

203± ACRES
RANKIN COUNTY, MS
\$799,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE RANKIN 203

PROPERTY PROFILE

LOCATION:

- Shell Oil Road
Brandon, MS 39042
- Rankin County
- 3± Miles W of Hwy 18
- 11.8± Miles SE of Brandon

COORDINATES:

- 32.1664, -89.9823

PROPERTY USE:

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

PROPERTY INFORMATION:

- 203± Acres
- Pine and Hardwood Timber
- Tributary to the Tumbaloo Creek
- Good Hunting
- Utilities Available in the Area
- McLaurin Schools
- Timber Volumes Available

TAX INFORMATION:

2024 - \$573.95

- Parcel #1: 105-000013-00000
- Parcel #2: 105-000014-00000



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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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 203

WELCOME TO THE RANKIN 203—A RECREATIONAL TIMBERLAND INVESTMENT IN RANKIN COUNTY, MISSISSIPPI! Located just minutes from Brandon, this 203± acre sizable 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 203 checks the boxes.

The property features a strong stand of planted pine timber, with timber volumes available upon request. There are a couple of mature hardwood timber veins along the northwest and northeast corners (see timber stand map). Additionally, you will find a small tributary to the Tumbaloo Creek along the northern boundary, further diversifying the area and 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 they're connected to a sizable creek bottom system.



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MORE ABOUT THE RANKIN 203

If you are looking to build, the topography lends itself to possible building sites within the pine timber. Utility providers include Southeast Rankin Water Association and Southern Pine EPA. The majority of the Rankin 203 is located 0.5± miles north of Shell Oil Road, so the new owner will need to run the utilities to the main portion of the property if building is on the list. The tract features frontage along the north side of Shell Oil Road, just 3 miles west of Highway 18, making access simple and your commute to Brandon a breeze. McLaurin Schools are zoned for this area. Approximately 55 acres on the northern end of the property is located within the FEMA flood zone.

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 203 needs to be on your list.

Call Michael Oswalt today to schedule your private tour.



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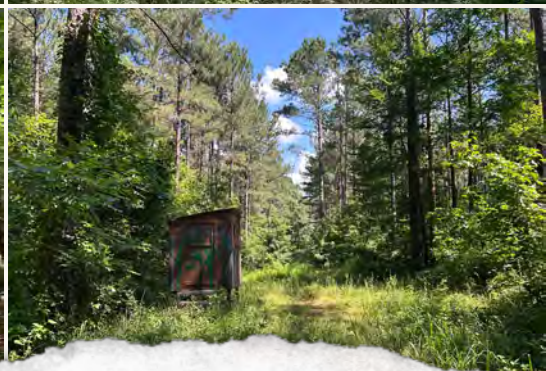
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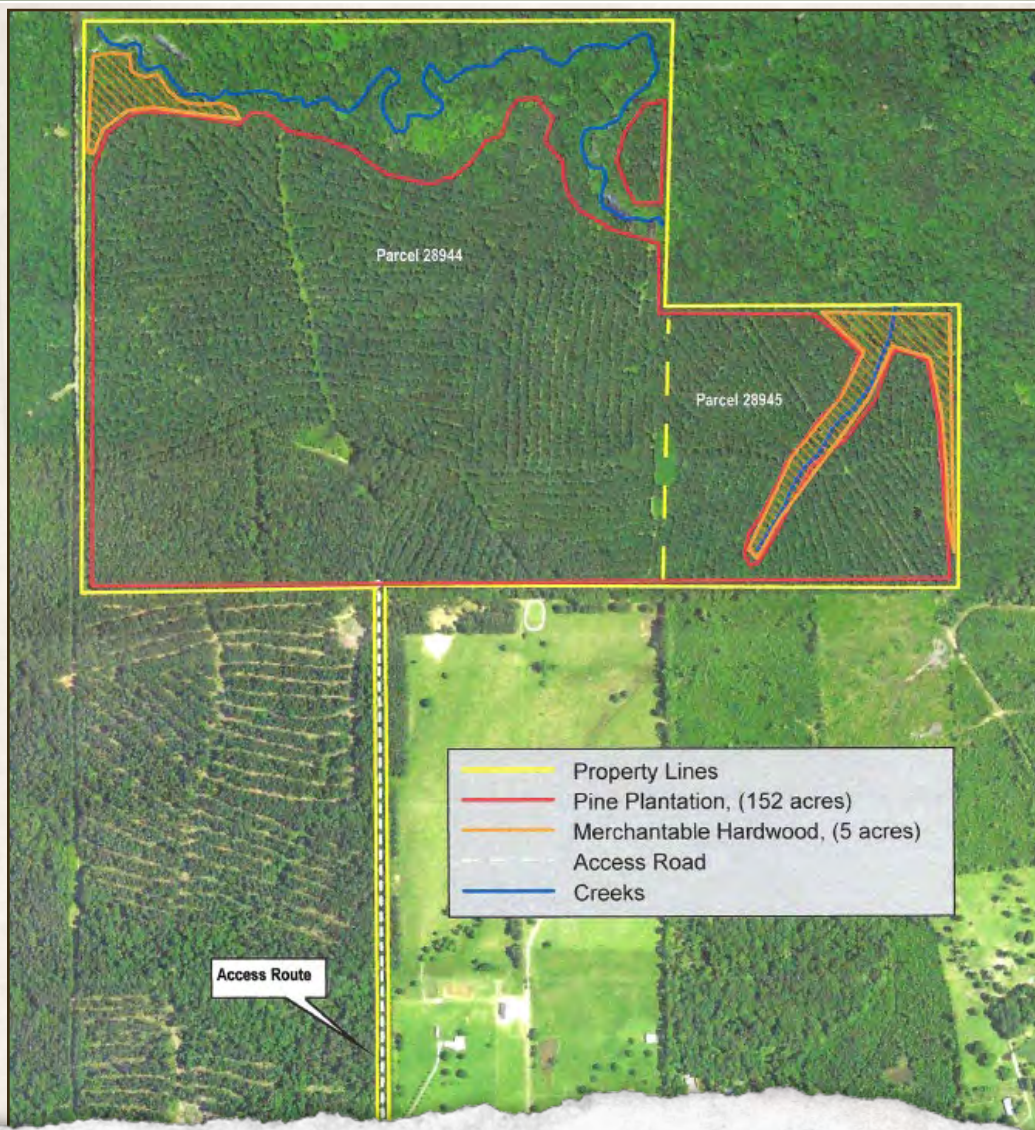
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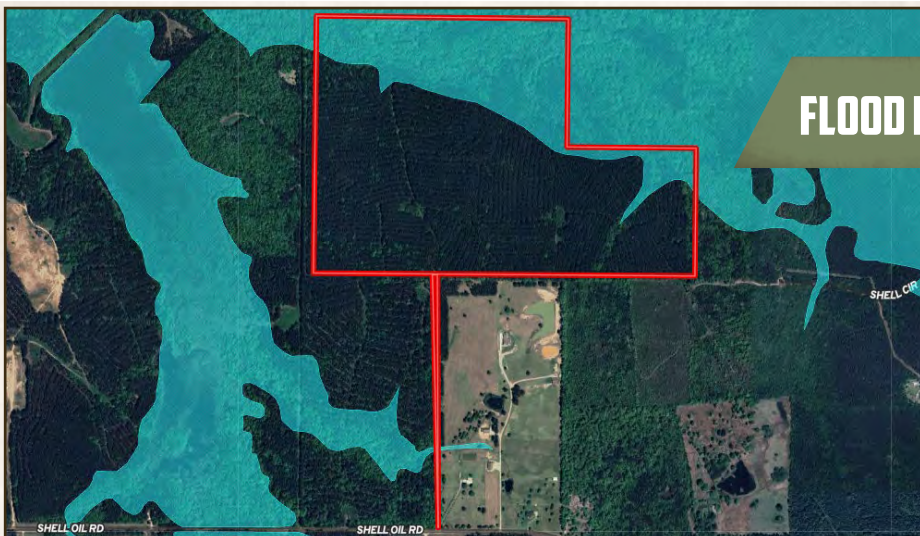
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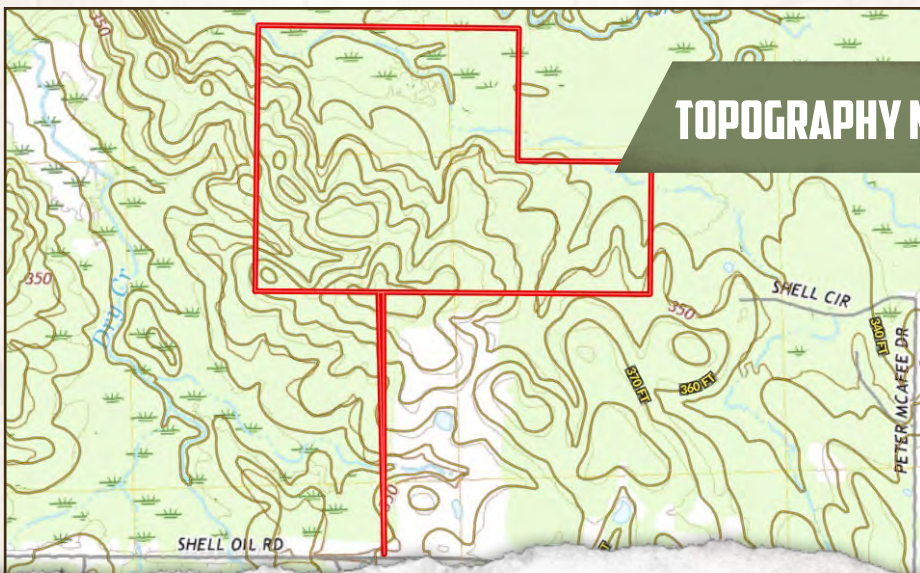
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FLOOD MAP



TOPOGRAPHY MAP



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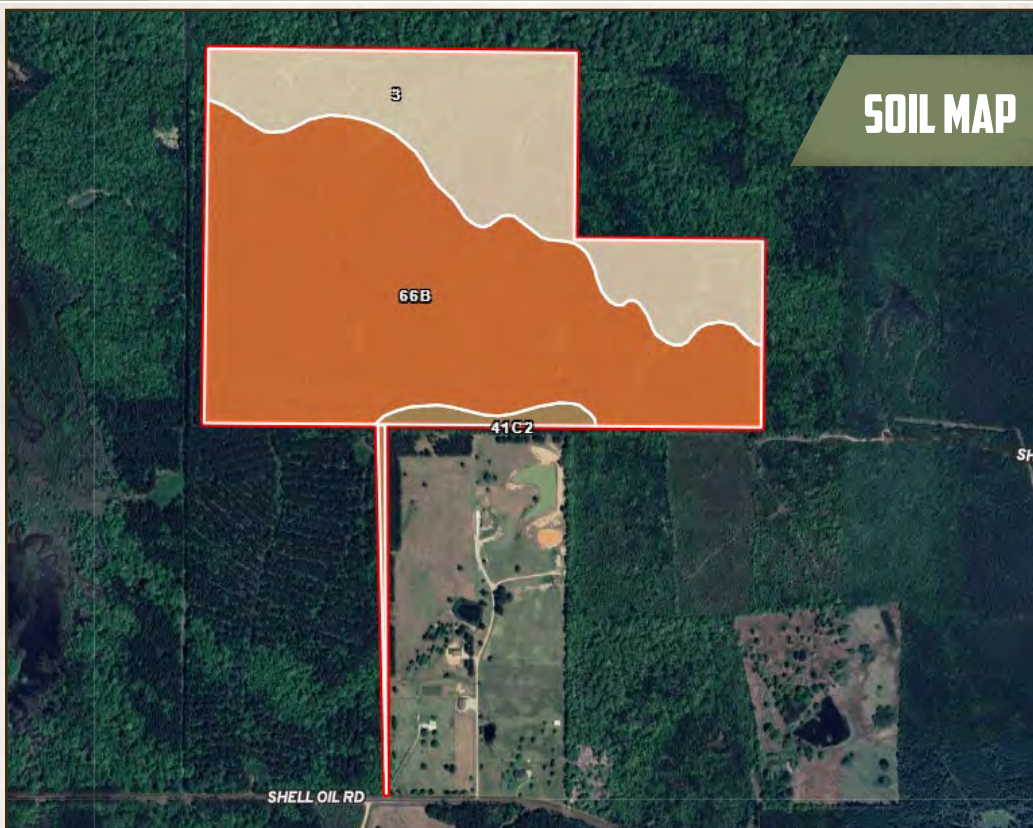
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
66B	Providence-Tippah association, undulating	132.0 1	66.03	0	70	3e
3	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded, north	63.97	32.0	0	74	2w
41C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	3.94	1.97	0	32	3e
TOTALS		199.9 2(*)	100%	-	70.53	2.68



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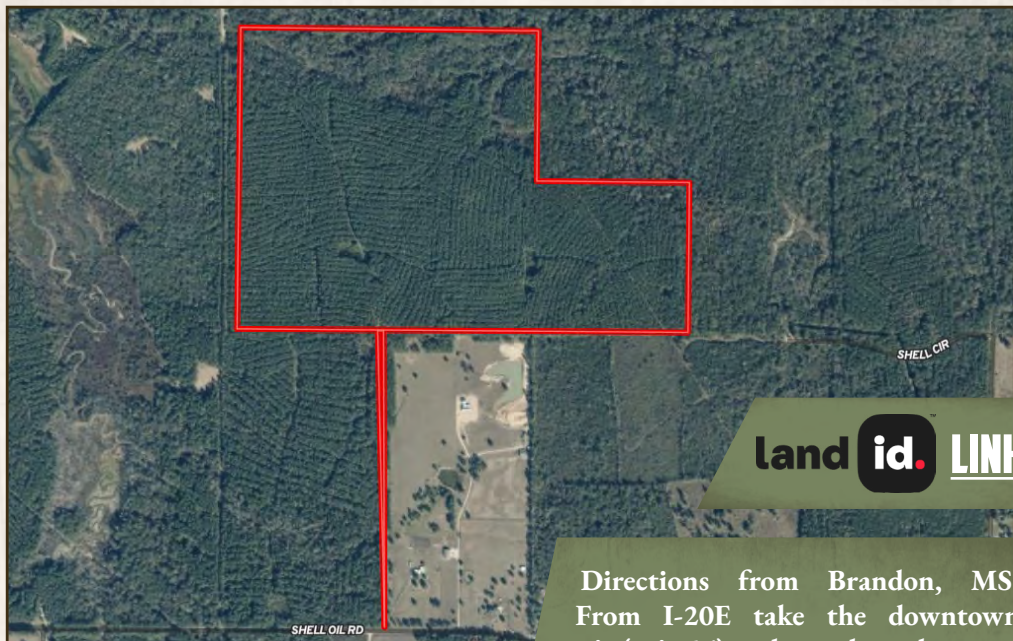
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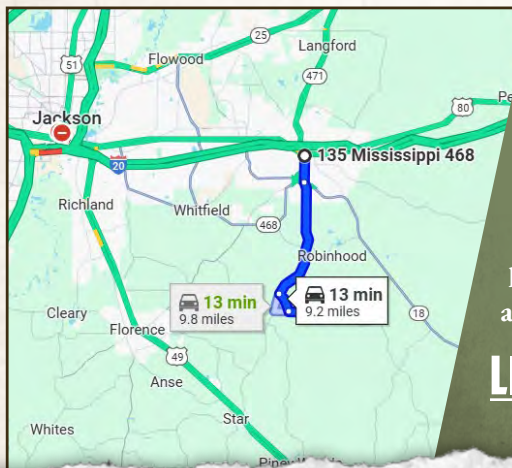
RANKIN COUNTY, MISSISSIPPI



land id. **LINK**

Directions from Brandon, MS:
From I-20E take the downtown exit (exit 56) and travel southeast on Government Street to the intersection of Government Street and South College Street. Turn right onto South College Street. Travel 1.3 miles. Cross Highway 18 and continue on Star Road for 5.8 miles. Turn left on Jerusalem Church Road and travel 1.0 mile. Turn left on Shell Oil Road. Proceed 1.2 miles and the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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