

44± ACRES
RANKIN COUNTY, MS
\$172,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE RANKIN 44

PROPERTY PROFILE

LOCATION:

- George Warren Road
Brandon, MS 39042
- Rankin County
- 6± Miles SE of Brandon
- 6± Miles SW of Pelahatchie

COORDINATES:

- 32.20683, -89.85346

PROPERTY INFORMATION:

- 44± Acres
- Mature Hardwood & Pine
- Timber Volumes Available
- Small Creek
- Good Hunting
- Power by Southern Pine EPA
- Pelahatchie School District

PROPERTY USE:

- Recreational
- Investment
- Hunting

TAX INFORMATION:

2024 - \$105.88

- Parcel #: M06-000005-00000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RANKIN 44

THE RANKIN 44 IS A RECREATIONAL TIMBERLAND TRACT WORTH YOUR ATTENTION! Located just 6± miles southeast of Brandon and 6± miles southwest of Pelahatchie, the 44± acre Rankin County tract offers a blend of timber investment and recreational opportunities only a short drive from town. Whether you're looking for a place to hunt, invest, or both, the Rankin 44 provides possibilities.

The property features a strong stand of planted pine timber, as seen on the timber stand map, and timber volumes available upon request. Approximately 14 acres of mature bottomland hardwood is in the northeast corner of the tract. Additionally, you will find a small creek furthering the diversity, making this highly attractive from both a habitat and hunting perspective. The deer and turkey hunting can be good in this area, especially when connected to sizable creek bottoms and larger landowners.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE RANKIN 44

The tract is situated off the east side of George Warren Road, only four miles east of Highway 18, making access simple and your commute to Brandon a breeze. Pelahatchie Schools are zoned for this area.

Whether you're in the market for a hunting property close to town, a timberland investment with future upside, or both, the Rankin 44 needs to be on your list.

Contact Michael Oswalt today to schedule your private tour



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

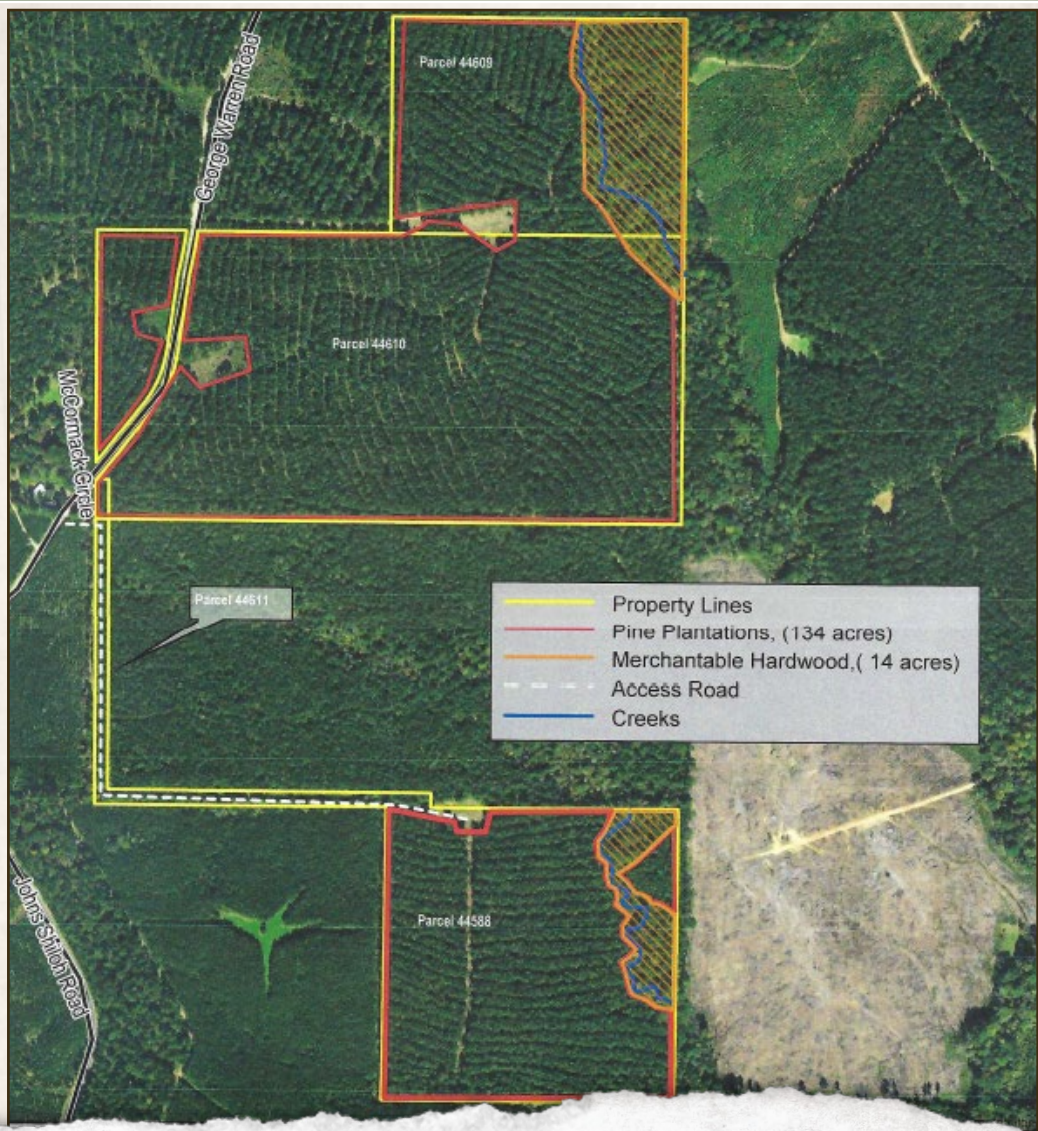
smalltownproperties.com

 25,000+ Followers

Information is believed to be accurate but not guaranteed.

44± ACRES

RANKIN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

44± ACRES

RANKIN COUNTY, MISSISSIPPI

GEORGE WARREN RD

SOIL MAP

JOHN SHILOH RD

50B

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50B	Savannah-Quitman association, undulating	41.72	95.73	0	62	3e
64F	Smithdale-Providence association, 8 to 35 percent slopes	1.86	4.27	0	51	7e
TOTALS		43.58()	100%	-	61.53	3.17



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

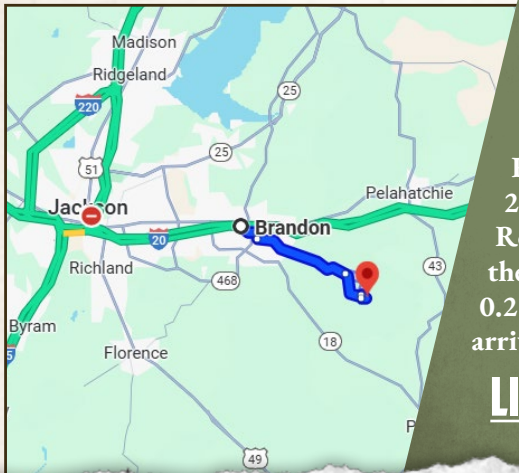
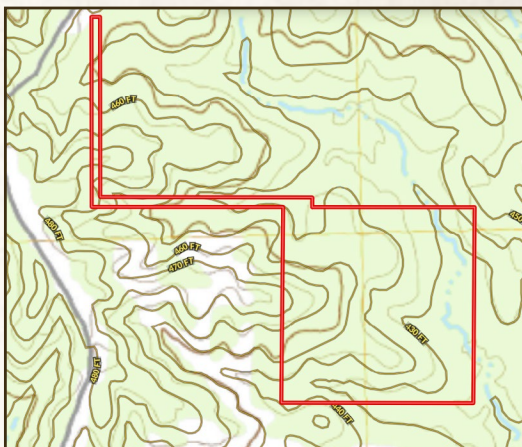
smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

44± ACRES**RANKIN COUNTY, MISSISSIPPI****land id. LINK**

TOPOGRAPHY MAP



Directions from Brandon, MS: From I-20E take the downtown exit (exit 56) and travel 1.3 miles southeast on West Government Street. Turn right onto Louis Wilson Drive and proceed 0.4 miles. Turn left on Shiloh Road and continue 6.8 miles. Keep right on Johns Shiloh Road and travel 2.2 miles. Turn left onto George Warren Road and travel 0.2 miles. Turn right off the road. Veer to the right and continue for 0.2 miles. Turn left and in 0.3 miles you will arrive at the northwest corner of the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.