



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

40.05± ACRES
RANKIN COUNTY, MS
\$350,000



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

THE RANKIN 40.05

PROPERTY PROFILE

LOCATION:

- J C Prestage Road
Pelahatchie, MS 39145
- Rankin County
- 11± Miles NE of Pelahatchie
- 25± Miles NE of Brandon
- 27± Miles E of Madison
- 38± Miles NE of Jackson
- 220± Miles N of New Orleans

COORDINATES:

- 32.425441, -89.780030

TAX INFORMATION:

- \$100.72
- Parcel ID: P13 000054 00000

PROPERTY USE:

- Potential Homesite
- Timber Investment
- Recreational
- Hunting

PROPERTY INFORMATION:

- 40.05± Surveyed Acres
- 443'± Road Frontage
- Mixed Timber
- 2 Creeks
- Fire Lane on West & South Sides
- Abundant Wildlife
- Utilities Available



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MAYSON SHEALY

LAND SPECIALIST

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O: 769-888-2522

mayson@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RANKIN 40.05

WELCOME TO THE RANKIN 40.05, LOCATED ON JC PRESTAGE ROAD IN PELLAHATCHIE, MISSISSIPPI. This 40.05± acre Rankin County tract offers a great combination of natural beauty, recreational opportunities, and potential homesite locations, making it an excellent investment for those looking to enjoy country living while remaining convenient to the Jackson metro area.

The surveyed property features a diverse mix of timber, providing wildlife habitat and scenic views throughout. Two creeks wind through the property, creating a unique landscape and adding to its recreational appeal. With 443'± of road frontage and potential building locations, the Rankin 40.05 is well-suited for a private residence, family retreat, or weekend getaway.

If you've been looking for acreage in the desirable Rankin County with the potential for a homesite, recreation, and long-term enjoyment, the Rankin 40.05 is a solid choice!

Contact Mayson Shealy today to schedule a private tour and experience #TheSmallTownWay!



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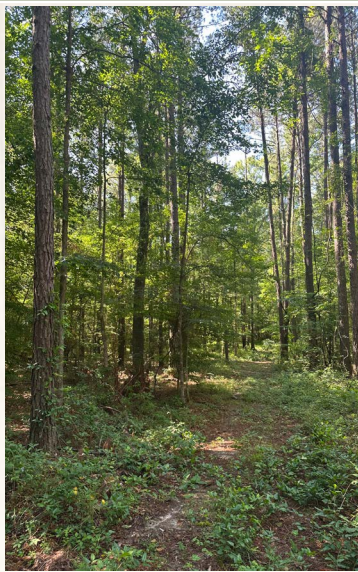
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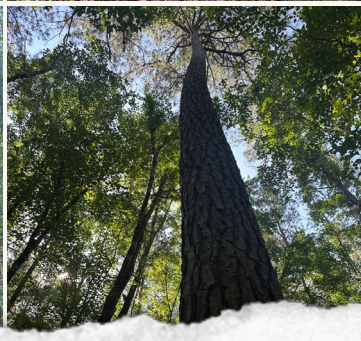
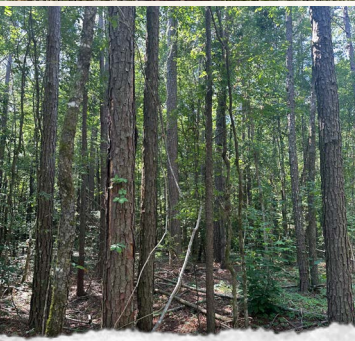
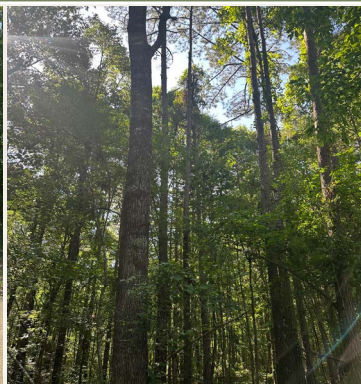
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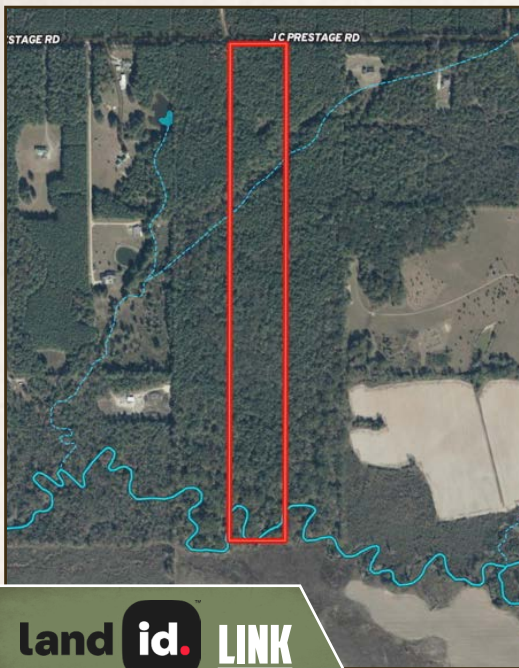
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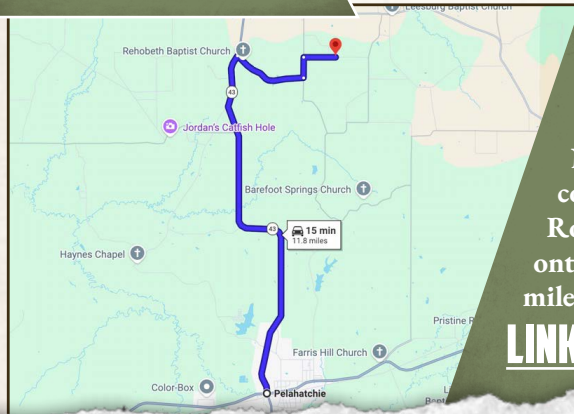
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land id. LINK



Directions from the Intersection of Hwy 80 and MS-43 in Pelahatchie, MS: Travel 8.9 miles north on MS-43 N. Turn right on Rehobeth Road and continue 1.7 miles. Turn left on Harrell Road and proceed 0.5 miles. Turn right onto J C Prestage Road and travel 0.6 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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