

123± Acres in Rankin County, MS
\$528,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

Property Profile

The Rankin 123

Location:

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

Coordinates:

- 32.216, -90.0963

Property Information:

- 123± Acres
- Heavily Timbered
- Two Wildlife Plots in Place with Room for More
- Creek Traverses Property from East to West
- Access Via Private Gravel Road (Shared with 4 Landowners)
- Power and Water Available
- Deer and Turkey Hunting Opportunities
- Light Restrictions in Place

Property Use:

- Recreational
- Timberland
- Hunting
- Investment

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

- Parcel #1: F06-000065-00000
- Parcel #2: F06-000065-00030



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MICHAEL OSWALT

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

15,000+ Followers

Information is believed to be accurate but not guaranteed.

Welcome to The Rankin 123! If you have been looking for a recreational timberland tract or mini-farm close to town, this 123± acre Rankin County, MS property may just check your boxes. The location doesn't get much better from a drive time standpoint. Located just off Berry Drive, you can be in your stand or on the tractor in just a few minutes from the metro area. This tract offers great timberland diversity that can hold and grow the whitetails. The makeup includes 40± acres of approximately 25-year-old planted pines, 4± acres of approximately 20-year-old planted pines, 30± acres of 10-year-old cutover, and the remainder in mature timber, along the creek. This combination potential can be incredible from a wildlife perspective. You will also find two wildlife plots in place with room for a few more. The creek traverses the property from east to west making an excellent travel corridor and water supply for the whitetails and a great place to roost for the turkeys. The deer numbers should be great in this area, and you may even see/hear a turkey every now and then. Along the northeast corner of the property, 10± acres is in the FEMA Floodplain . Power currently runs along the northern property line and water comes in from the west along E Petros Road. Of course, there is always the option of a well for self-sufficiency. Access this tract via a private gravel road where the road maintenance will be split between four landowners who will enjoy use of the road. Light restrictions in place and final acreage determined by survey. If you are in the market for a conveniently located tract, give Michael Oswalt a call for your private tour of The Rankin 123 today! Additional acreage is available.



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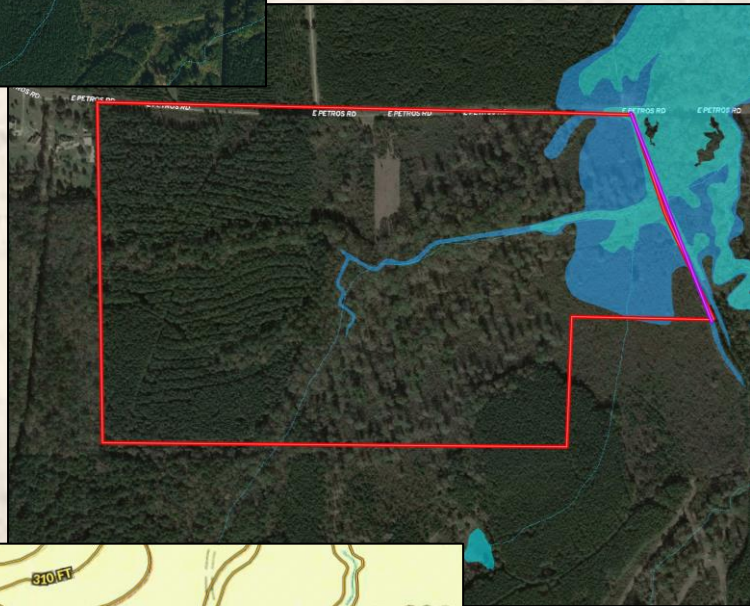
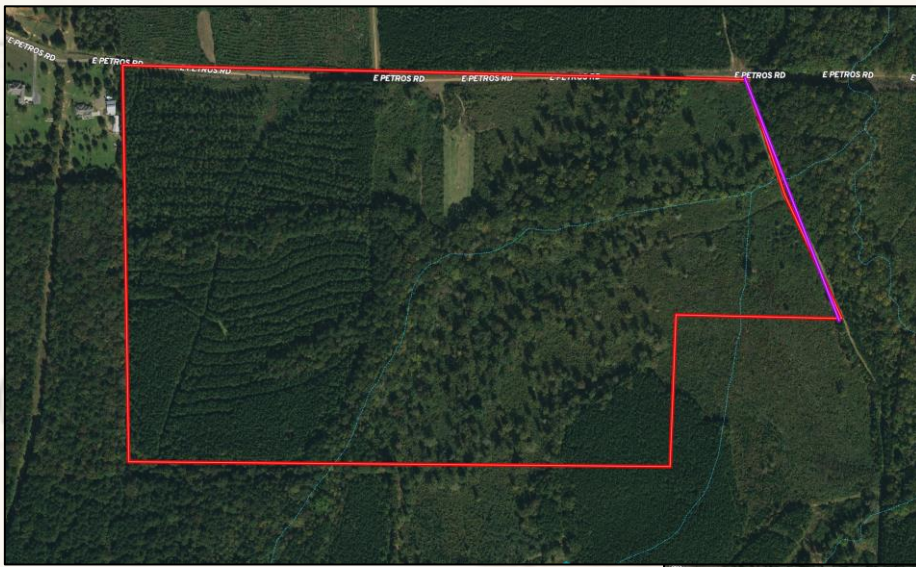
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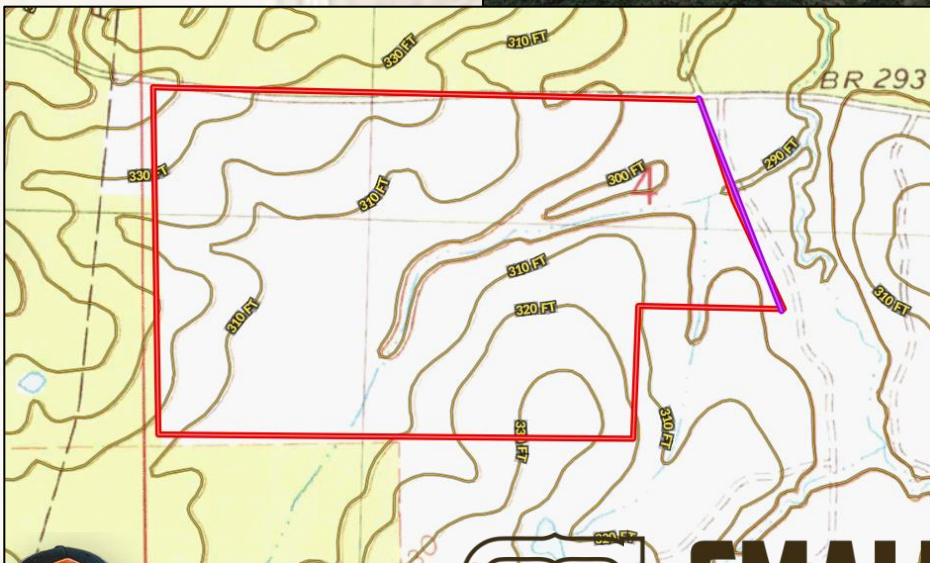
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Aerial Map & Topo Map



[Land id Link](#)



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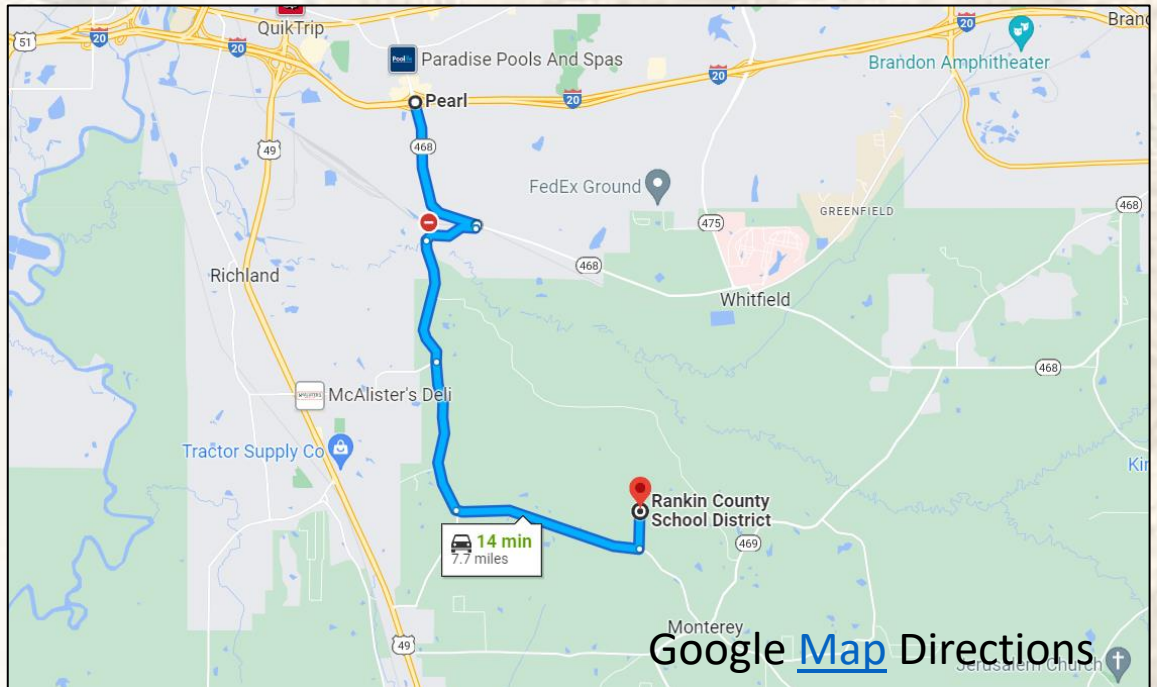
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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
35C2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	41.56	33.88	0	70	3e
6	Oaklimeter-Gillsburg association, frequently flooded	39.61	32.29	0	78	4w
41B2	Providence silt loam, 2 to 5 percent slopes, eroded	24.94	20.33	0	28	2e
35B2	Tippah silt loam, 2 to 5 percent slopes, eroded	11.05	9.01	0	75	2e
3	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	4.93	4.02	0	74	2w
49B2	Savannah loam, 2 to 5 percent slopes, eroded	0.59	0.48	0	41	2e
TOTALS		122.68(*)	100%	-	64.52	2.98



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