



**16.6± ACRES**  
**RANKIN COUNTY, MS**  
**\$149,999**



**SMALLTOWN**  
HUNTING PROPERTIES  
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# THE RANKIN 16.6

## PROPERTY PROFILE

### LOCATION:

- Johns Shiloh Road  
Brandon, MS 39042
- Rankin County
- 0.2± Miles off Hwy 18
- 5.4± Miles NW of the  
Puckett Schools
- 5.7± Miles NW of Puckett
- 14.6± Miles SE of Brandon
- 27.5± Miles SE of Jackson

### COORDINATES:

- 32.1362, -89.8452

### TAX INFORMATION:

- 2024: \$69.34

### PROPERTY USE:

- Potential Homesite
- Recreation
- Investment

### PROPERTY INFORMATION:

- 16.6± Acres
- 3± Acres Outside the FEMA  
100-Year Floodplain
- Natural Regrowth
- 400'± Paved Road Frontage
- Quiet, Rural Setting
- Located in the Puckett  
School District



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**JIMMY GENTRY**

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE RANKIN 16.6

TAKE ADVANTAGE OF THE UNIQUE OPPORTUNITY TO OWN 16.6± ACRES IN THE DESIRABLE PUCKETT SCHOOL DISTRICT OF RANKIN COUNTY, MISSISSIPPI. Conveniently located just off Highway 18 on Johns Shiloh Road, this property boasts approximately 400 feet of paved road frontage, offering excellent access and home site potential. The tract consists of natural regrowth timber, currently at a manageable stage for easy clearing, making it ideal for creating your custom home site or a peaceful weekend retreat. Roughly three acres lie outside the FEMA 100-year floodplain, offering buildable ground. With its mix of young vegetation, the property allows you to shape the land to your needs—whether that means clearing for a homesite, leaving space for a garden or food plot, or planting timber for long-term value.



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# MORE ABOUT THE RANKIN 16.6

One of the standout features of this property is its location within the highly sought-after Puckett School District, known for its strong community and quality education. The school is just a quick 6-minute drive away—perfect for families looking to build close to top-rated schools while enjoying the peace and space of rural living.

Whether you're seeking a homesite, a small recreational tract, or a long-term land investment, this parcel checks all the boxes. With plenty of room to roam, grow, or build, and just minutes from Puckett and less than 30 minutes to Brandon, the location offers the perfect balance of seclusion and convenience.

**Contact Jimmy Gentry today to schedule a personal tour.**



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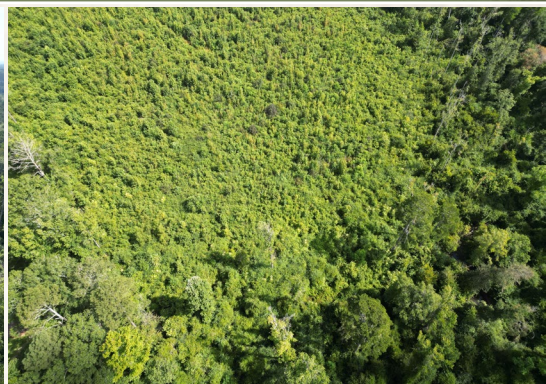
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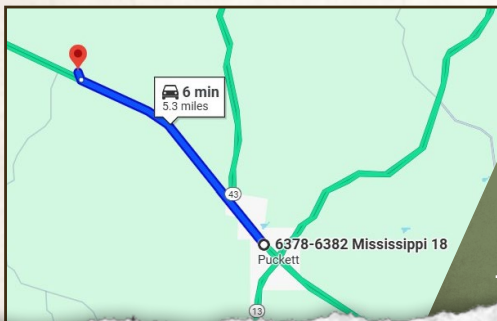
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**land id. LINK**

## FLOOD MAP



Directions From Puckett: Travel 5.1 miles northwest on Hwy 18. Turn right on Johns Shiloh Road and continue 0.2 miles to the property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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