

64.06± ACRES
RANKIN COUNTY, MS
\$399,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE RANKIN 64.06

PROPERTY PROFILE

LOCATION:

- Coal Bluff Road
Lena, MS 39094
- Rankin County
- 25± Miles NE of Flowood

COORDINATES:

- 32.5641, -89.8087

PROPERTY USE:

- Home/Cabin Site
- Recreational
- Hunting

PROPERTY INFORMATION:

- 64.06± Acres
- Pine/Hardwood Timber
- Pasture
- Stocked Pond
- Two Wildlife Plots
- Duck Blind
- Multiple Shooting Houses,
Lean-To's, & Feeders
- Electricity by Central
EPA at the Road
- Pisgah School District

TAX INFORMATION:

2023 Taxes: Will be Calculated
at Closing

- N18-000009-00000
- Part of N18-000013-00000



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
EXECUTIVE BROKER, AR
DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

WELCOME TO THE RANKIN 64.06

WELCOME TO THE RANKIN 64.06, LOCATED IN THE SOUGHT-AFTER PISGAH SCHOOL DISTRICT IN RANKIN COUNTY, MISSISSIPPI! This 64.06± surveyed acre tract spells out diversity featuring pasture, pine timber, natural regrowth, and hardwoods. As you pull up to the gated entrance along the west side of Coal Bluff Road, you will be welcomed with pasture, a small pond stocked with blue gill, and a long gravel driveway. You will be led back to a section of 20+ year old pine timber with a hardwood draw traversing the northern portion. This area would make a perfect secluded place to build a home or cabin. Heading west, you will come to a 20± acre natural regrowth area equipped with two wildlife plots. This area also serves as a bedding area for the deer (tons of signs noted on initial inspection). Lastly, you will notice the 20+ acre hardwood section along the western boundary. These hardwoods are great for bowhunting and even have a proven duck hole. There is a duck blind in place along a natural slough.



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MORE ABOUT THE RANKIN 64.06

The Rankin 64.06 is wildlife rich, so you won't have to go far to enjoy your favorite hunting. The property is also equipped with multiple shooting houses, lean to's, and feeders. If you're looking to build a cabin or home, water will need to be provided in the form of a well (self-sufficient), Central EPA provides electricity (at the road), and sewer will need to be installed in the form of septic or water treatment plant (depending on Rankin County requirements). The Rankin 64.06 is conveniently located roughly six miles northeast of Pisgah School and 25± miles northeast of Flowood, MS.

If you have been looking for that perfect Pisgah School District place to build your country home that doubles as an excellent recreational property, give Michael Oswalt a call today for your private showing of The Rankin 64.06.



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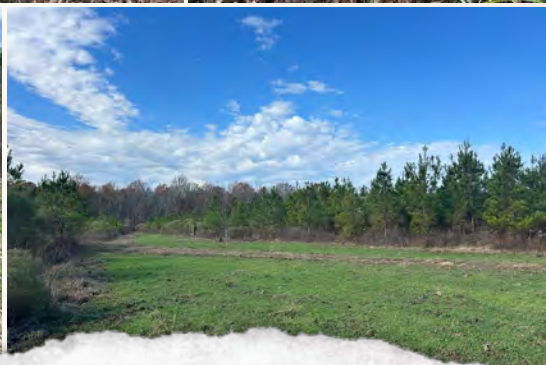
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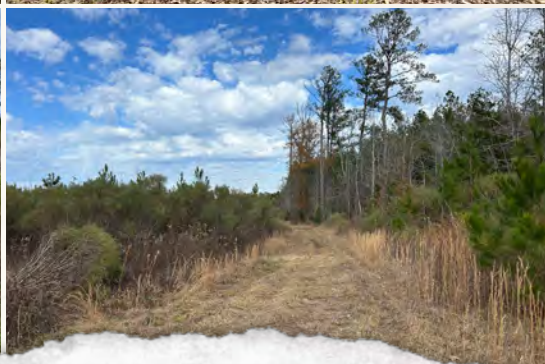
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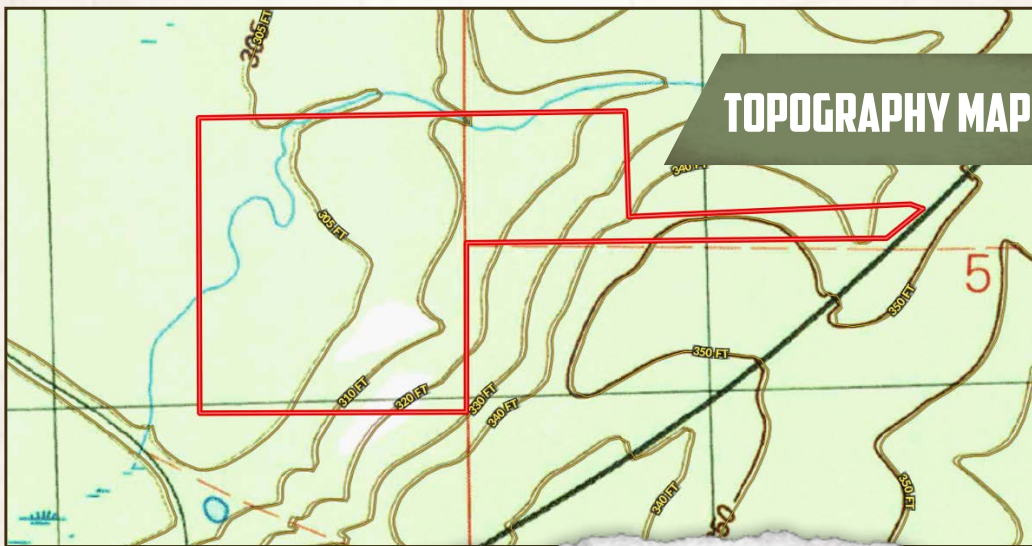
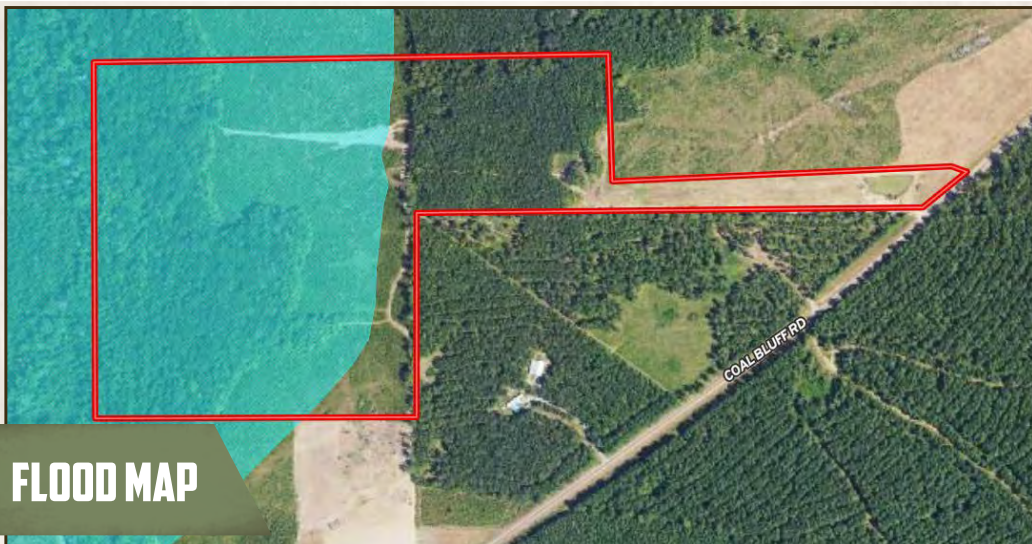
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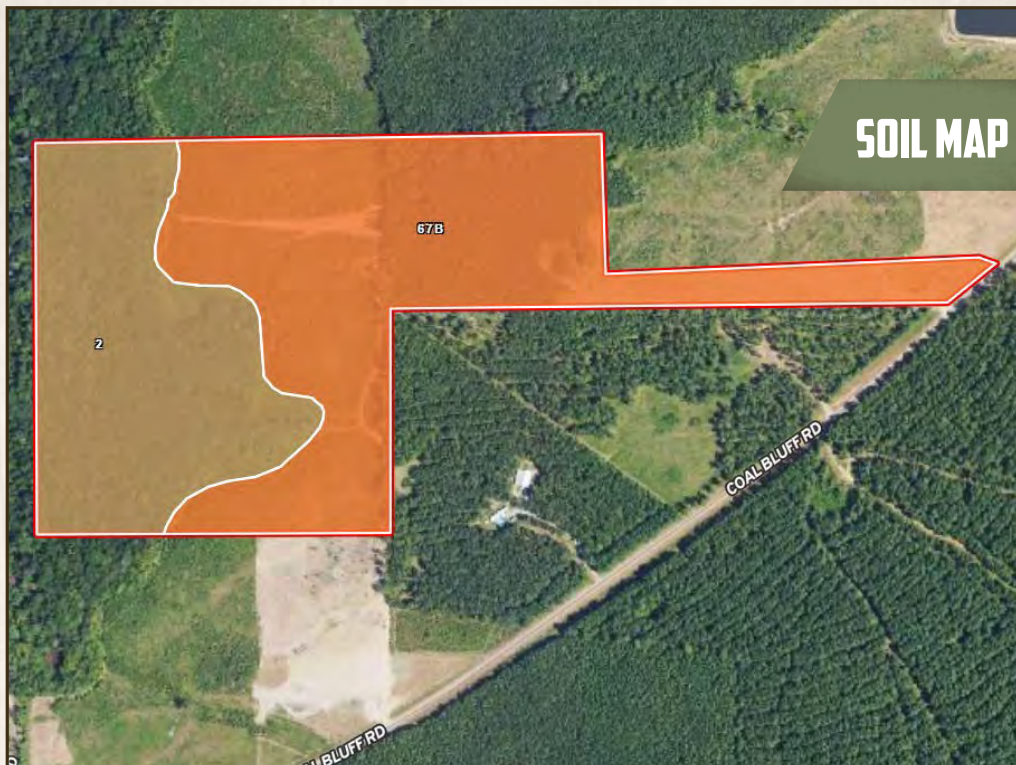
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
67B	Kipling-Falkner association, undulating	37.74	61.06	0	73	4e
2	Cascilla-Arkabutla association, frequently flooded	24.07	38.94	0	54	4w
TOTALS		61.81	100%	-	65.6	4.0



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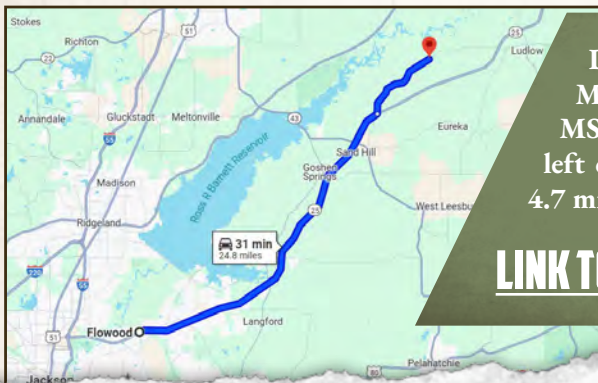
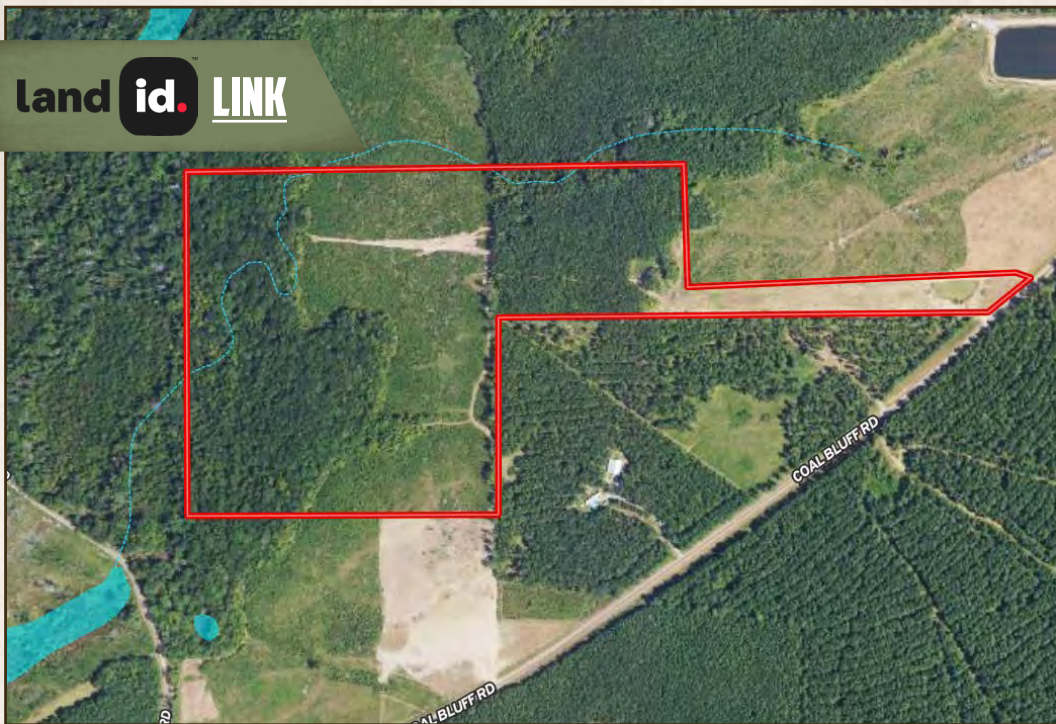
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land id. LINK



Directions From the Intersection of MS-25 and Airport Road in Flowood, MS: Travel 20 miles on MS-25 N. Turn left onto Coal Bluff Road and proceed 4.7 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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