

5± Acres in Rankin County, MS
\$70,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

Property Profile

The Rankin 5

Location:

- Pearl, MS
- Rankin County
- Minutes from the Metro Area

Coordinates:

- 32.216, -90.0963

Property Information:

- 5± Acres
- Paved Frontage Road
- Wooded Lot
- Power and Water Available
- Conveniently Located to Shopping and Dining Establishments
- Light Restrictions in Place

Property Use:

- Recreational
- Homesite Potential
- Timberland
- Hunting
- Investment

Tax Information: Will Be Calculated at Closing After Final Acreage Determined by Survey

- Parcel #: F06-000040-00000 (Part of)



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MICHAEL OSWALT

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

15,000+ Followers

Information is believed to be accurate but not guaranteed.

Looking for a place to build that dream home in Rankin County, MS? This 5± acre property may just be exactly what you have been looking for. The location doesn't get much better from a drive time standpoint. Located along the north side of Hayes Place, you can be shopping, dining, or at the ballfield in no time. This tract was cutover approximately 8 years ago so your clearing bill shouldn't be too bad. Power and water run along Hayes Place. Of course, there is always the option of a well for self-sufficiency. Light restrictions are in place and final acreage will be determined by survey. If you have been looking for a place to stretch out and live the country life while you're still close to the conveniences of town, give Michael Oswalt a call to take a look at The Rankin 5 today! Additional land is available.



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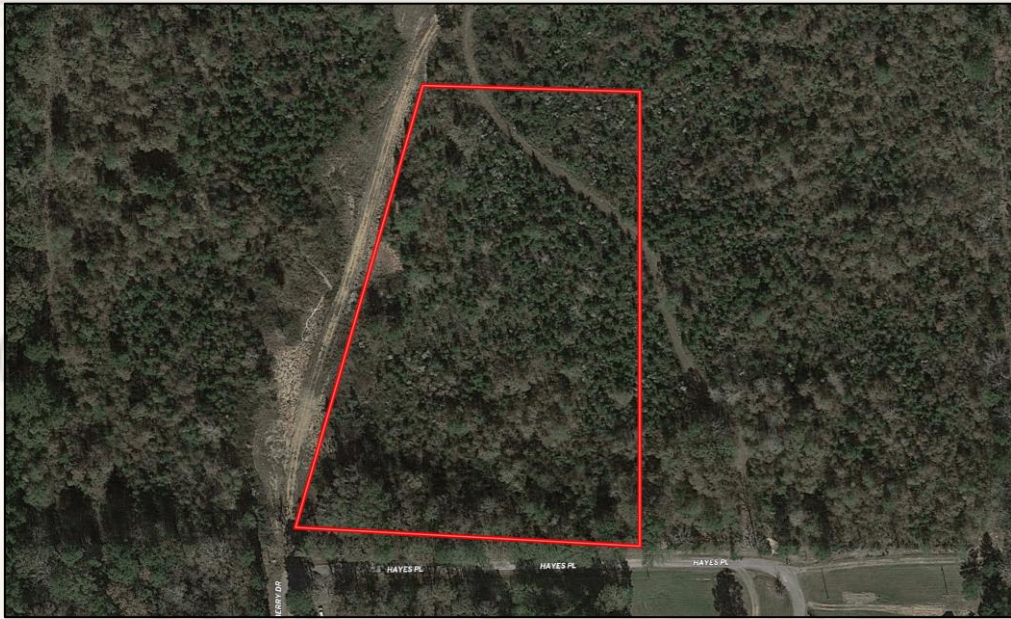
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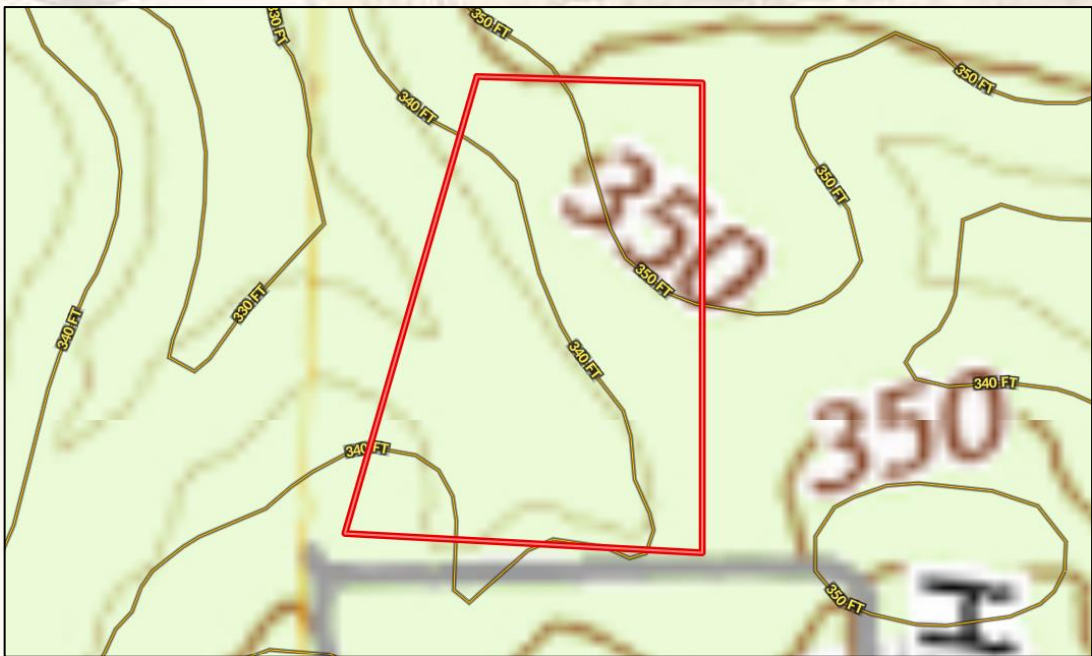
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Aerial Map & Topo Map

[Land id Link](#)



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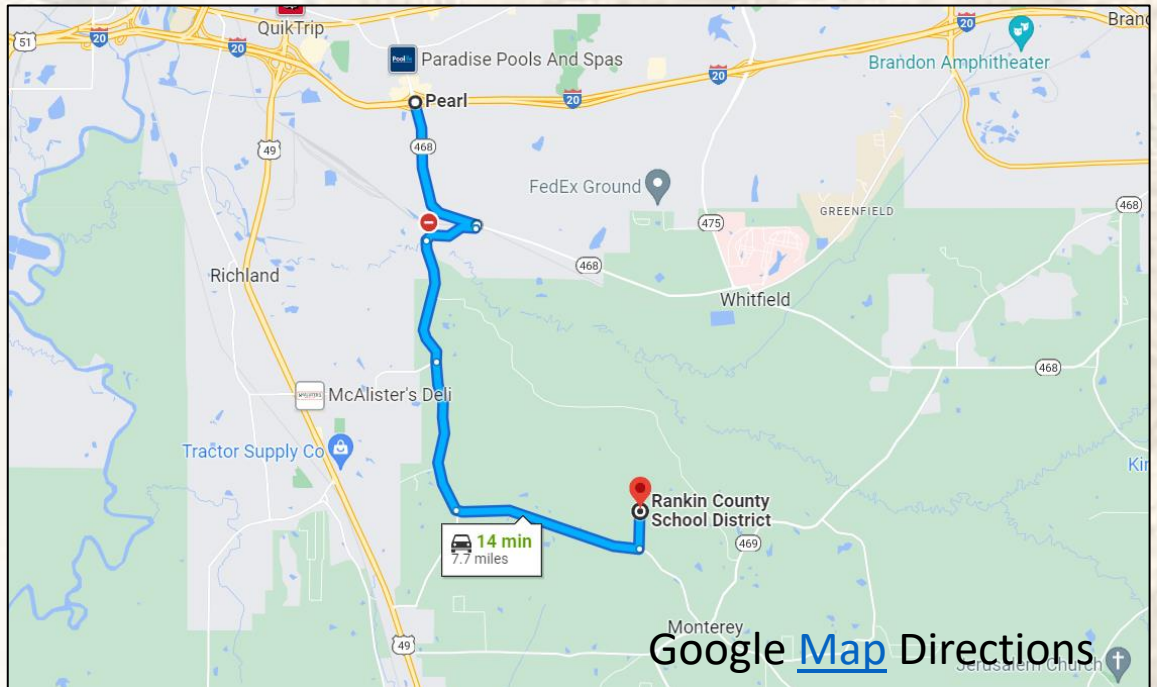
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Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|---------|-------|-----|-------|-----|
| 64F | Smithdale-Providence association, 8 to 35 percent slopes | 5.29 | 100.0 | 0 | 51 | 7e |
| TOTALS | | 5.29(*) | 100% | - | 51.0 | 7.0 |



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