

40± ACRES
RANKIN COUNTY, MS
\$279,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE RANKIN 40

PROPERTY PROFILE

LOCATION:

- Easy Street
Brandon, MS 39042
- Rankin County
- 12± Miles S of Brandon

COORDINATES:

- 32.1451, -89.9327

PROPERTY USE:

- Recreational
- Timber Investment
- Hunting
- Potential Homesite

PROPERTY INFORMATION:

- 40± Acres
- Pine and Hardwood Timber
- Paved Road Frontage
- Small Creek
- Deer and Turkey Hunting
- Utilities Available in the Area
- McLaurin Schools

TAX INFORMATION:

2024 - \$98.60

- Parcel #: K04-000014-00000



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE RANKIN 40

WELCOME TO THE RANKIN 40—A RECREATIONAL TIMBERLAND INVESTMENT IN RANKIN COUNTY, MISSISSIPPI! Located just minutes from Brandon, this 40± acre tract offers a timber investment, recreational opportunities, and a country home/cabin build site in possibly one of Mississippi's most desirable counties. Whether you're looking for a place to build, hunt, or invest, the Rankin 40 checks all the boxes.

The Rankin 40 features a strong stand of planted pine timber, with timber volumes available upon request. A mature hardwood timber vein traverses the north end, adding to 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 with a larger landowner to the west. A small creek runs along the northeast corner, creating a natural travel corridor and seasonal water source.



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MORE ABOUT THE RANKIN 40

If you are interested in building, the topography lends itself to possible home/cabin sites within the timber. Utility providers in the area include Southeast Rankin Water Association and Southern Pine EPA, but they need to be verified. Frontage along the north side of Easy Street, just a few miles west of Highway 18, makes access simple and your commute to Brandon a breeze. The McLaurin schools are zoned for this property.

Whether you're in the market for a country home/cabin site, a hunting property close to town, or a timberland investment with future upside, the Rankin 40 delivers.

Call Michael Oswalt today to learn more and schedule a private tour.



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- Property Lines
- Pine Plantation, (34 acres)
- Merchantable Hardwood, (6 acres)
- Creek



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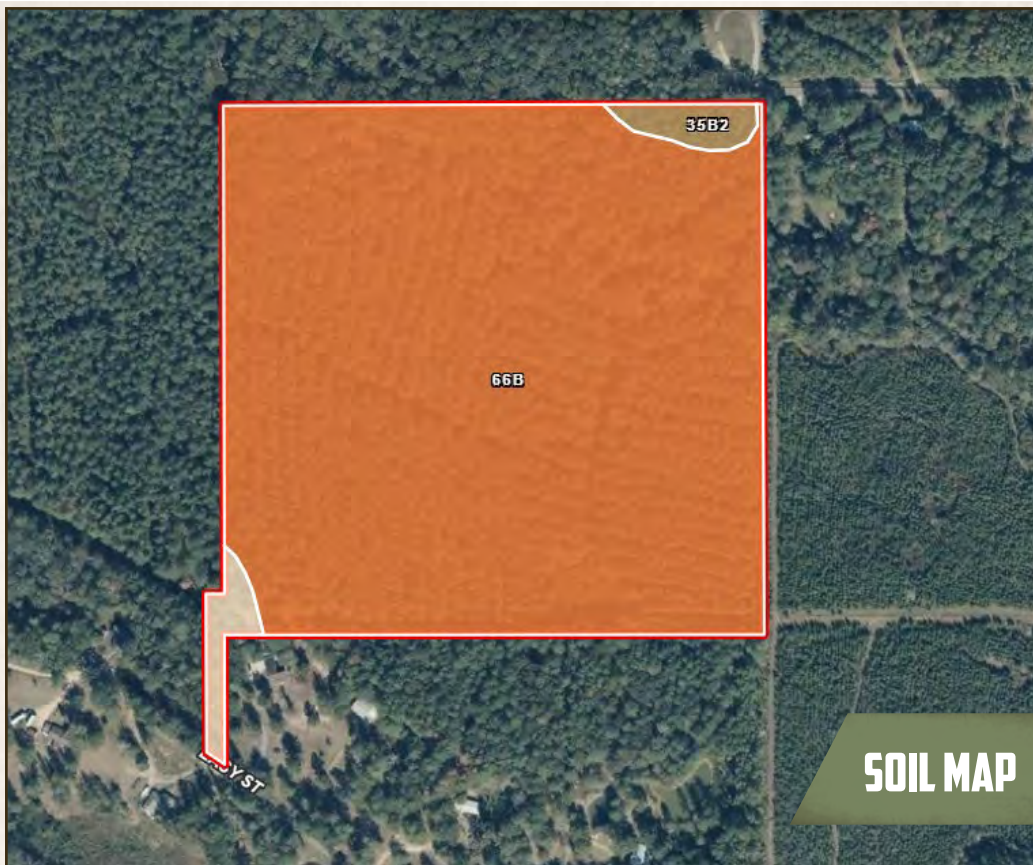
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
66B	Providence-Tippah association, undulating	39.12	96.38	0	70	3e
64F	Smithdale-Providence association, 8 to 35 percent slopes	0.74	1.82	0	51	7e
35B2	Tippah silt loam, 2 to 5 percent slopes, eroded	0.73	1.8	0	75	2e
TOTALS		40.59(100%	-	69.74	3.05



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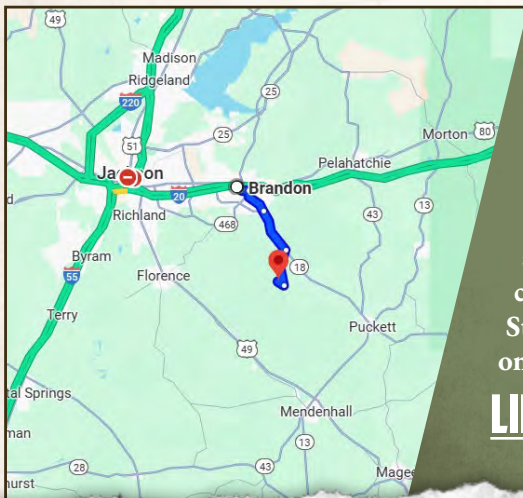
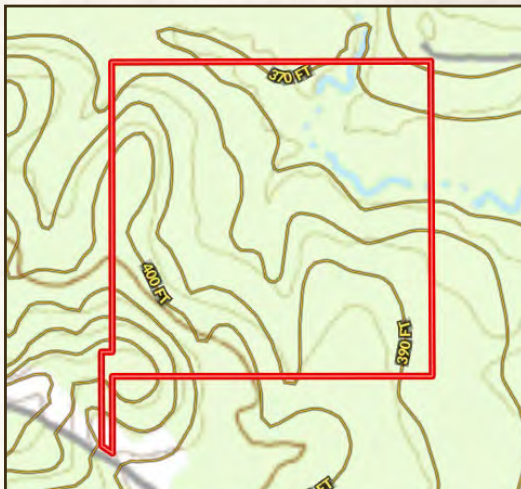
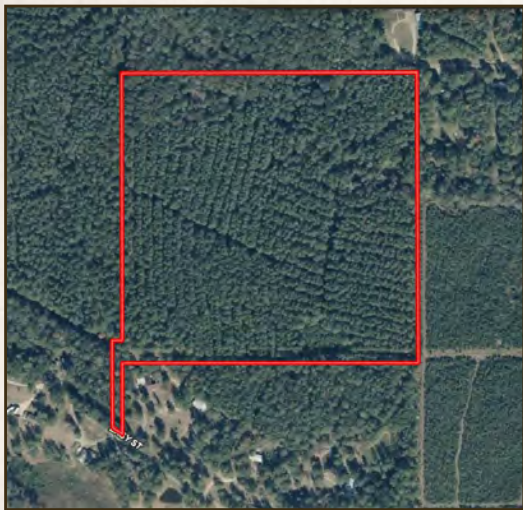
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40± ACRES**RANKIN COUNTY, MISSISSIPPI****land id. LINK**

TOPOGRAPHY MAP



Directions From Brandon, MS:
 Travel 1.3 miles southeast on W Government Street. Turn right onto Louis Wilson Drive and continue 2.6 miles. Turn left onto MS-18 E and proceed 4.5 miles. Turn right onto Shell Oil Road and travel 1.7 miles. Take a slight left onto Wade Patrick Road and continue 1.9 miles. Turn right onto Easy Street and travel 0.7 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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