

178.8± ACRES
RANKIN COUNTY, MS
\$536,500



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE RANKIN 178.8

PROPERTY PROFILE

LOCATION:

- Henry Cannon Road
- Braxton, MS 39044
- Rankin County
- 4.6± Miles NE of Star

COORDINATES:

- 32.12969, -89.99765

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Potential Homesite

PROPERTY INFORMATION:

- 178.8± Acres
- Recently Harvested Timber
- Road System
- Gently Rolling Topography
- Blank Slate
- Utilities Available in the Area
- McLaurin Schools

TAX INFORMATION:

2024 - \$442.05

- Parcel #1: 103-000036-00000
- Parcel #2: 104-000002-00000



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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michael@smalltownproperties.com

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 178.8

WELCOME TO A BLANK CANVAS RECREATIONAL TRACT IN RANKIN COUNTY, MISSISSIPPI: THE RANKIN 178.8. Located less than five miles northeast of Star, this 178.8± acre tract offers a blank slate for recreational opportunities and a country home/cabin site in one of the most desirable counties of the state. Whether you're looking for a place to build, hunt, or invest, the Rankin 178.8 should provide some excellent possibilities.

The property features recently harvested timber with a fresh road system. The perimeter road will take you along the eastern border almost to the south end of the property. The rectangular shape of this tract allows for quite a few future slip-in/slip-out wildlife plot areas. The deer and turkey hunting can be good in this area. Another option would be turning this place into a pasture by de-stumping some or most all of it. The topography is gently rolling with one good-sized hill on the western boundary.



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MORE ABOUT THE RANKIN 178.8

Looking to build? You will find multiple areas to build a cabin or country home. Utility providers in the area include Thomasville Water Association Inc. and Southern Pine EPA, but they will need to be verified. With frontage along the east side of Henry Cannon Road, just a few miles east of Highway 49, access is simple, and your commute to the Jackson metro area should be a breeze. The school district is McLaurin Schools.

Whether you're in the market for a country home/cabin site, a hunting property close to town, or an investment with future upside, the Rankin 178.8 should deliver.

Call Michael Oswalt today to schedule your private tour.



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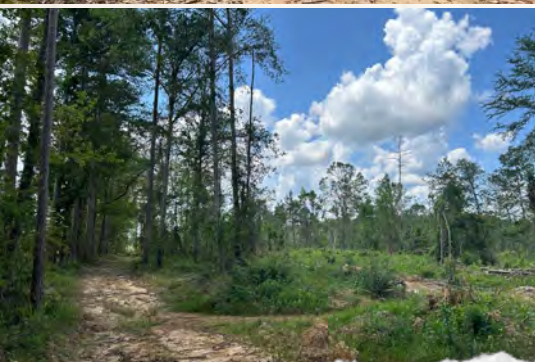
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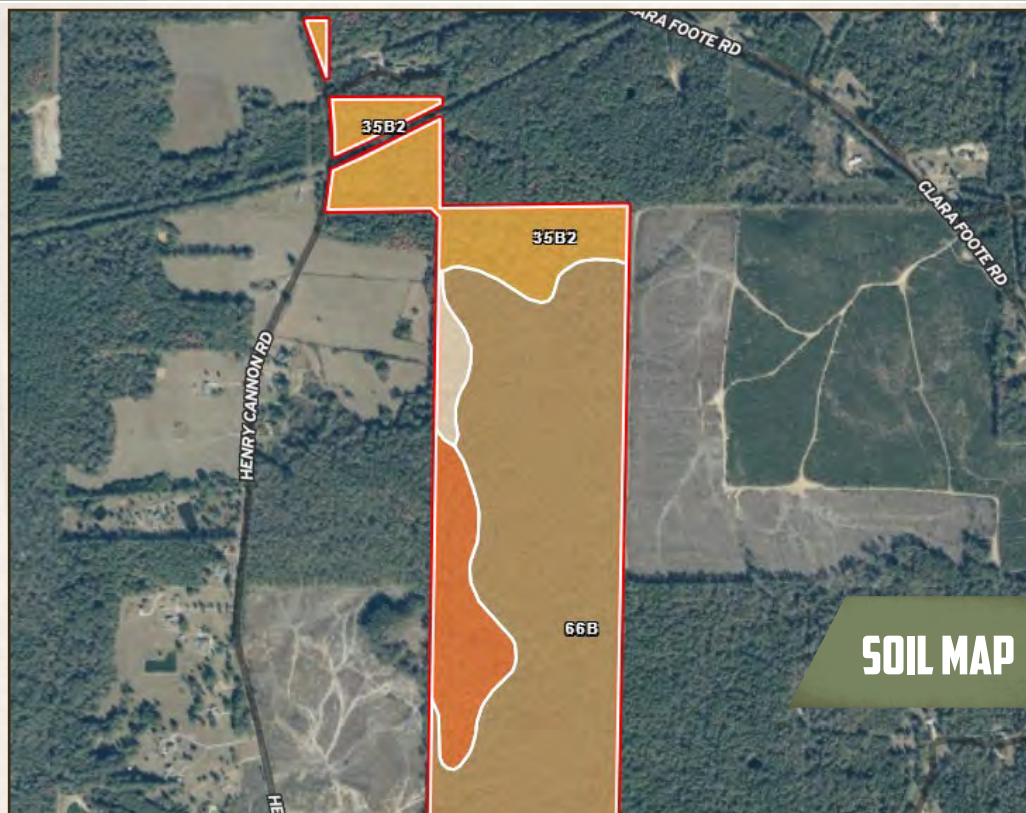
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
66B	Providence-Tippah association, undulating	127.37	72.67	0	70	3e
35B2	Tippah silt loam, 2 to 5 percent slopes, eroded	26.29	15.0	0	75	2e
85D	Smithdale-Providence complex, 8 to 17 percent slopes	17.59	10.04	0	67	6e
41G2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	4.01	2.29	0	32	3e
TOTALS		175.26	100%	-	69.58	3.15



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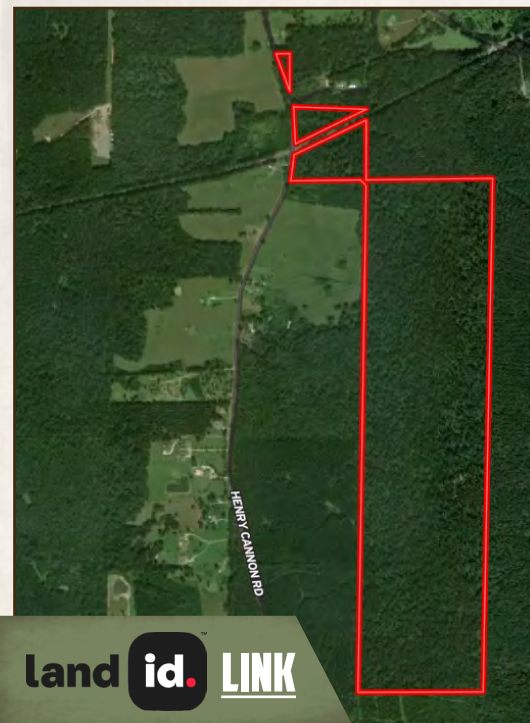
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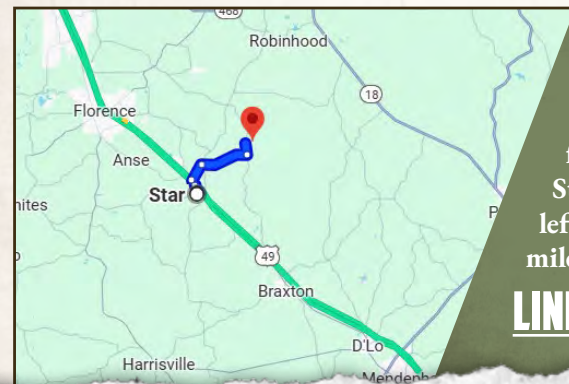
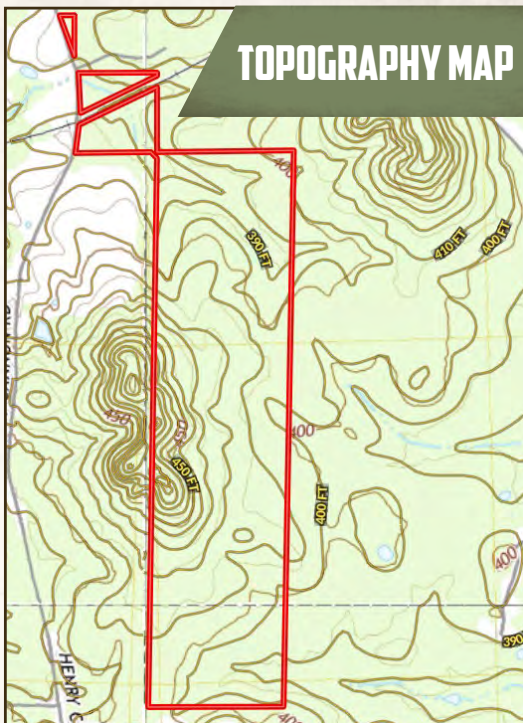
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land id. **LINK**



Directions from Star, MS: From Highway 49 at Star, MS turn onto Star Road. Continue on Star Road for 1.4 miles. Turn right onto North Star Road and proceed 2.3 miles. Turn left onto Henry Cannon Road and in 0.6 miles the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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