

42.21± ACRES
RANKIN COUNTY, MS
\$274,365



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE RANKIN 42.21

PROPERTY PROFILE

LOCATION:

- 501 Hwy 13 South
Mendenhall, MS 39114
- Rankin County
- 3± Miles S of Puckett
- 6.5± Miles N of Mendenhall
- 30± Miles SE of the
Jackson Metro Area

COORDINATES:

- 32.0488, -89.802

TAX INFORMATION:

- TBD

PROPERTY USE:

- Potential Residential
- Recreational
- Investment

PROPERTY INFORMATION:

- 42.21± Surveyed Acres
- Frontage Along Hwy 13
- Gated Entrance
- Existing Gravel Drive
- Pine Timber
- Deer & Turkey
- Utilities Available at the Road
- Rankin County Schools



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JIMMY GENTRY

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RANKIN 42.21

IF YOU'VE BEEN SEARCHING FOR CONVENIENCE AND PRIVACY, THE RANKIN 42.21, ALONG HIGHWAY 13 IN MENDENHALL, MS, MAY BE JUST WHAT YOU ARE LOOKING FOR! Located right on the Rankin/Simpson County line, this surveyed property offers 40± acres in Rankin County and 2± acres in Simpson County.

The land features rolling terrain with several potential home sites to choose from, making it an ideal spot for your forever home, a weekend getaway, or a small farm. The property consists of pine timber with scattered hardwoods along the creek drainages, offering recreational opportunities.



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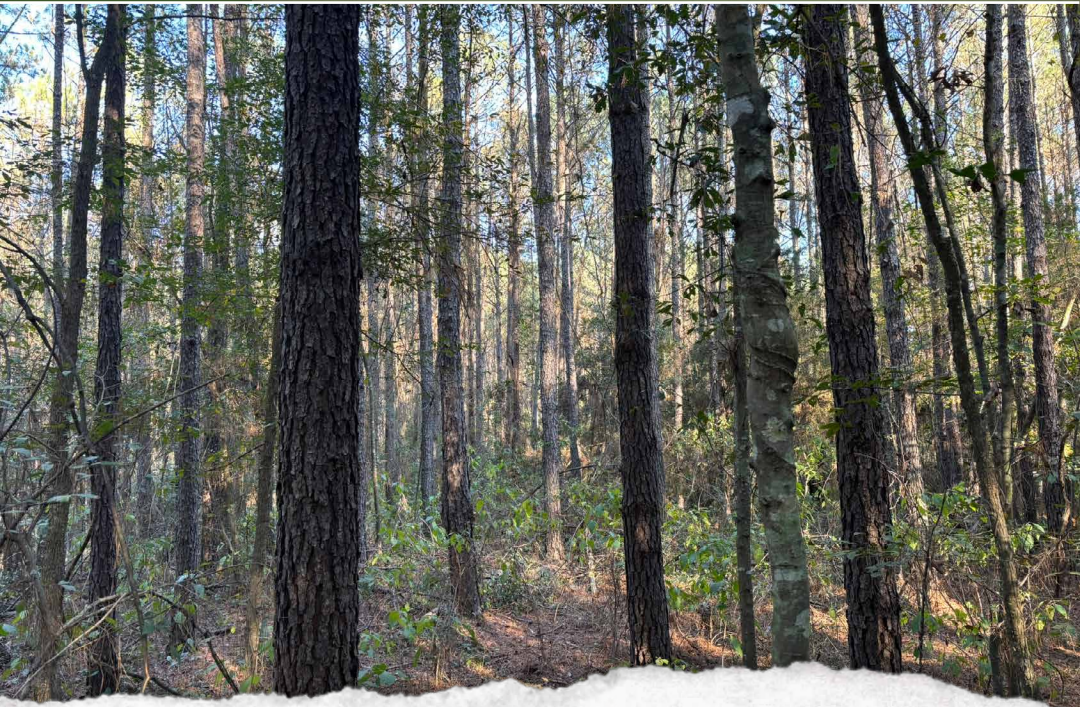
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MORE ABOUT THE RANKIN 42.21

An established gravel driveway winds throughout the property, offering easy access from the gated entrance off Highway 13. Utilities are available along the highway, allowing for a smooth building process.

Located within the highly regarded Rankin County School District, this property offers the peace of country living without sacrificing the benefits of a top-tier public school system. With its convenient location and ready-to-build potential, this tract checks all the boxes for those seeking land in central Mississippi.

**Contact Jimmy Gentry today to learn more
and experience #TheSmallTownWay!**



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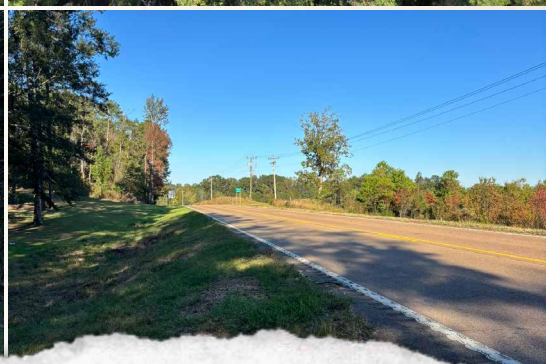
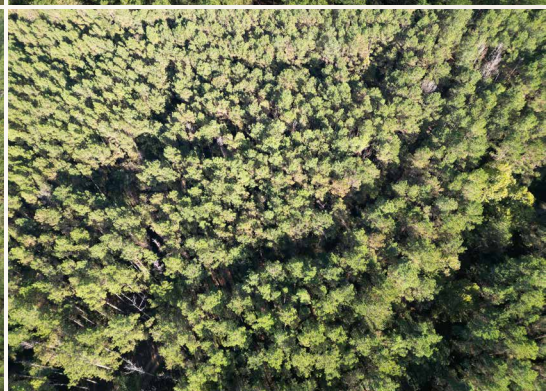
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42.21± ACRES **RANKIN COUNTY, MISSISSIPPI**



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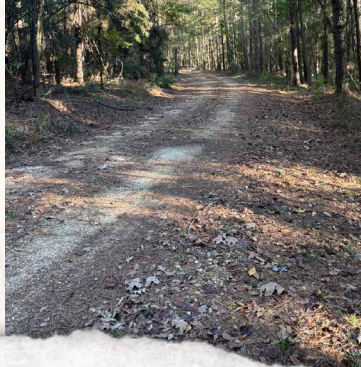
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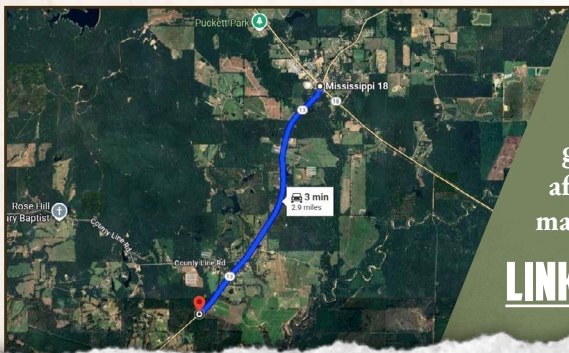
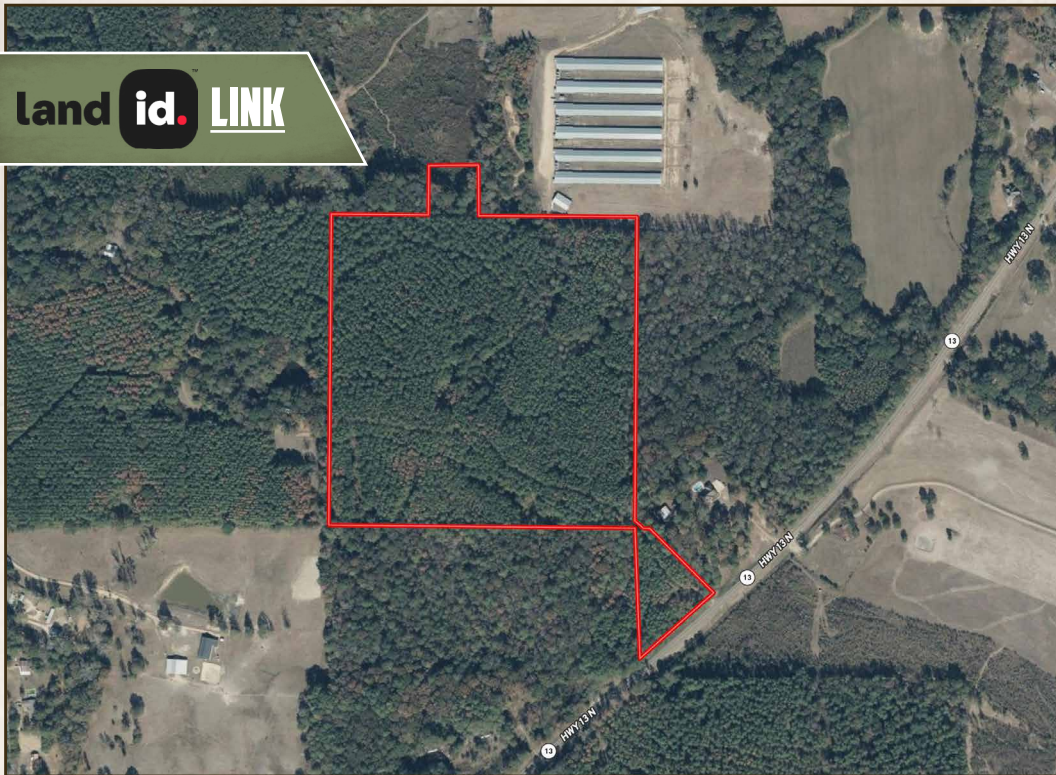
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RANKIN COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of Hwy 18 & Hwy 13 in Puckett, MS: Travel 3 miles south on Hwy 13. The gate will be on the right immediately after the Rankin/Simpson County marker.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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