



**12.41± ACRES**  
**RANKIN COUNTY, MS**  
**\$224,500**



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (769) 760-0005



# THE RANKIN 12.41

## PROPERTY PROFILE

### LOCATION:

- 1331 Coal Bluff Road  
Lena, MS 39094
- Rankin County
- 9± Miles NE of Tommy's  
Trading Post
- 24± Miles N of Flowood

### COORDINATES:

- 32.558099, -89.819770

### PROPERTY USE:

- Potential Home Site

### PROPERTY INFORMATION:

- 12.41± Total Acres
- 8± Acres in Open Ground
- County Road Frontage
- Rolling Terrain
- Small Pond
- Hardwoods
- Electricity at the Road
- Pisgah School District

### TAX INFORMATION:

2024 - \$514.52

- Parcel N18000009-00030



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

### DENNIS WEST

*EAST MISSISSIPPI MANAGING BROKER*

*ALABAMA QUALIFYING BROKER*

*LOUISIANA ASSOCIATE BROKER*

C: 601-248-4396 | O: 769-760-0005

[dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)



# WELCOME TO THE RANKIN 12.41

LOCATED IN RANKIN COUNTY, MS, THIS BEAUTIFUL 12.41± ACRE PROPERTY OFFERS A PRIME OPPORTUNITY TO BUILD YOUR DREAM COUNTRY HOME IN THE DESIRABLE PISGAH SCHOOL DISTRICT. Approximately eight acres are cleared and ready for development, while the remaining balance is wooded with a nice mix of hardwoods, providing privacy and natural beauty. A small pond is tucked within the timber, offering the potential for enlargement, creating a great focal point or future fishing spot. The land enjoys frontage on Coal Bluff Road, where electricity is available.

Enjoy the peacefulness of rural living while being just minutes from medical facilities, shopping, entertainment, and dining in Flowood. Additionally, the Ross Barnett Reservoir is nearby for fishing, boating, and water recreation. Rankin County building restrictions need to be verified.

**To learn more and schedule a private showing, call Dennis West today!**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

## DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

[dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)



**12.41± ACRES**

**RANKIN COUNTY, MISSISSIPPI**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**DENNIS WEST**

*EAST MISSISSIPPI MANAGING BROKER*

*ALABAMA QUALIFYING BROKER*

*LOUISIANA ASSOCIATE BROKER*

**C: 601-248-4396 | O: 769-760-0005**

**dennis@smalltownproperties.com**

**2121 5th St., Ste 206 - Meridian, MS 39301**

**smalltownproperties.com**

Information is believed to be accurate but not guaranteed.



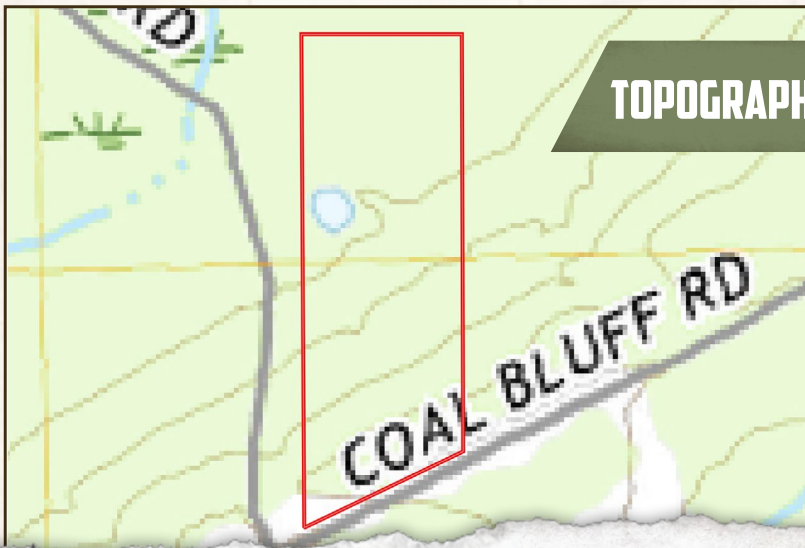
12.41± ACRES

RANKIN COUNTY, MISSISSIPPI

## FLOOD MAP



## TOPOGRAPHY MAP



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**DENNIS WEST**

*EAST MISSISSIPPI MANAGING BROKER*

*ALABAMA QUALIFYING BROKER*

*LOUISIANA ASSOCIATE BROKER*

C: 601-248-4396 | O: 769-760-0005

[dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

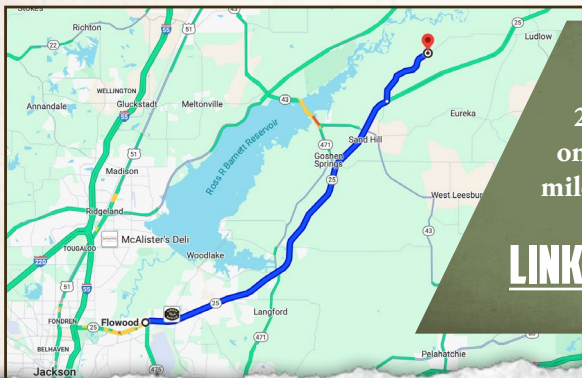


**12.41± ACRES**

**RANKIN COUNTY, MISSISSIPPI**



**land id. LINK**



Directions from Flowood, MS: Travel 20 miles north on Hwy 25. Turn left on Coal Bluff Road and continue 4 miles to the property on the left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**DENNIS WEST**

*EAST MISSISSIPPI MANAGING BROKER*

*ALABAMA QUALIFYING BROKER*

*LOUISIANA ASSOCIATE BROKER*

**C: 601-248-4396 | O: 769-760-0005**

**dennis@smalltownproperties.com**

**2121 5th St., Ste 206 - Meridian, MS 39301**

**smalltownproperties.com**

Information is believed to be accurate but not guaranteed.