

**179± Acres in Rankin County, MS**  
**\$689,150**



**SMALLTOWN**  
**HUNTING PROPERTIES**  
**& REAL ESTATE<sup>SM</sup>**

**Office 769.888.2522**

# Property Profile

## The Rankin 179

### Location:

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

### Coordinates:

- 32.216, -90.0963

### Property Information:

- 179± Acres
- Heavily Timbered
- Creek Traverses Property from North to South
- Four Wildlife Plots in Place with Room for More
- Small Pond
- Access Via Private Gravel Road (Shared with 4 Landowners)
- Power Available
- Deer and Turkey Hunting Opportunities

### Property Use:

- Recreational
- Timberland
- Hunting
- Investment

### Tax Information: Will Be Calculated at Closing

- Parcel 1#: F06-000065-00020 (Part of)
- Parcel 2#: F06-000040-00000 (Part of)



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**MICHAEL OSWALT**

PRINCIPAL BROKER


C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

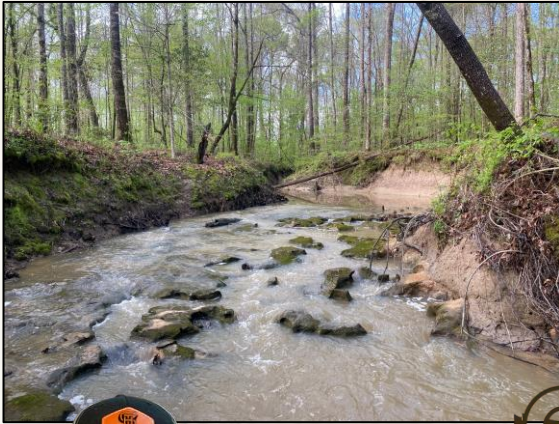
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Welcome to The Rankin 179! If you have been searching for a recreational timberland tract close to town, this 179± acre tract just might check your boxes. The location doesn't get much better from a drive time point of view. Located just off Berry 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 should hold and grow the whitetails. The makeup includes 35± acres of approximately 22-year-old planted pines, 80± acres of 8-year-old natural regeneration cutover, and the remainder in beautiful mature timber, along the creek. This combination has the potential to be incredible from a wildlife perspective. You will also find four wildlife plots in place with room for a few more. The creek traverses the property from north to south making an excellent travel corridor and water supply for the whitetails and a great place to roost for the turkeys. The deer numbers can be great in this area, and you may even see/hear a turkey every now and then. Approximately 14 acres are in the FEMA Floodplain, along the northwest corner of the property. Power currently runs along the northern property line and water is not too far from the eastern property line. Of course, there is always the option of a well for self-sufficiency. The access is via a private gravel road where the maintenance will be split between four landowners who will all enjoy use of the road. If you are in the market for a conveniently located tract in Rankin County, MS, give Michael Oswalt a call for your private tour of The Rankin 179 today! Additional acreage is available.



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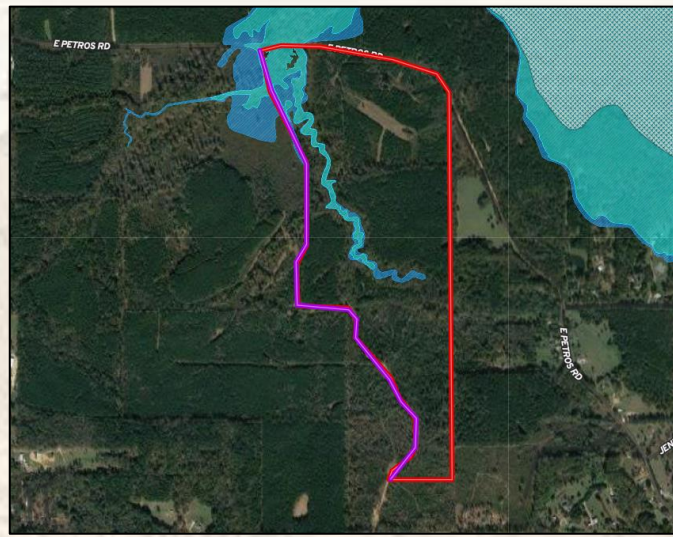
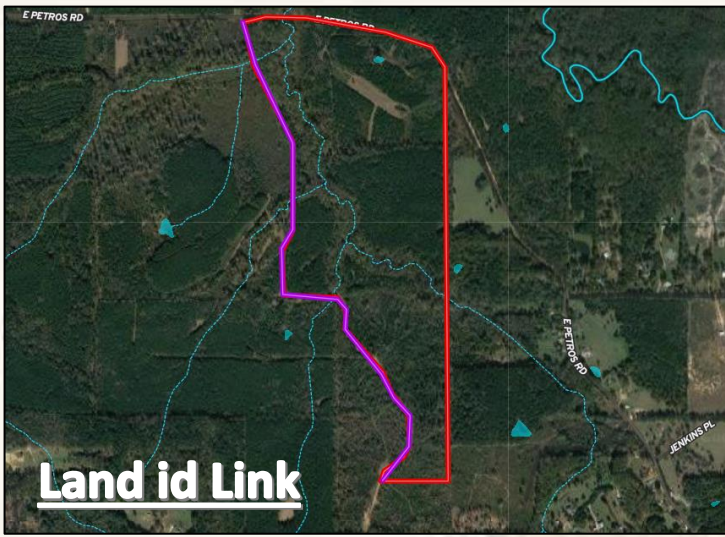
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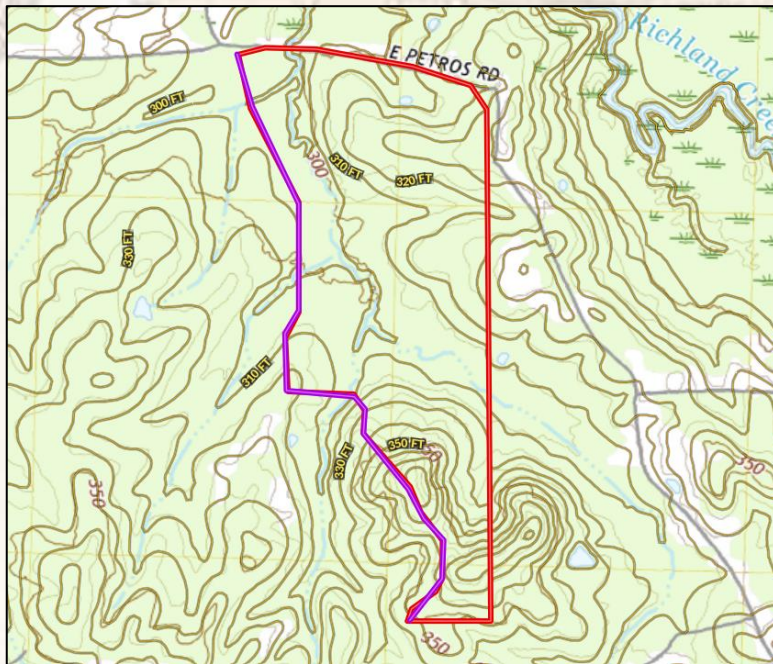
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**Aerial Map**

**Flood Map**



**Topo Map**



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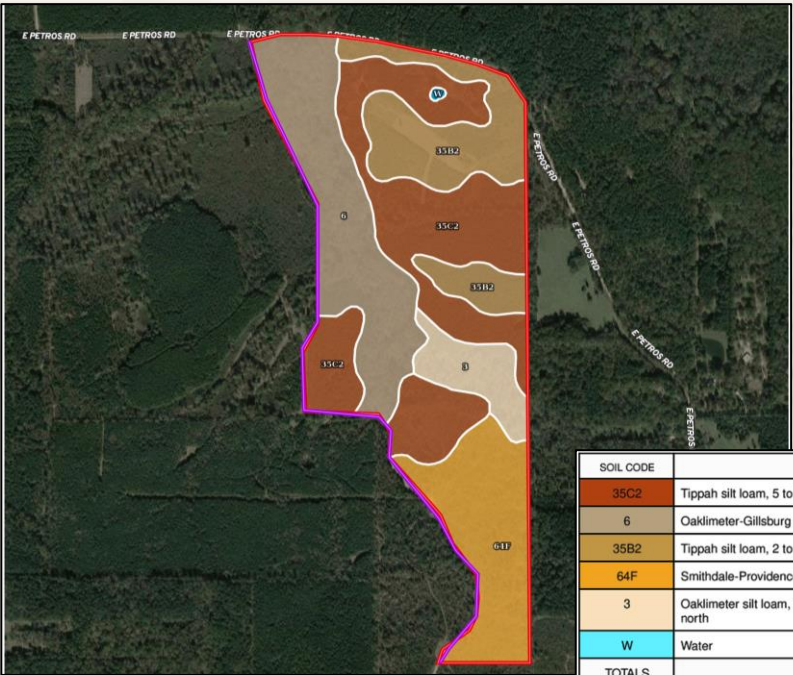
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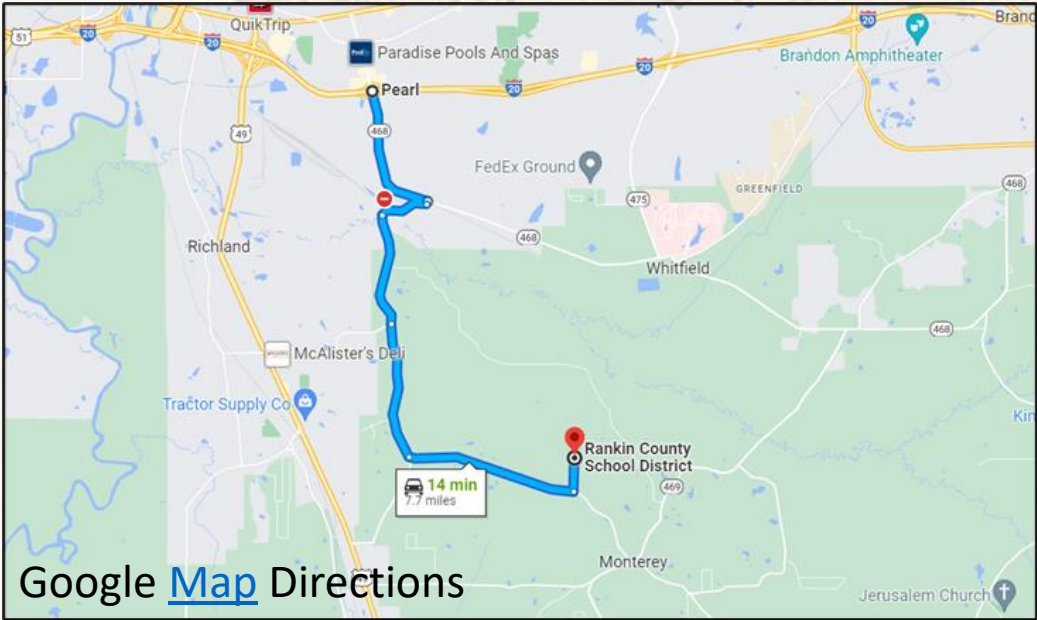
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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
35C2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	58.3	34.66	0	70	3e
6	Oaklimeter-Gillsburg association, frequently flooded	39.75	23.63	0	78	4w
35B2	Tippah silt loam, 2 to 5 percent slopes, eroded	30.01	17.84	0	75	2e
64F	Smithdale-Providence association, 8 to 35 percent slopes	29.27	17.4	0	51	7e
3	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	10.65	6.33	0	74	2w
W	Water	0.24	0.14	0	-	-
TOTALS		168.2 2(*)	100%	-	69.63	3.69



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