxubee County, Mississippi, offers a highly desirable combination of productive farmland, mixed timber, and excellent deer habitat. Located in the heart of the Black Belt prairie soil region, this tract features approximately 120± acres of highly productive tillable ground and about 102± acres of mixed timber. The soils across the property include Okolona Silty Clay, Leeper Silty Clay, Vaiden Silty Clay, and Brooksville Silty Clay — soil types known for their fertility and suitability for row crops.

The tillable acreage lies in well-shaped fields that support efficient farm operations. These fields are suited for cotton, soybeans, corn, or other row crops, and they offer potential for rotational planting or lease income. The soil quality makes this land especially attractive in the Black Belt region, a historically significant agricultural area.

The mixed timber portion adds important habitat value, especially for deer and other wildlife. This area includes natural funnels and corridors that are ideal for hunting setups. Several wet-weather creeks wind through the property, adding natural diversity to the landscape and contributing to the movement patterns of wildlife. These creeks also create pinch points and potential stand locations, enhancing the property's hunting layout. Multiple mature bucks have been documented on the property, and the layout supports hunting in various wind conditions with good access points throughout.

Thick cover in certain areas serves as a natural bedding for habitat, adding to the appeal for recreational use. The property is well-balanced for those who want to combine row crop production with hunting or wildlife management.

Electric utilities are available along the eastern road frontage, which adds flexibility for future home or cabin construction. The tract is located just a short drive from Brooksville and Macon, making access convenient while still offering the privacy and rural feel desired by many landowners.

This property's topography and layout work in your favor, whether for farming operations, food plot placement, or managing for wildlife. The mixture of open ground and timber creates multiple-use opportunities and long-term value. It could serve as a multi-purpose tract for income generation, recreation, or a potential homestead.

For buyers seeking acreage with both agricultural utility and hunting potential, this 222.1± acre Noxubee County property presents a strong opportunity in a region known for both.



TRACT 1 - 112.1± ACRES

Tract 1 includes approximately 112.1± acres and features about 75.5± acres of productive farmland. The remaining acreage consists of mixed timber, wet-weather creeks, a small waterhole, and areas of thicker brush. This tract offers a strong combination of row crop ground and natural habitat diversity, with features that may appeal to both farming and recreational use. The terrain and natural corridors support wildlife movement, and the mix of open and wooded areas creates flexibility for land use.

TRACT 2 - 40± ACRES

This 40± acre tract includes approximately 35.79± acres of tillable ground with the balance in mixed timber. The field layout supports efficient farm operations, and the timbered portion provides cover and natural transition areas. Its manageable size and high percentage of cropland make it a practical choice for row crop production or as an addition to a nearby farming operation.

TRACT 3 - 70± ACRES

Tract 3 totals 70± acres and includes about 7± acres of cropland, with the remaining 63± acres in mixed timber. This tract features a combination of open and brushy timber areas, creating varied habitat and cover across the landscape. The layout offers potential for recreational use, timber management, or a private home site with surrounding woods. The balance of timber and limited cropland provides versatility for a range of land use goals.

Tract #:	All Tracts
Deeded Acres:	222.1± acres
FSA Farmland Acres:	124± (estimated)
Soil Types:	Okolona Silty Clay, Leeper Silty Clay, Vaiden Silty Clay, Brooksville Silty Clay
Soil PI/NCCPI/CSR2:	NCCPI 53.6
CRP Acres/Payment:	NO CRP
Taxes:	Total property: \$978.75 Tract 1: \$500.56 Tract 2: \$225.96 Tract 3: \$252.23
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession
Survey Needed?:	No survey needed
Brief Legal:	222.1± acres E ½ NE ¼ S36 and pt S ½ SE ¼ S25 T16N R18E and SW ¼ SW ¼ S30 and NW ¼ NW ¼ S31 T16N R19E Noxubee Co, MS
PIDs:	1402500200, 1413000100, 1403600300, 1413101400
Lat/Lon:	33.20742, -88.40553
Zip Code:	39739

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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Ranch & Farm Auctions, LLC, License# 1798F | Firm Manager, Cody Lowderman, MPA #1797 | Larry Sims, Auctioneer, License# 231 | Joe Gizdic, Director, Ranch & Farm Auctions, LLC, 217.299.0332 | IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (20702) | Jake Meyer, Mississippi Land Specialist for Whitetail Properties Real Estate, LLC, 662.605.3765



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