

103.5± ACRES
RANKIN COUNTY, MS
\$500,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE RANKIN 103.5

PROPERTY PROFILE

LOCATION:

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

COORDINATES:

- 32.2134, -89.8585

PROPERTY USE:

- Recreational
- Timber Investment
- Good Hunting
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 103.5± Acres
- Pine and Hardwood Timber
- Timber Volumes Available
- Small Creeks
- Good Hunting
- Power by Southern Pine EPA
- Pelahatchie Schools

TAX INFORMATION:

2024 - \$255.69

- Parcel #1: M06-000017-00000
- Parcel #2: M06-000018-00000



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE RANKIN 103.5

YOUR RECREATIONAL TIMBERLAND INVESTMENT AWAITS IN RANKIN COUNTY, MISSISSIPPI! Located just 6± miles southeast of Brandon and 6± miles southwest of Pelahatchie, this 103.5± acre tract offers a blend of 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 103.5 checks the boxes. The property features a strong stand of planted pine timber (see timber stand map), with timber volumes available upon request. Approximately 14 acres of mature bottomland hardwood are along the northeast corner. Additionally, you will find a couple of small creeks furthering the diversity, making this tract 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.



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MORE ABOUT THE RANKIN 103.5

Are you interested in building? The topography lends itself to possible building sites within the pine timber. Southern Pine EPA services the area, and water will need to be a private well. The tract features frontage along the east and west sides of George Warren Road, just four miles east of Highway 18, making access simple and your commute to Brandon a breeze. Pelahatchie 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 103.5 needs to be on your list.

Contact Michael Oswalt today to schedule your private tour



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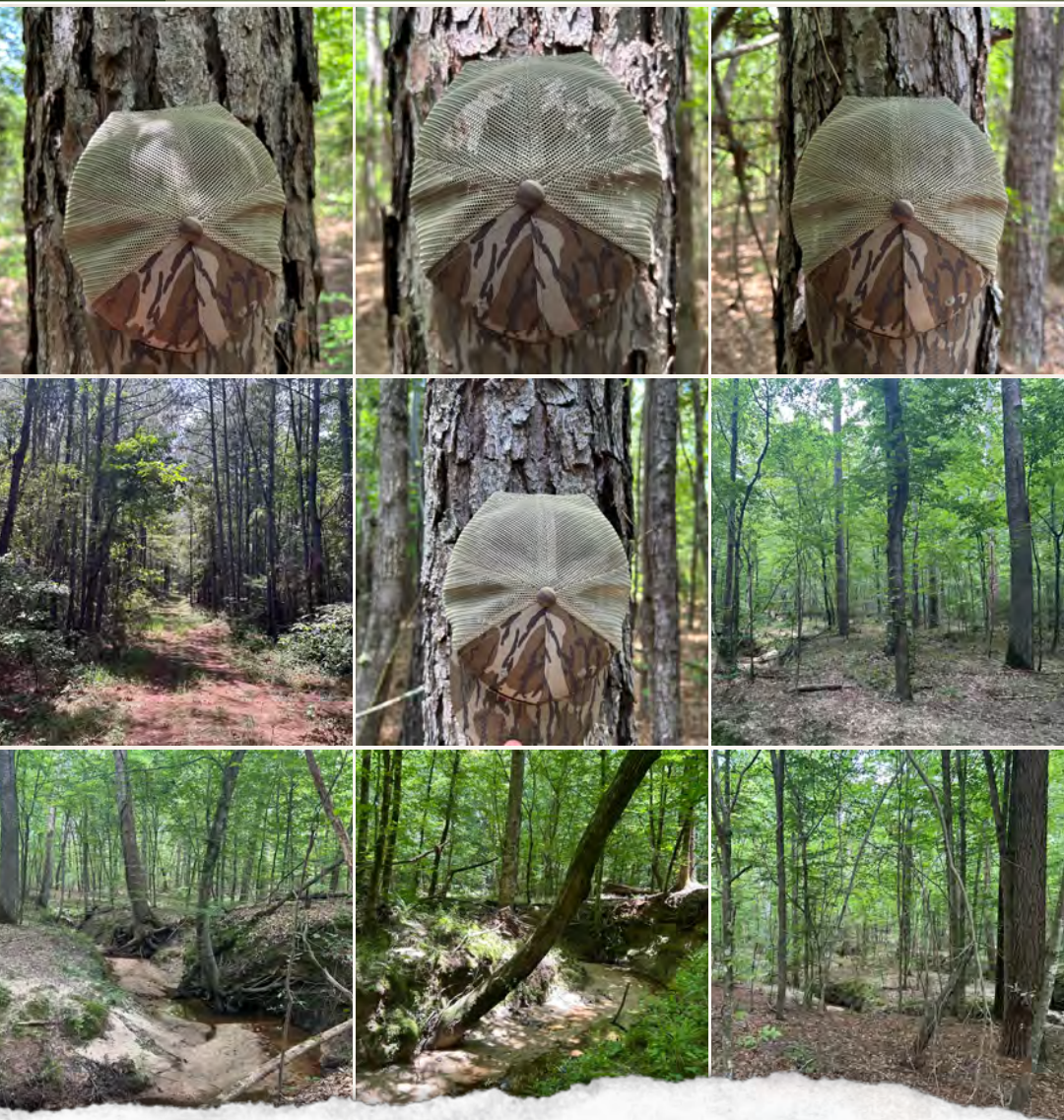
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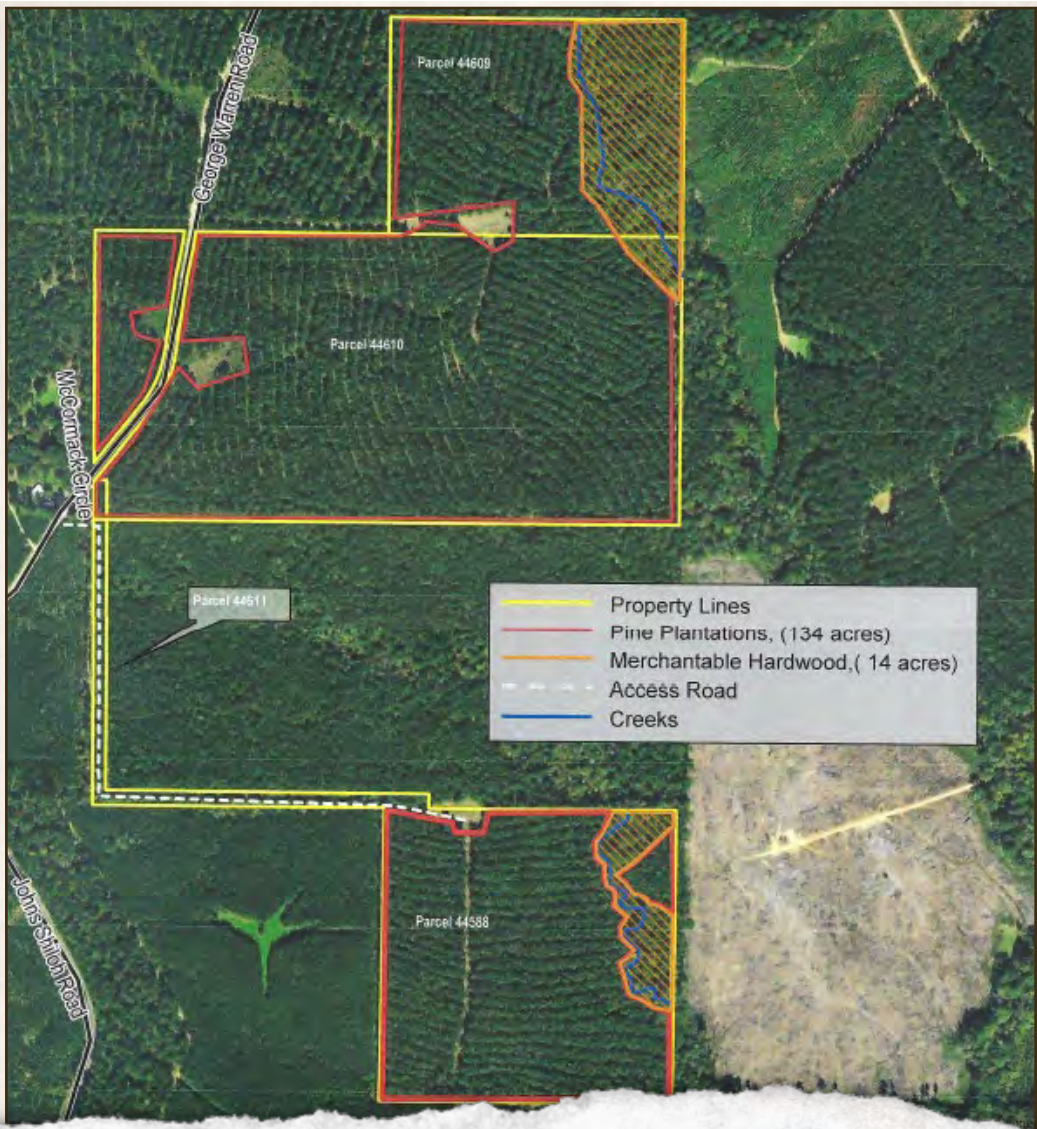
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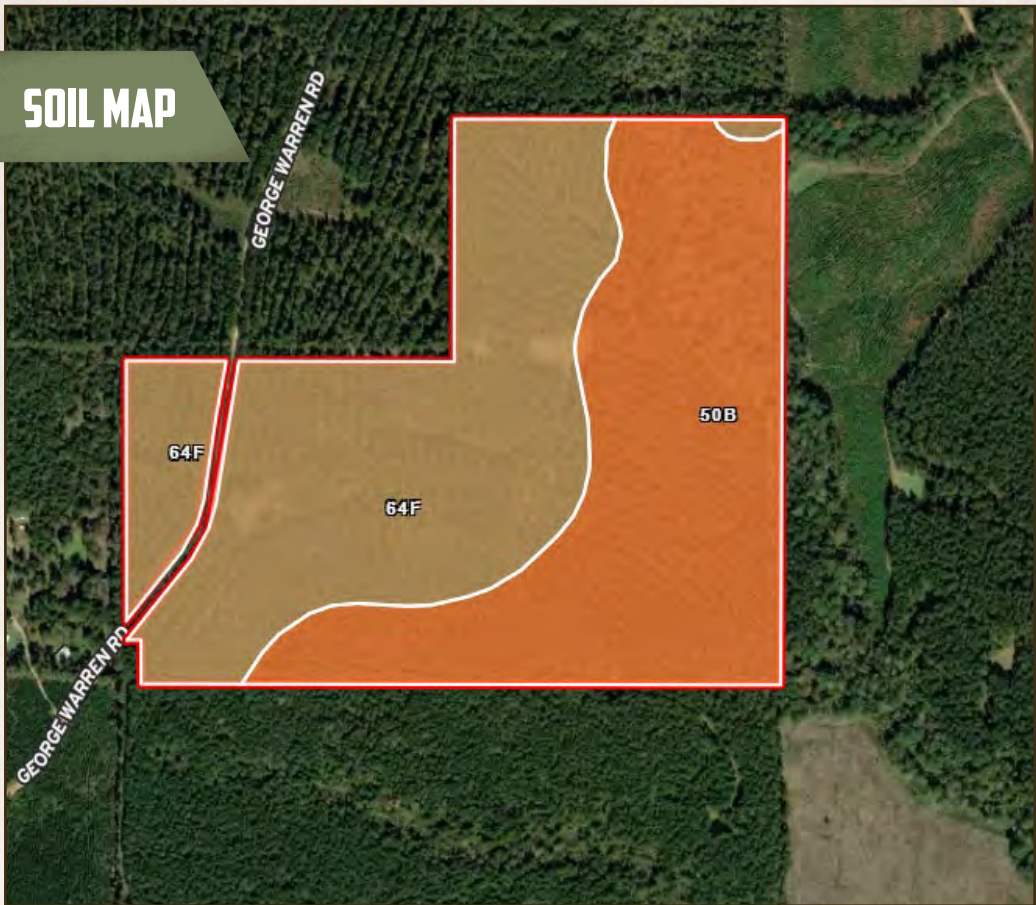
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RANKIN COUNTY, MISSISSIPPI

SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|------|-----|-------|-----|
| 64F | Smithdale-Providence association, 8 to 35 percent slopes | 54.99 | 52.5 | 0 | 51 | 7e |
| 50B | Savannah-Quitman association, undulating | 49.76 | 47.5 | 0 | 62 | 3e |
| TOTALS | | 104.75(*) | 100% | - | 56.23 | 5.1 |



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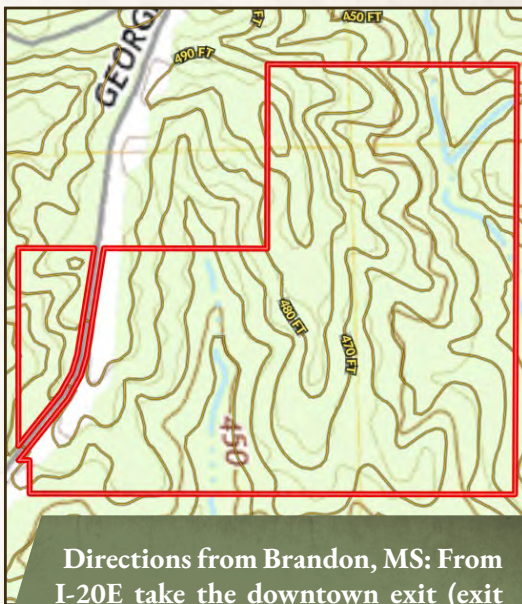
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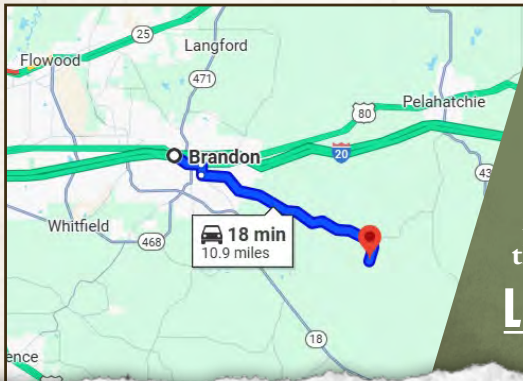
land id. LINK

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 onto Shiloh Road and continue for 8.2 miles. Turn right onto George Warren Road, and in one mile the property will be on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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