

**Private 21.5-Acre Estate with Pool, Stocked Pond and
Shop — \$525,000**
172 Willie Rankin Rd
Mendenhall, MS 39114

\$499,000
21.5± Acres
Simpson County



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Mendenhall, MS / Simpson County

SUMMARY

Address

172 Willie Rankin Rd

City, State Zip

Mendenhall, MS 39114

County

Simpson County

Type

Farms, Business Opportunity, Lot, Single Family, Horse Property, Residential Property, Recreational Land, Hunting Land, Ranches

Latitude / Longitude

31.96134 / -89.771591

Dwelling Square Feet

3,391

Bedrooms / Bathrooms

2 / 2.5

Acreage

21.5

Price

\$499,000

Property Website

<https://www.mossyoakproperties.com/property/private-21-5-acre-estate-with-pool-stocked-pond-and-shop-525-000-simpson-mississippi/114053/>



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PROPERTY DESCRIPTION

Welcome to **172 Willie Rankin Road in Mendenhall, Mississippi**, where privacy, space and impressive amenities come together on 21.5 beautiful acres. This distinctive **3,391-square-foot home** is surrounded by approximately **9 acres of maintained yard and pasture**, creating a beautiful setting for horses, gardening, recreation and peaceful country living.

The home features **two bedrooms, two full bathrooms and one half bathroom**, with both bedrooms designed as private primary suites. The spacious floor plan could also be **easily converted into a three-bedroom home**, offering added flexibility for guests, a home office or additional living space.

At the heart of the home is an incredible open living, dining and kitchen combination designed for comfortable everyday living and entertaining. The chef's kitchen offers abundant cabinetry and counter space, **three sinks, a beverage cooler and a separate grilling station**. Built-in cabinetry and a fireplace add character and functionality to the expansive living area.

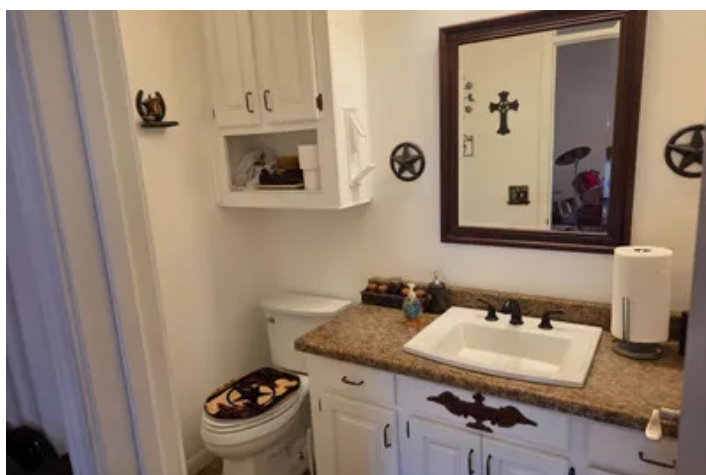
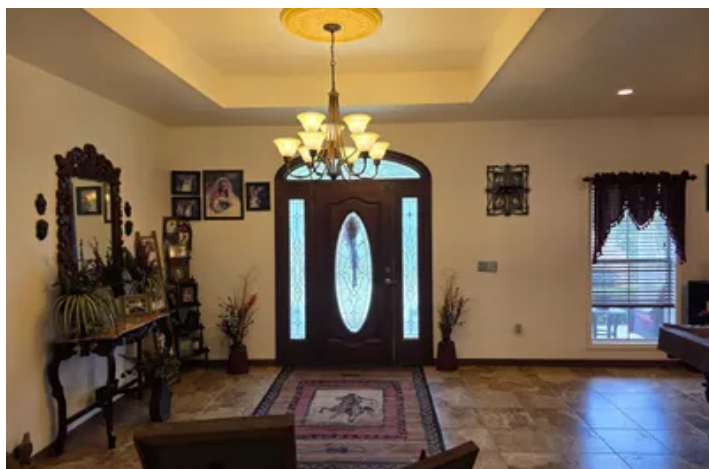
The main primary suite is an impressive retreat featuring an oversized bedroom, a dream walk-in closet and a luxurious bathroom with a **walk-through tiled shower, jetted soaking tub and dedicated dressing room**.

Outdoor amenities include a **stocked pond**, beautiful in-ground pool with surrounding deck, covered gazebo and a **30' x 40' shop** equipped with two roll-up doors and a walk-through door. Mature trees, open pasture and scenic views complete this exceptional country property.

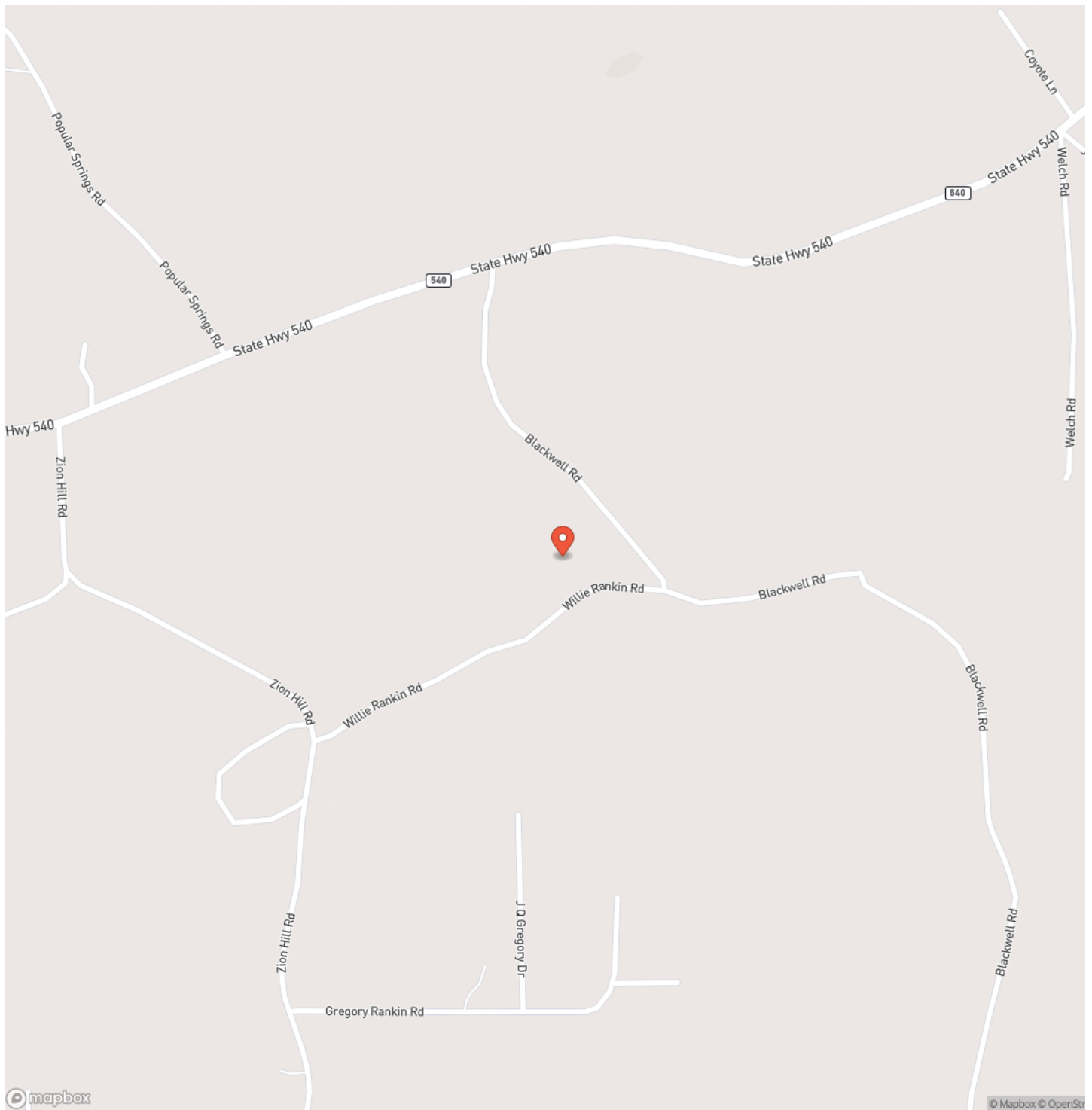
Located near Mendenhall, the county seat of Simpson County, the property offers a private rural atmosphere while remaining convenient to Highway 49, local schools, shopping and community services.

Potential buyers must provide a current pre-approval letter or proof of funds before scheduling a showing.

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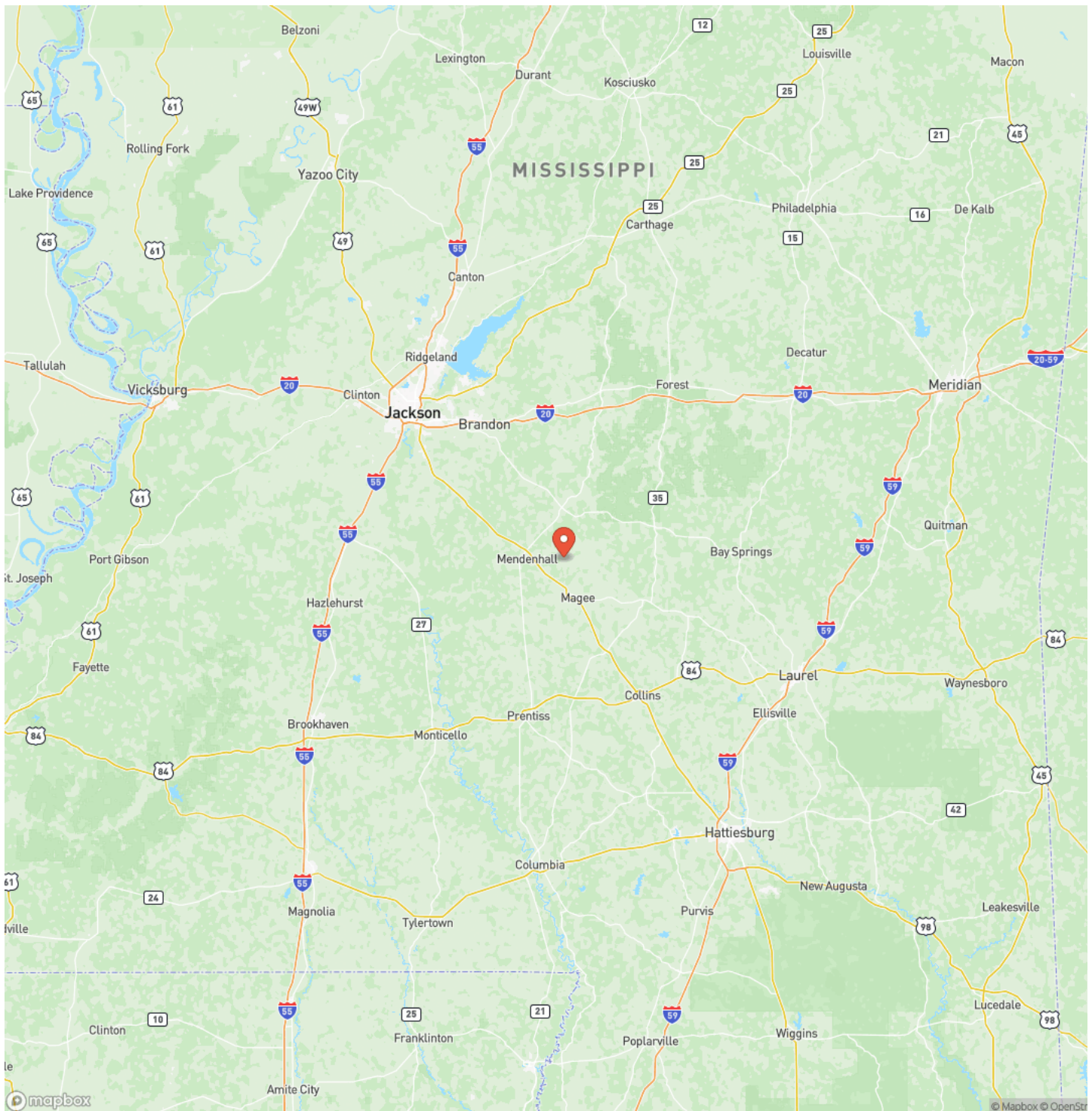


Locator Map



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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES



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<https://www.mossyoakproperties.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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