



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

18.5± ACRES
RANKIN COUNTY, MS
\$225,000

LINES ARE APPROXIMATE



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE RANKIN 18.5

PROPERTY PROFILE

LOCATION:

- Trickhambridge Road
Brandon, MS 39042
- Rankin County
- 5± Miles N of I-20
- 7± Miles NE of Brandon
- 9± Miles SE of the Ross Barnett
Reservoir
- 13± Miles E of Flowood
- 23± Miles E of Jackson

COORDINATES:

- 32.332247, -89.908273

PROPERTY USE:

- Recreational
- Hunting
- Potential Homesite

PROPERTY INFORMATION:

- 18.5± Total Acres
- Pine/Hardwood Mix
- Road Frontage
- Small Pond
- Brandon School District
- Utilities Available Nearby

TAX INFORMATION:

- Parcel ID: K10 000170
- Parcel ID: K10 000170 00030



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REED DAVIS

LAND SPECIALIST

C: 601-951-5210

O: 769-888-2522

reed@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RANKIN 18.5

HAVE YOU BEEN SEARCHING FOR A PLACE TO BUILD IN THE BRANDON SCHOOL DISTRICT IN RANKIN COUNTY, MS? Rarely mentioned in the same sentence, let alone paired with 18.5± acres, this newly listed property is worth your attention!

Offering the perfect balance of seclusion and space without sacrificing convenience to nearby towns, this tract provides versatility. Entering the property from Trickhambridge Road, the “panhandle” features mature pine and hardwood trees, setting the tone for your future driveway; just imagine a shaded entryway leading to the heart of the land. The majority of the acreage is timbered with pine and some hardwoods. If you like to fish, there’s even a small pond. The topography has a very gentle roll that’s almost unnoticeable at times.



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MORE ABOUT THE RANKIN 18.5

Essential utilities are accessible from the road, with power serviced by Entergy and water provided by Evergreen Water Association, making for a perfect recreational tract or residential use. If building your dream home is on your mind, there are ample potential homesites, each offering peace and privacy for your quiet retreat.

The Rankin 18.5 should be considered if you are in the market for a small tract to hunt or a secluded homesite convenient to I-20, Brandon, the Reservoir, and Flowood.

To learn more and schedule a private showing, call Reed Davis today.



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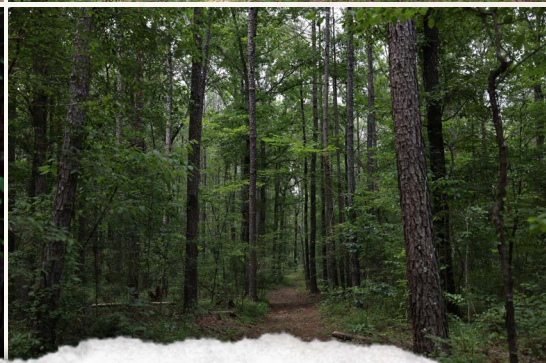
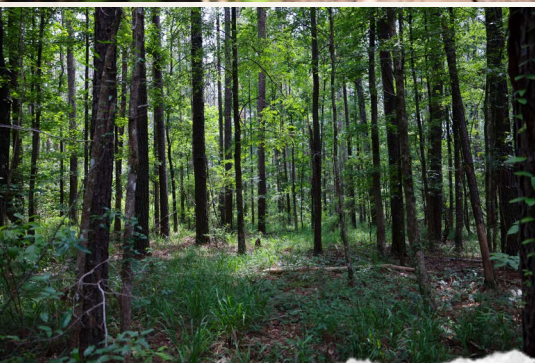
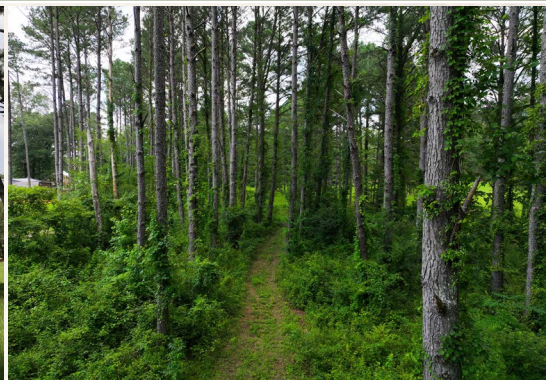
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18.5± ACRES **RANKIN COUNTY, MISSISSIPPI**



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SOIL MAP



Boundary 18.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
67B	Kipling-Falkner association, undulating	12.5	67.46	0	73	4e
41C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	3.19	17.22	0	32	3e
35C2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	2.84	15.33	0	70	3e
TOTALS		18.53(*)	100%	-	65.48	3.67

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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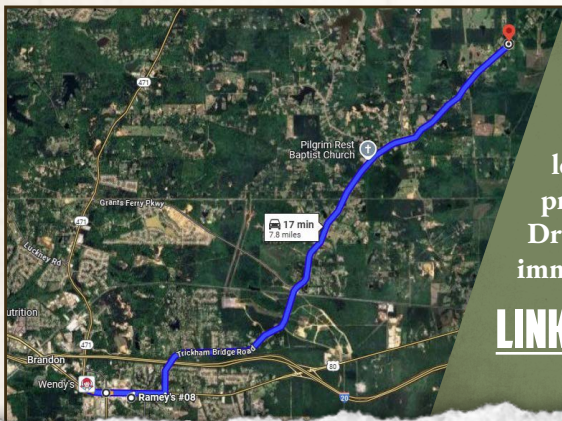
18.5± ACRES

RANKIN COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



Directions From Ramey's Grocery Store on Hwy 80 in Brandon, MS: Travel 377 feet east on Hwy 80. Turn left onto Trickhambridge Road and proceed 7.8 miles. Turn left on Graham Drive and you will arrive to the property immediately after leaving the asphalt road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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