

20± Acres in Rankin County, MS

\$200,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

Property Profile

Rankin County Mini Farm

Location:

- Rankin County, MS
- 525 ± Feet of Road Frontage Along Hwy 43
- 4± Miles North of Puckett
- 18± Miles Southeast from Brandon

Coordinates:

- 32.137428, -89.793699

Property Information:

- 20± Acres
- Pasture Land
- Hardwood & Pine Mix
- Wildlife
- Electricity & Water Available

Property Use:

- Multiple Home Sites
- Recreational
- Investment

Tax Information: 2022 \$243.78

- Parcel #: P04-000002



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JIMMY GENTRY

LAND SPECIALIST

C: 601-421-8500

O: 769-888-2522

jimmy@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Welcome to your Rankin County mini farm, situated along Hwy 43 just outside of Puckett, MS. This 20± acre tract is a rare find for this area! Ample road frontage along Hwy 43 gives you the ability to choose how to access the property.



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In addition to the frontage, there are several locations that would make a beautiful home site for building your forever home. Large landowners surround the property so there is no shortage of wildlife in the area! A small, secluded food plot is on this tract allowing you to slip in a quick hunt.



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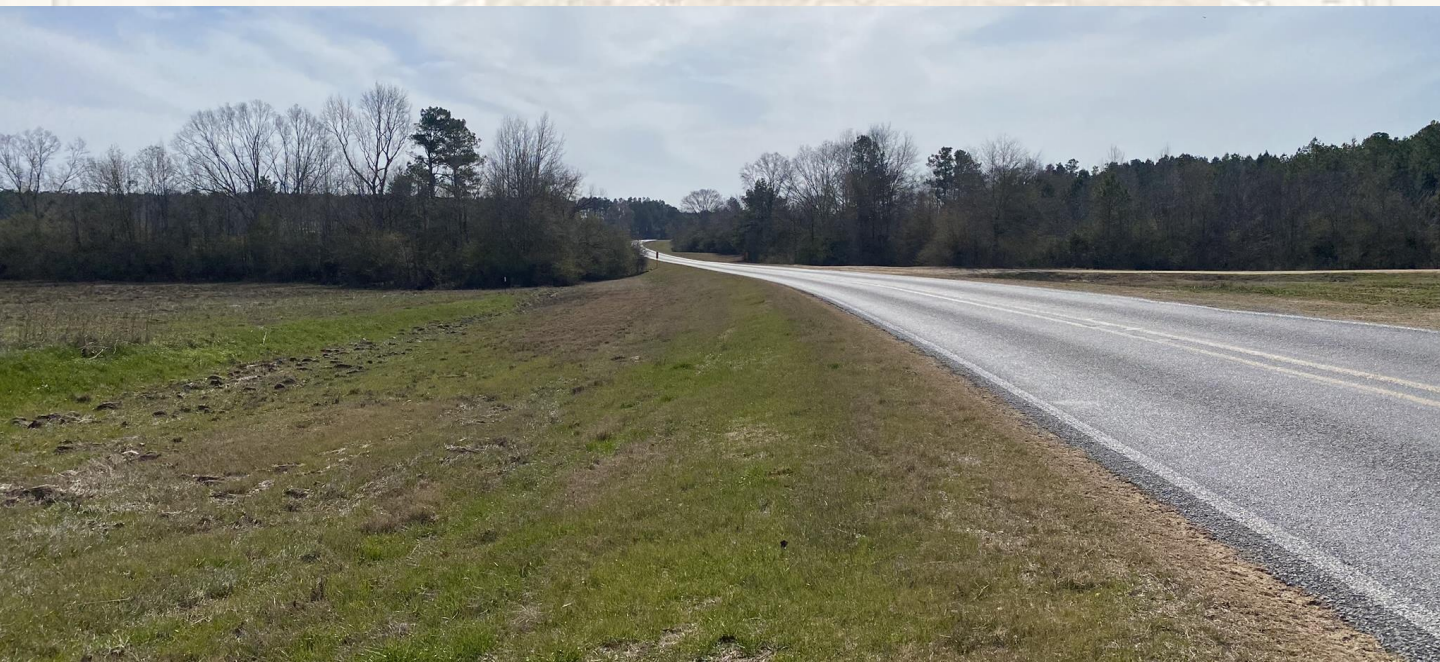
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The property is in a convenient location with the town of Puckett being approximately four miles away and Rankin County Schools within a five-minute drive. If you have been looking for country-living with recreational opportunities, this is it! Contact Jimmy Gentry today to schedule a private showing.



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
49C2	Savannah loam, 5 to 8 percent slopes, moderately eroded	7.47	34.78	0	47	3e
25A	Quitman loam, 0 to 2 percent slopes	7.14	33.24	0	70	2w
50B	Savannah-Quitman association, undulating	3.96	18.44	0	62	3e
68D2	Smithdale fine sandy loam, 8 to 17 percent slopes, eroded	2.02	9.4	0	69	6e
W	Water	0.88	4.1	0	-	-



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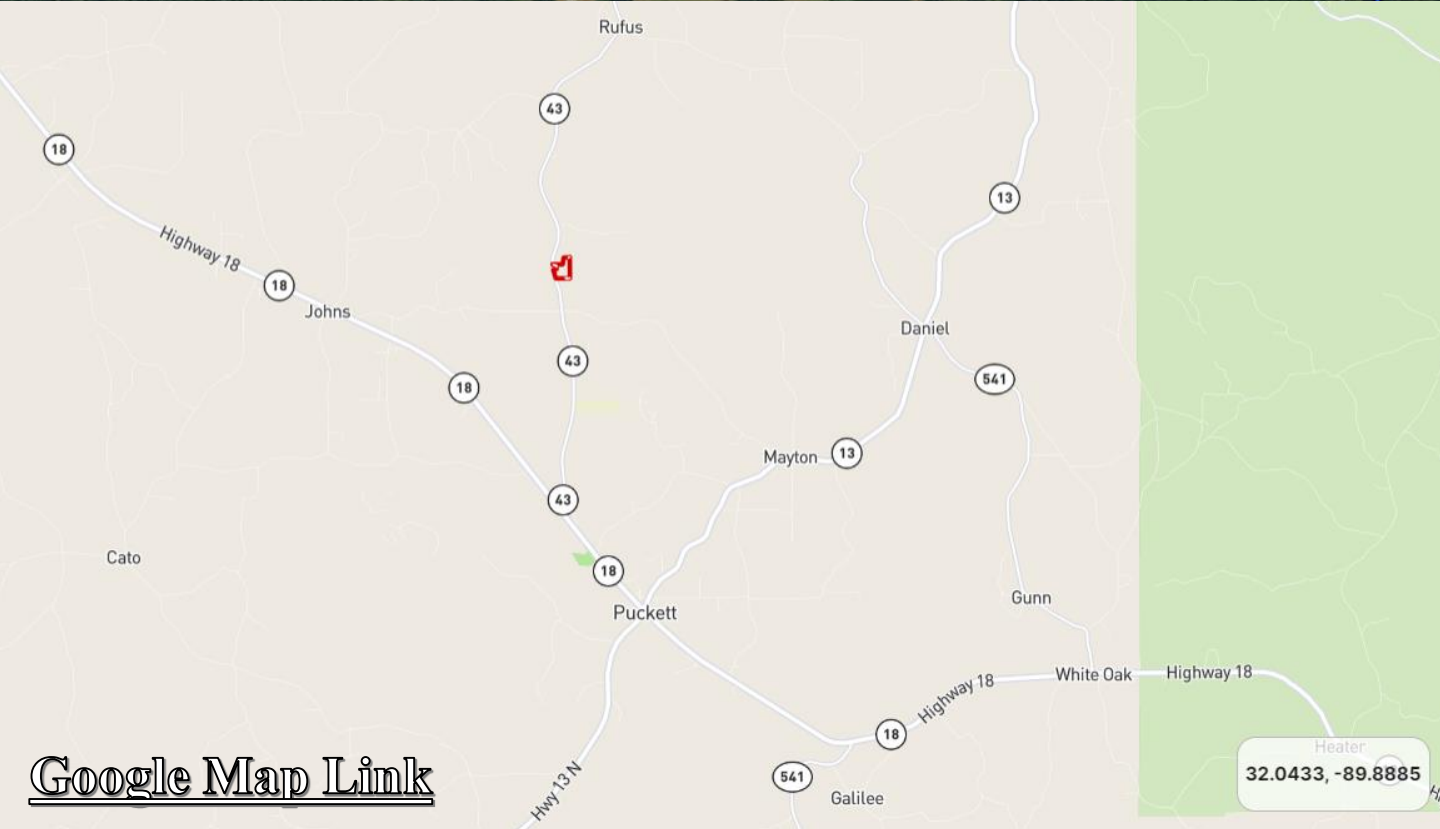
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[Land id Link](#)



[Google Map Link](#)

Heater
32.0433, -89.8885



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