

18.14± Acres with a Barndominium

Madison County Canton, MS



\$520,000



DAVID BELDEN ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com



DALE WILDS REALTOR®
O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Property Information

Location:

- 1907 Robinson Road
Canton, MS 39046

Property Use:

- Residential
- Recreational

Coordinates:

- 32.6388, -89.8222

Property Highlights

- 18.14± Acres
- 1,720± Square Foot Barndominium
- 680± Square Feet of Additional Space with a Roll-Up Door
- 60' x 40'± Pole Barn
- Convenient Location Near the Natchez Trace Parkway
- Approximately 1,400 Feet of Road Frontage
- Ross Barnett Reservoir and Public Hunting Opportunities Nearby

DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com



DALE WILDS
REALTOR®
O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

The Estate

18.14± Acres

Set on 18.14± acres in sought-after Madison County, this property offers the privacy and breathing room of country living without sacrificing convenience. The acreage provides plenty of space for outdoor recreation, wildlife watching, gardening, hunting-related activities, or future improvements while remaining manageable enough for someone looking to downsize. The property sits exceptionally close to the Natchez Trace Parkway, with only one neighboring property separating the land from the Trace. The Ross Barnett Reservoir and Pearl River Wildlife Management Area are also nearby, expanding the opportunities for hunting, fishing, boating, and recreation. Madison, Canton, Brandon, Flowood, and the Jackson metro area are all within easy reach.



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

DALE WILDS
REALTOR®
O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



The Barndominium 1,720± Square Feet

Built in 2014, the well-built barndominium at 1907 Robinson Road offers a comfortable, low-maintenance living space with 2 bedrooms and 2 bathrooms. The interior features granite countertops, stained concrete floors, and a gas fireplace, combining durability with a warm, inviting feel. Attached to the living quarters is approximately 680± square feet of additional space with a roll-up door, providing excellent flexibility for a workshop, ATVs, equipment, tools, recreational gear, or additional storage. With its practical design, quality finishes, and versatile attached space, this barndominium is well suited for a full-time residence, weekend getaway, hunting retreat, or downsized country home.



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com



DALE WILDS
REALTOR®
O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com

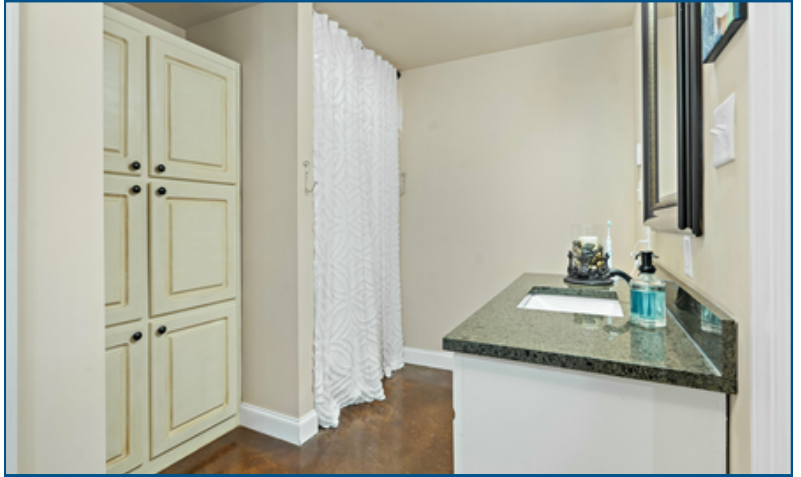
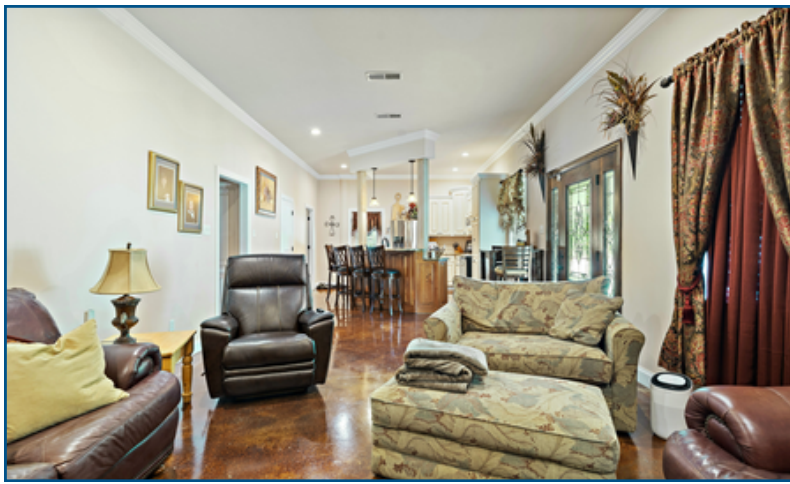
Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

DALE WILDS
REALTOR®
O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Extra Features

Outside the barndominium, the property features a large 60' x 40' RV pole barn, adding substantial covered storage and versatility to the property. The pole barn provides plenty of room for an RV, boat, tractors, trailers, ATVs, equipment, and other recreational gear, making it especially useful for an outdoorsman, landowner, or anyone needing extra space for their toys and equipment. These additional improvements complement the acreage and make the property even more functional for recreational use, equipment storage, or maintaining the land.



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

DALE WILDS
REALTOR®
O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Photos



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com



DALE WILDS
REALTOR®
O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

141'0" x 111'0"

Open/No-Build

Open/No-Build

Structure

Garage
10'0" x 14'0"

W.I.C.
11'9" x 8'0"

W.I.C.
8'0" x 6'0"

Primary Bedroom
11'9" x 12'9"

Hallway
3'0" x 11'0"

Bedroom
10'0" x 11'9"

W.I.C.
7'0" x 10'0"

Auxiliary Bath
5'0" x 7'0"

Bath
5'7" x 7'0"

Living Room
16'11" x 14'0"

Dining Area
8'11" x 14'0"

Kitchen
10'0" x 14'0"

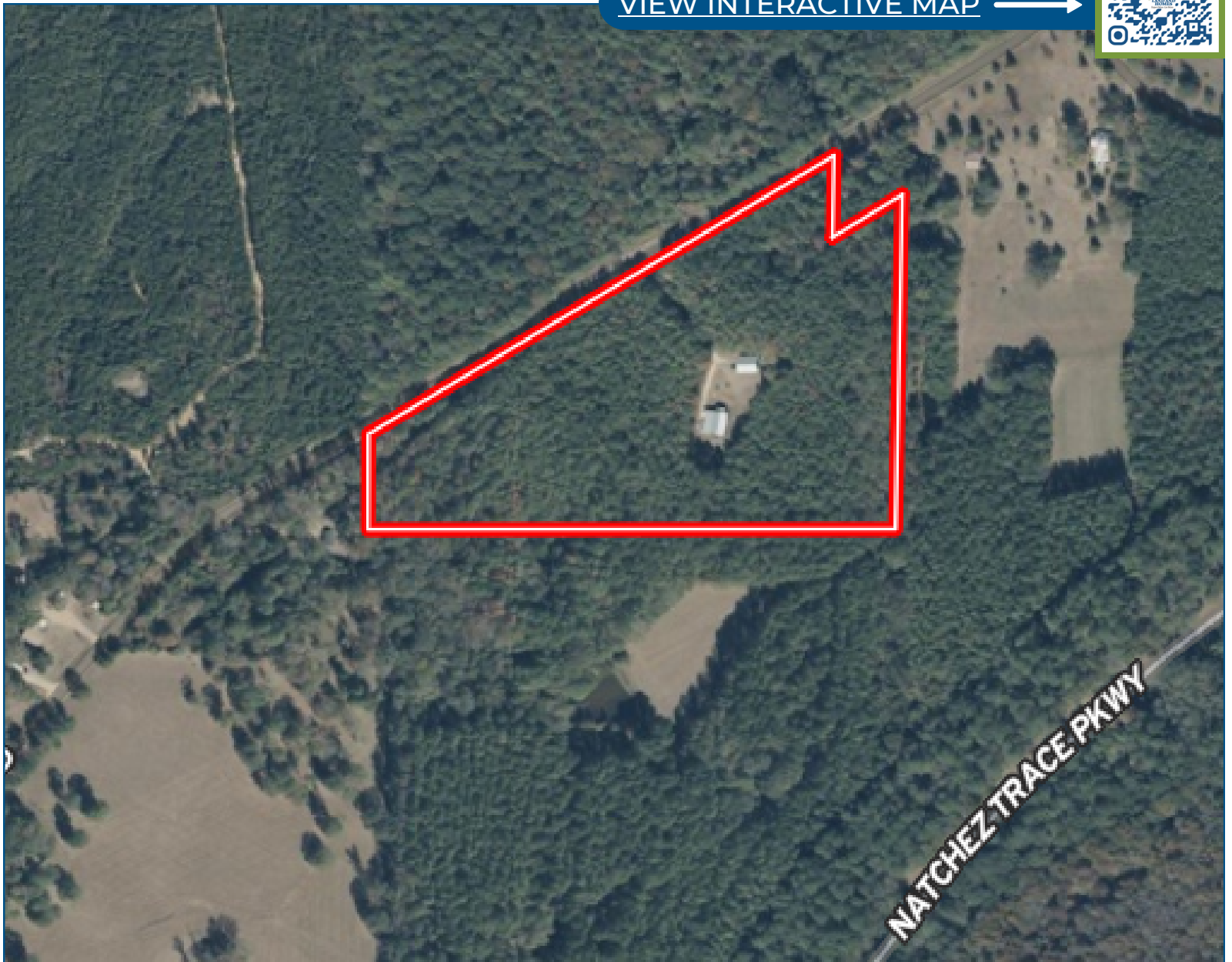
© 2000 Blackwell Science Ltd
Journal of Internal Medicine 247: 105–112

Figure 1
1997-1998



Aerial Map

[VIEW INTERACTIVE MAP](#) →



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com



DALE WILDS
REALTOR®
O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com

Expect More. Get More.

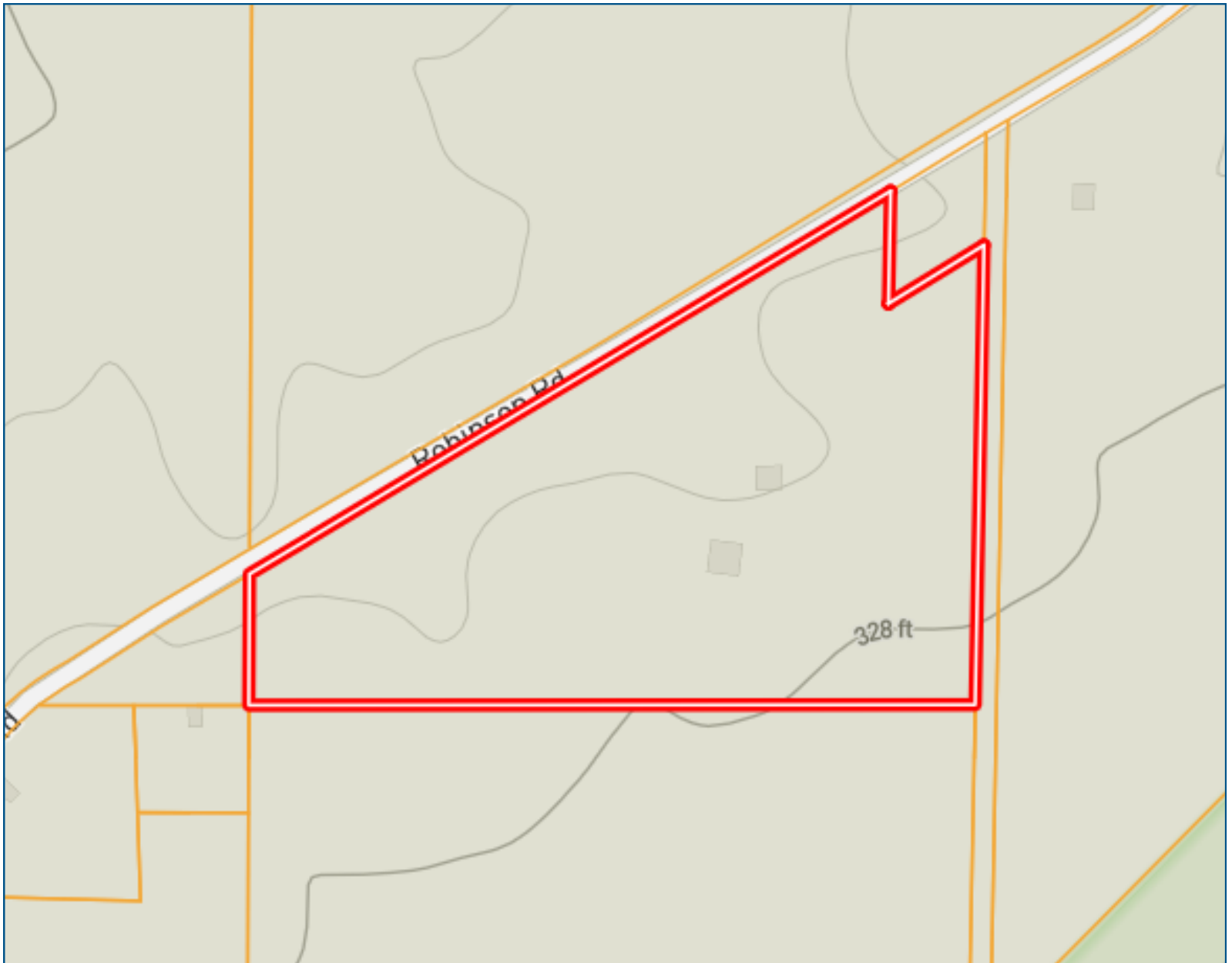
The Real Estate Experts You Can Trust!



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Ownership Map



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com



DALE WILDS
REALTOR®
O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com

Expect More. Get More.

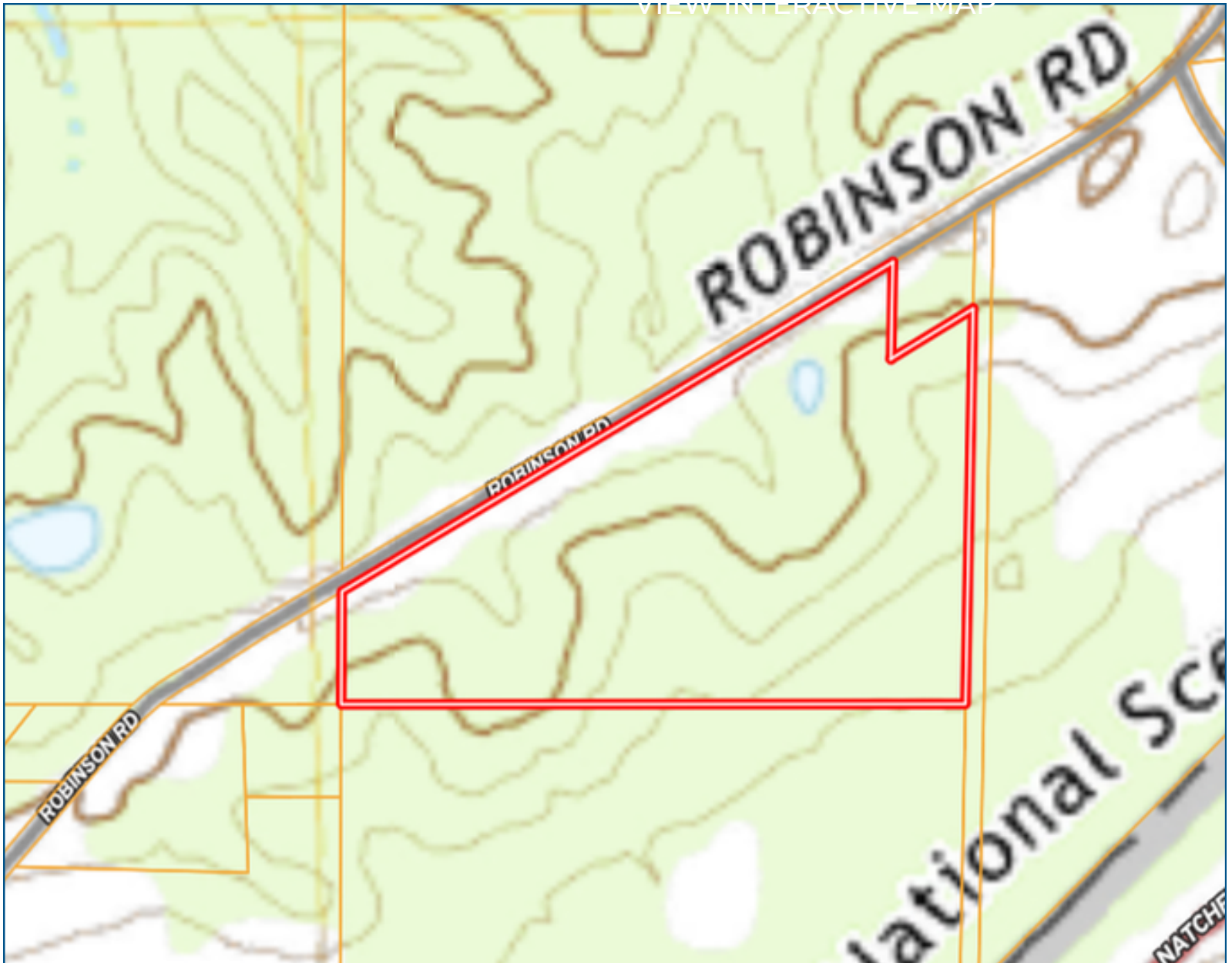
The Real Estate Experts You Can Trust!



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Topo Map



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

DALE WILDS
REALTOR®
O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

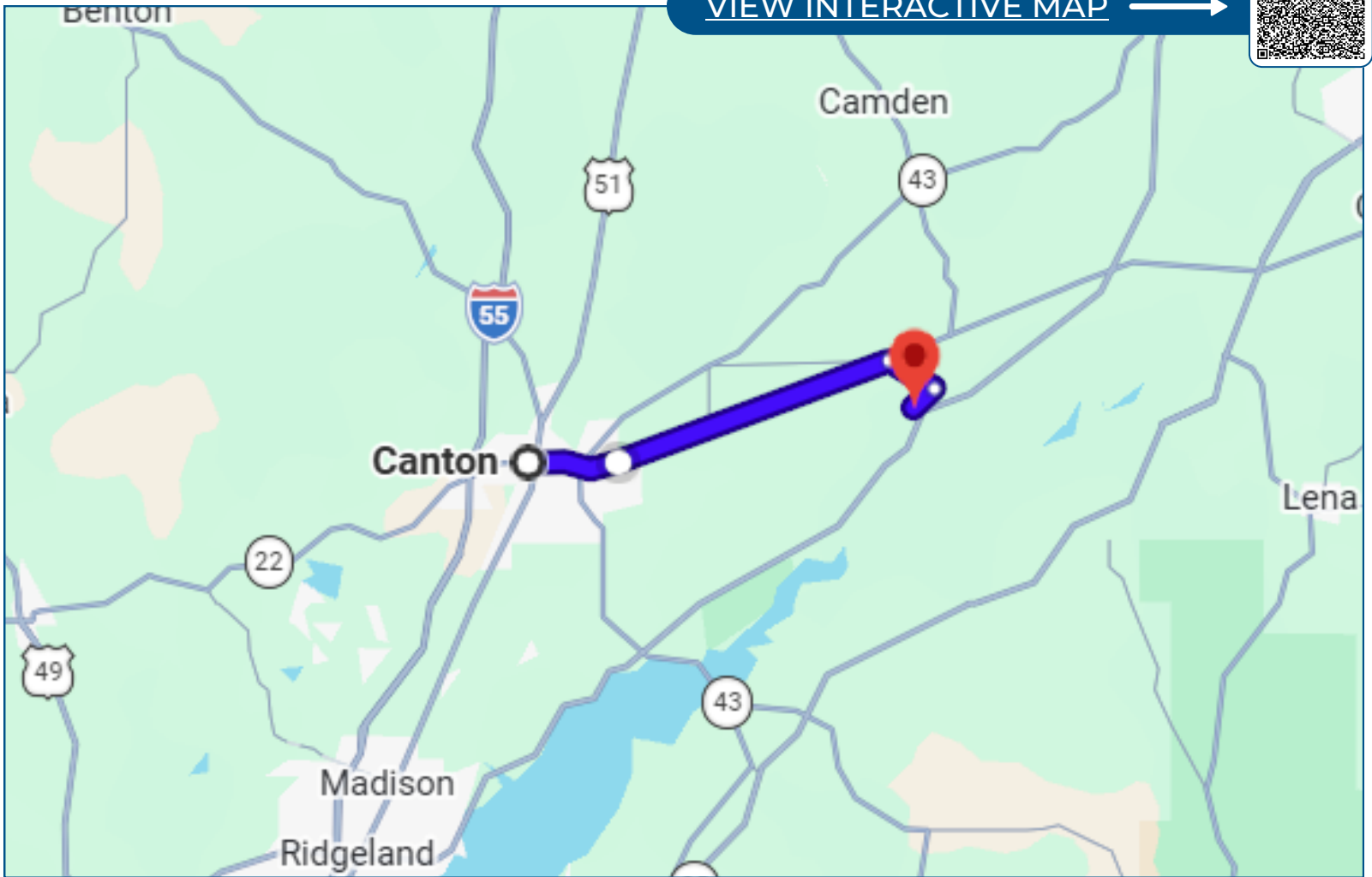


TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Directional Map

[VIEW INTERACTIVE MAP](#) →



From the Hwy 51 & MS-16 intersection, travel east on MS-16 for 12.3 miles to Pat Luckett Rd. Turn right onto Pat Luckett Rd and continue 1.7 miles, then turn right onto Robinson Rd. The property will be on your right. **GPS Friendly: 1907 Robinson Rd, Canton MS 39046.**

DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com



DALE WILDS
REALTOR®
O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.