

111± Acres in Rankin County, MS
\$443,445



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

Office 769.888.2522

Property Profile

The Rankin 111

Location:

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

Coordinates:

- 32.216, -90.0963

Property Information:

- 111± Acres
- Heavily Timbered
- Three Wildlife Plots in Place with Room for More
- Small Pond
- 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#: F06-000039-00000
- Parcel 2#: F06-000040-00000 (Part of)



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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 111! If you have been looking for a recreational timberland tract or mini-farm close to town, this 111± acre tract just might check your boxes. The location doesn't get much better from a drive time perspective. 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 80± acres of approximately 16-year-old planted pines and 31± acres of approximately 8-year-old natural regrowth cutover. This combination can be incredible from a wildlife standpoint. You will also find three wildlife plots in place with room for more if desired. There is a small pond on the property that could be stocked or just kept for a wildlife watering hole. The deer numbers have the potential to be great in this area, and you may even see/hear a turkey every now and then. Power is not too far from the southern property line and water runs along Berry Drive. Of course, there is always the option of a well for self-sufficiency. The access is via a private gravel road where the road maintenance will be split between four landowners who will all 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 in Rankin County, MS, give Michael Oswalt a call for your private tour of The Rankin 111 today! Additional acreage is available.



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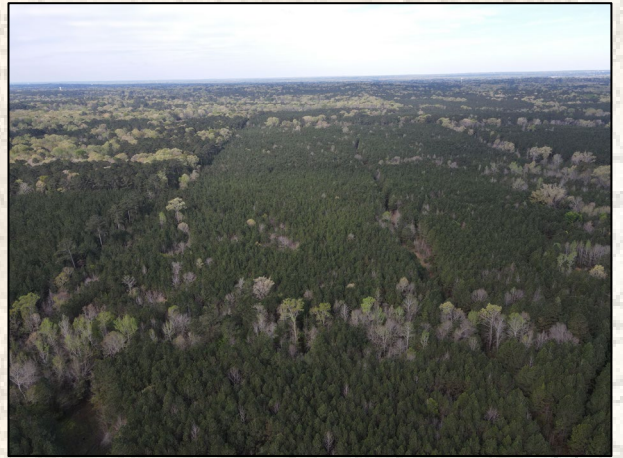
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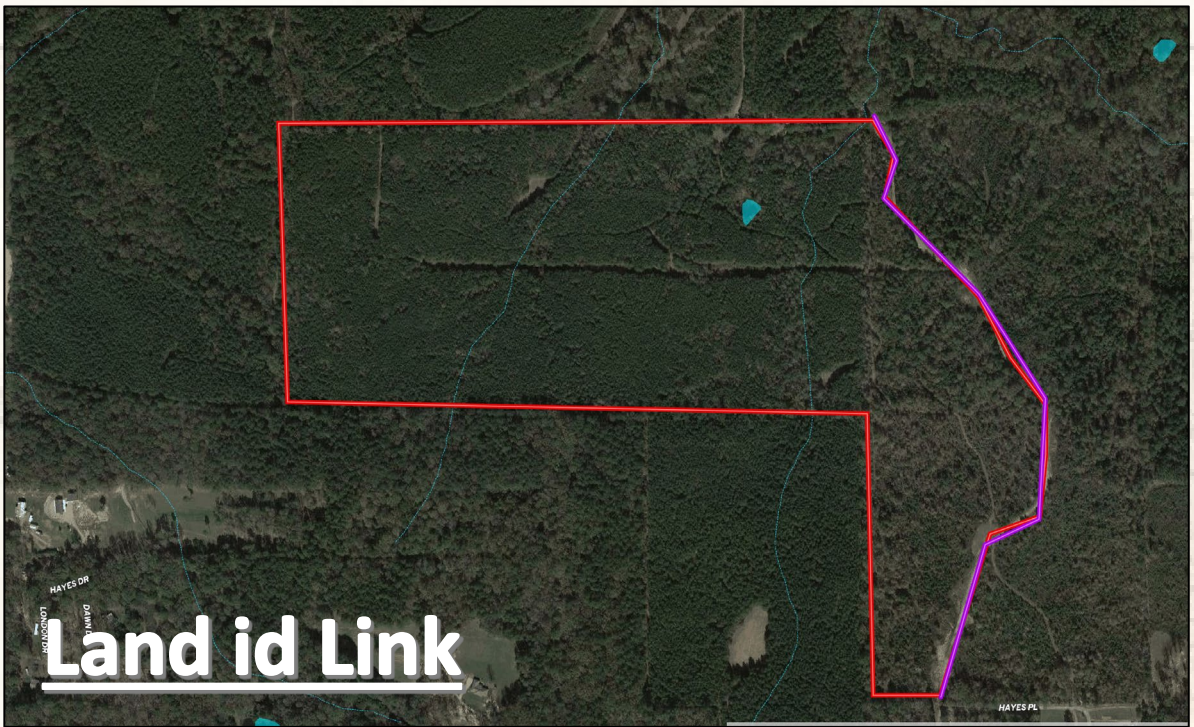
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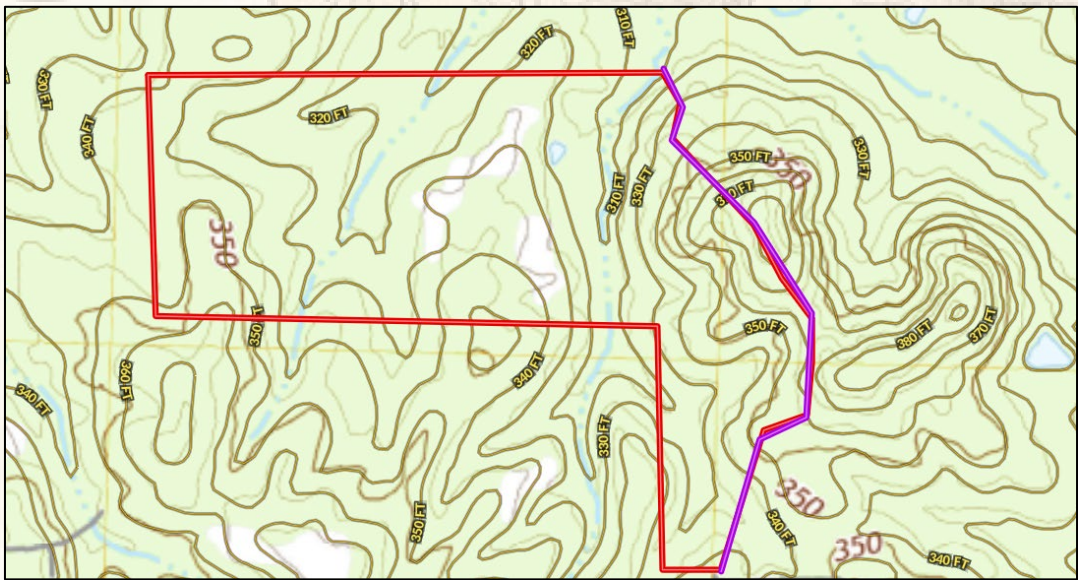
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[Land id Link](#)

Aerial Map



Topo Map



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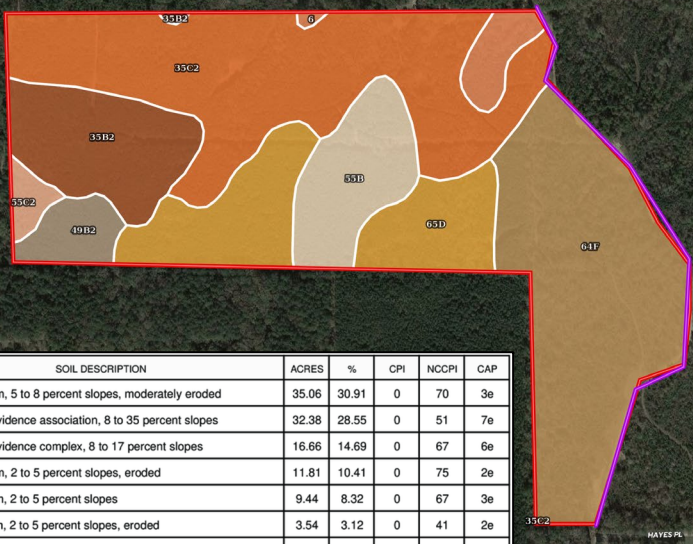
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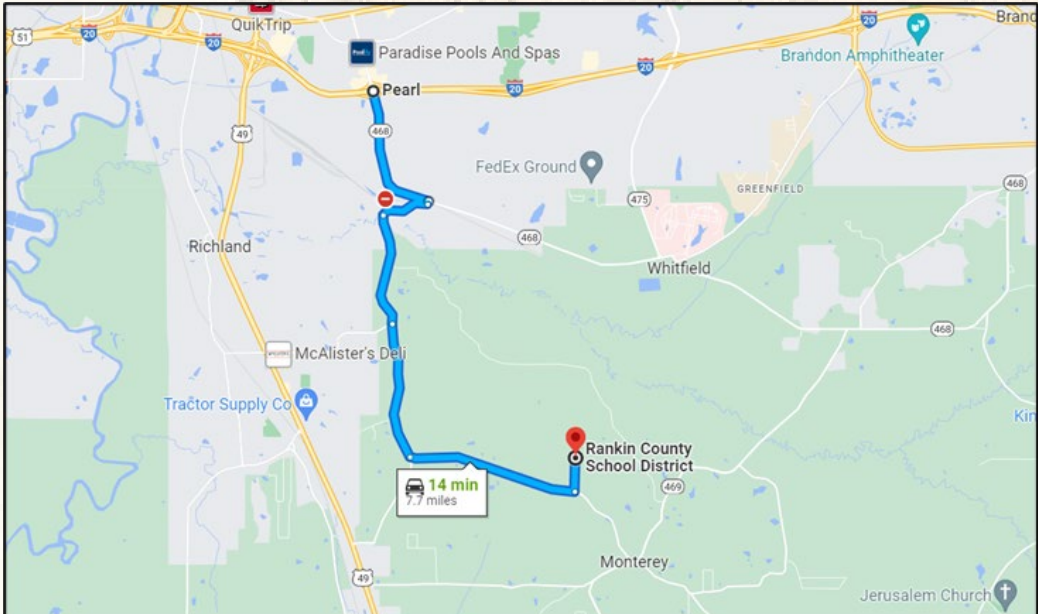
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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
35C2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	35.06	30.91	0	70	3e
64F	Smithdale-Providence association, 8 to 35 percent slopes	32.38	28.55	0	51	7e
65D	Smithdale-Providence complex, 8 to 17 percent slopes	16.66	14.69	0	67	6e
35B2	Tippah silt loam, 2 to 5 percent slopes, eroded	11.81	10.41	0	75	2e
55B	Kipling silt loam, 2 to 5 percent slopes	9.44	8.32	0	67	3e
49B2	Savannah loam, 2 to 5 percent slopes, eroded	3.54	3.12	0	41	2e
6	Oaklimeter-Gillsburg association, frequently flooded	3.02	2.66	0	78	4w
55C2	Kipling silt loam, 5 to 8 percent slopes, moderately eroded	1.5	1.32	0	60	4e
TOTALS		113.4 1(*)	100%	-	63.58	4.49



Google [Map](#) Directions



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