An aerial photograph showing a wide river at the top, a dense green forest in the middle, and a paved road with yellow double lines on the right side. The image has a torn paper edge effect at the bottom.

12.2± ACRES
RANKIN COUNTY, MS
\$128,520



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE RANKIN 12.2

PROPERTY PROFILE

LOCATION:

- Shell Oil Road
Brandon, MS 39042
- Rankin County
- 8.5± Miles SE of Brandon

COORDINATES:

- 32.187681, -89.921344

TAX INFORMATION:

- 2024: \$50.96

PROPERTY USE:

- Potential Homesite
- Recreation
- Investment

PROPERTY INFORMATION:

- 12.2± Acres
- Hardwood & Pine Timber Mix
- 620'± Frontage on Shell Oil Road
- 160'± Frontage on Cannon Drive
- Gentle, Rolling Topography
- Zoned for the McLaurin Schools



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& REAL ESTATESM

JIMMY GENTRY

LAND SPECIALIST

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O: 769-888-2522

jimmy@smalltownproperties.com

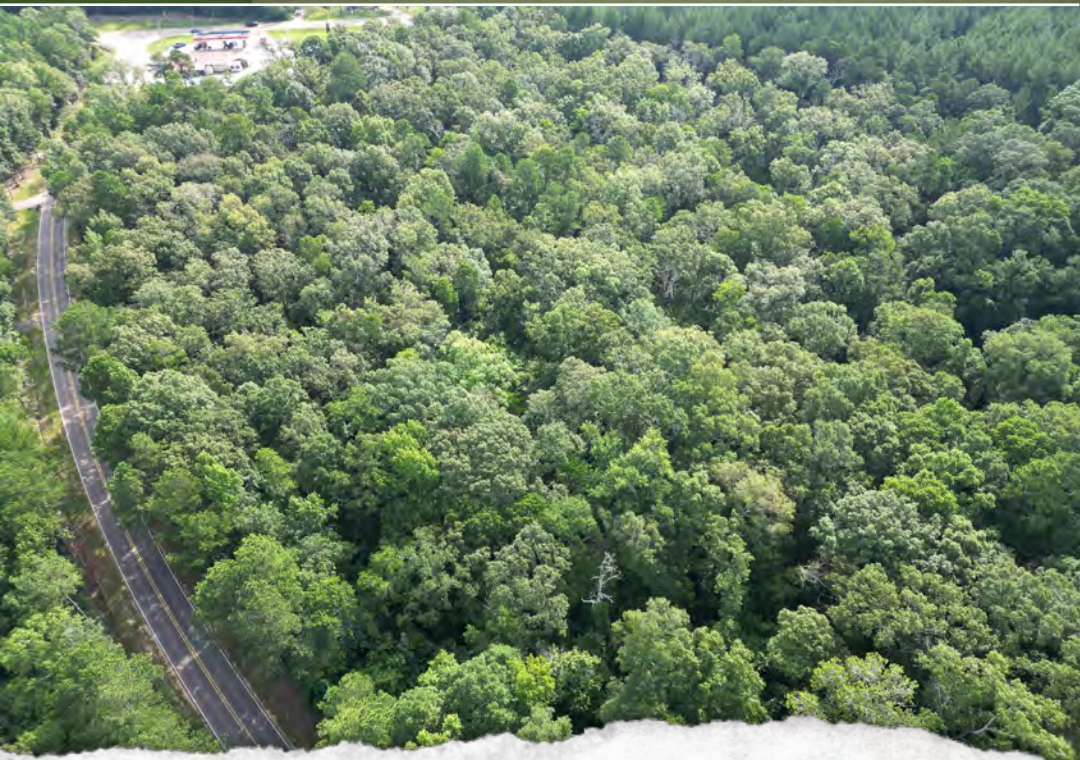
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RANKIN 12.2

SITUATED ON SHELL OIL ROAD IN RANKIN COUNTY, MS, THIS 12.2± ACRE TRACT OFFERS THE OPPORTUNITY FOR PEACEFUL RURAL LIVING WITH EASY ACCESS TO CITY CONVENIENCES. Whether you're planning to build a custom home, secure a private getaway, or invest in land for the future, this property delivers a strong combination of country vibes, accessibility, and long-term investment potential. The land features a blend of mature pine and hardwood timber, offering a wooded, private setting ideal for a homestead or recreational use. With 620± feet of frontage along Shell Oil Road and 160± feet on Cannon Drive, the property offers flexibility and convenience for access. The property is zoned in the McLaurin Schools for those desiring the Rankin County School District.



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MORE ABOUT THE RANKIN 12.2

Located near Highway 18, this tract provides quick access to downtown Brandon, with an estimated 15-minute drive to shopping, dining, schools, and medical services. Additionally, the property is near the local store, Todd's Country Junction.

Whether commuting to work or enjoying a quiet life just outside the city, you'll appreciate the balance of seclusion and connectivity.

Contact Jimmy Gentry today and experience #TheSmallTownWay.



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12.2± ACRES

RANKIN COUNTY, MISSISSIPPI



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12.2± ACRES

RANKIN COUNTY, MISSISSIPPI



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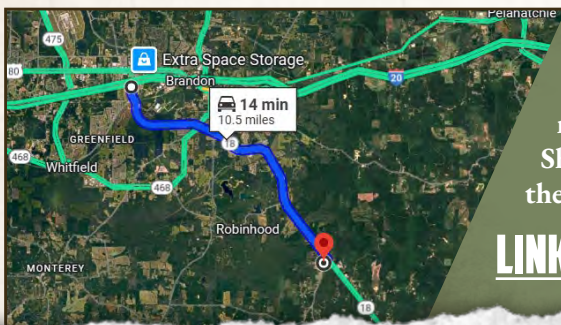
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12.2± ACRES

RANKIN COUNTY, MISSISSIPPI

land **id.** LINK



Directions From the Hwy 18 Exit off I-20 in Brandon, MS: Travel 10.3 miles south on Hwy 18. Turn right on Shell Oil Road and continue 0.1 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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