



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

2.11± ACRES
RANKIN COUNTY, MS
\$119,900



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE RANKIN 2.11

PROPERTY PROFILE

LOCATION:

- Danielle Cove
Brandon, MS 39042
- North Brandon Estates
- Rankin County
- $7.3 \pm$ Miles N of Downtown Brandon
- $9 \pm$ Miles N of Brandon High School
- $16.4 \pm$ Miles NE of Pearl
- $21.5 \pm$ Miles E of Jackson

COORDINATES:

- 32.32141, -89.95315

TAX INFORMATION:

- 2024 - \$377.63

PROPERTY USE:

- Home Site
- Investment

PROPERTY INFORMATION:

- $2.11 \pm$ Acre Waterfront Lot
- 200+ Feet of Road Frontage
- Secluded Cul-de-sac
- Rankin County School District
- Utilities Available
- HOA Fees: \$400/Annually



HUNTER ROBISON | LAND SPECIALIST
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CADEN STARNES | LAND SPECIALIST
C: 601-720-6142 | caden@smalltownproperties.com

WELCOME TO THE RANKIN 2.11

ARE YOU LOOKING FOR THE PERFECT SPOT TO BUILD YOUR FOREVER HOME IN RANKIN COUNTY, MS? This $2.11\pm$ acre waterfront lot in North Brandon Estates is worth considering! Offering peace and privacy in an established neighborhood just north of Brandon, the property features large, mature trees and direct water access; it's the ideal setting to relax, fish, or enjoy nature right from your backyard. Located in the highly sought-after Rankin County School District, this property sits just over seven miles from downtown Brandon, approximately 16 miles from Pearl, and roughly 21 miles from Jackson. Utilities are nearby, access to main roads is easy, and there's plenty of space for a custom-built home. Light restrictions help protect your investment and preserve the charm of the area.

**Don't miss your chance to own a beautiful
piece of land in North Brandon Estates!**

**Contact Hunter Robison or Caden Starnes today to schedule your
private showing and make Danielle Cove your new address!**



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Information is believed to be accurate but not guaranteed.

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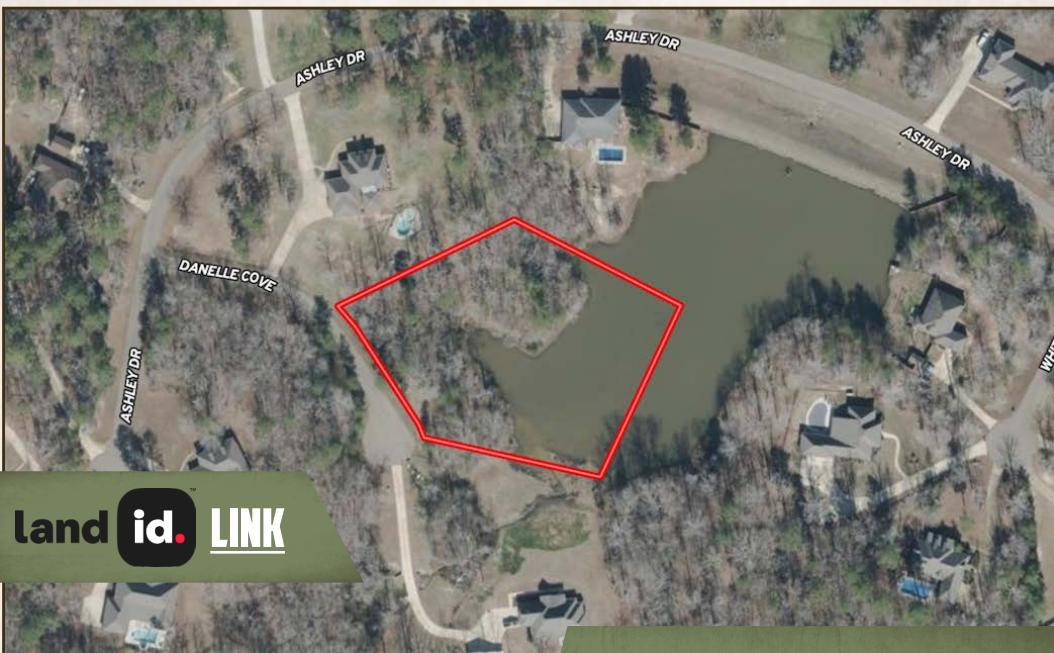
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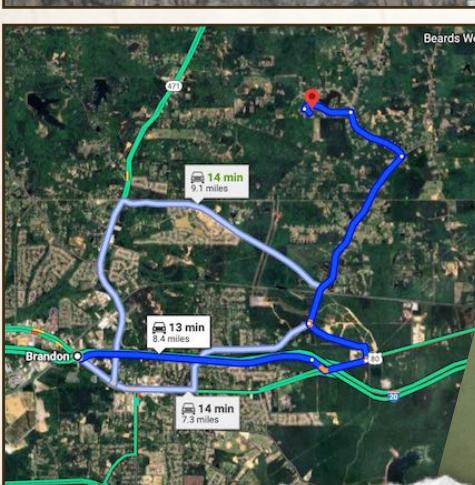
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land id. **LINK**



Directions From I-20 in Brandon, MS: Travel 3.6 miles east on I-20 E to Paige McDill Road. Use the left two lanes to turn left onto Paige McDill Road and proceed 0.9 miles. Turn right on Trickham Bridge Road and continue 2.4 miles. Turn left on N Brandon Blvd and travel 0.9 miles. Turn left on Ashley Drive and continue 0.6 miles. Turn left on Danielle Cove and the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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