

CINNAMON RIDGE SUBDIVISION LOT 3

16.38 ± ACRES IN HINDS COUNTY, MS

\$114,660



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522



Property Profile

Cinnamon Ridge Subdivision Lot 3

Location:

- Hinds County, MS
- Ratliff Road, Raymond, MS 39154
- Approximately 21 Miles West of Jackson

Coordinates:

- 32.2602, -90.4961

Property Information:

- 16.38± Acres
- Gated Subdivision
- Heavily Timbered
- Paved Roads
- Established Underground Power
- Light Restrictions (Minimum 2,500 SF Home)
- Conveniently Located to the Natchez Trace Parkway

Property Use:

- Potential Homesite

Tax Information:

- Parcel 1: 4972-0901-000
- Parcel 2: 4972-0900-000
- Parcel 3: 4972-0899-000
- 2020 Taxes: \$1,171.89



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MICHAEL OSWALT

PRINCIPAL BROKER | *Licensed in MS and AR*

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P.O. Box K - Flora, MS 39071



Welcome to Cinnamon Ridge Subdivision, in Hinds County, MS! This 16.38± acre “country life” lot is nestled in the back of the development. Find that perfect hill in the hardwoods to build your dream home. With unspoiled timberland and only a few neighbors, the wildlife should be a treat. Paved roads and underground power are already in place. The minimum requirement for building is 2,500 square feet. The gated subdivision is conveniently located to the Natchez Trace Parkway, approximately 25 minutes from Jackson and only 20 minutes to the new Continental Tire Plant in Clinton. If you have been looking for that beautiful wooded lot in the country, come take a look at Cinnamon Ridge Subdivision today.



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/15,000+ Followers

Information is believed to be accurate but not guaranteed.

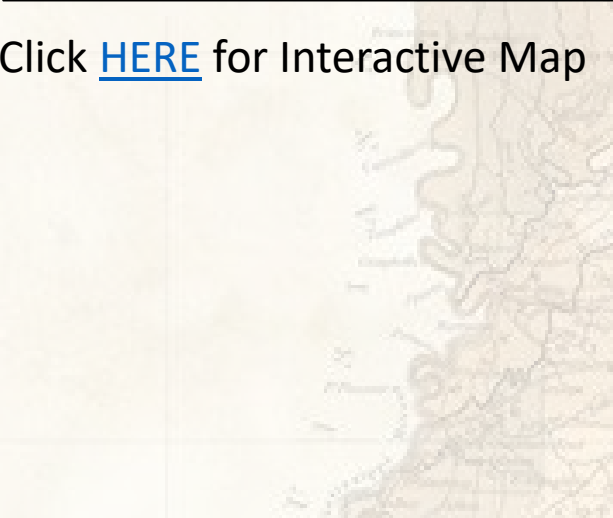


Call Michael
Oswalt for
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showing
today!



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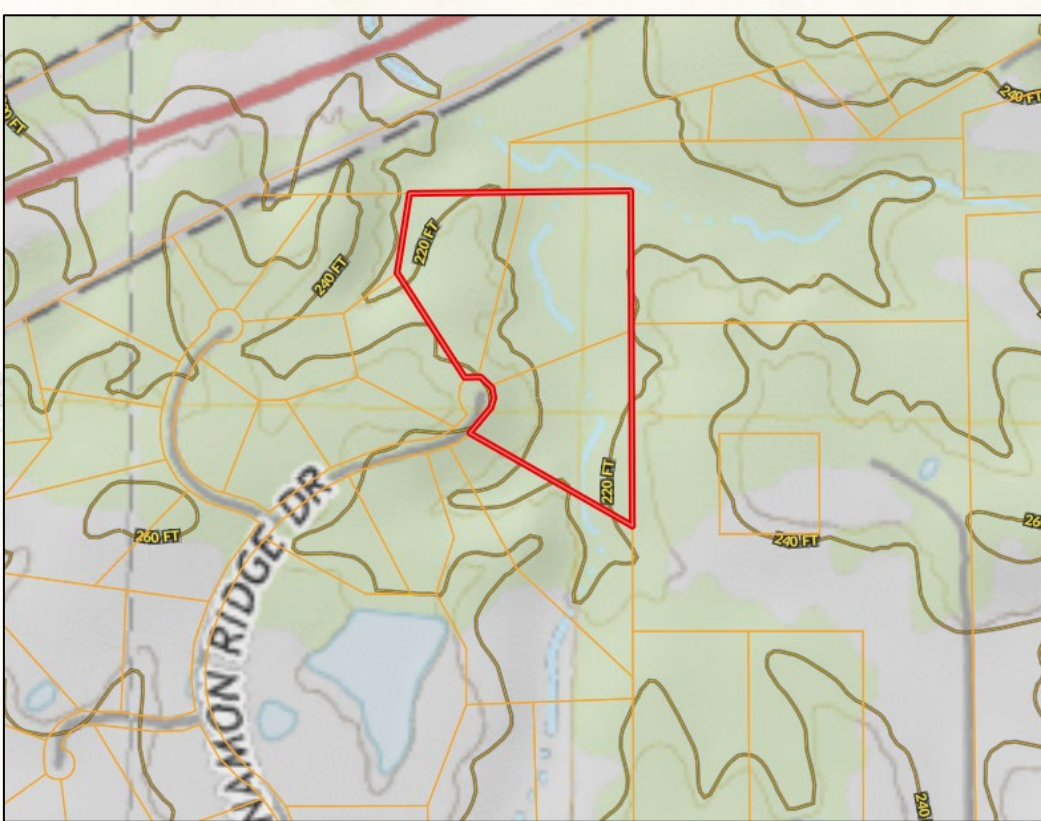


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Re	Riedtown silt loam, 0 to 2 percent slopes, occasionally flooded	9.2	55.96	2w
MeD2	Memphis silt loam, 8 to 17 percent slopes, eroded	7.2	44.04	6e
TOTALS		16.4	100%	3.76



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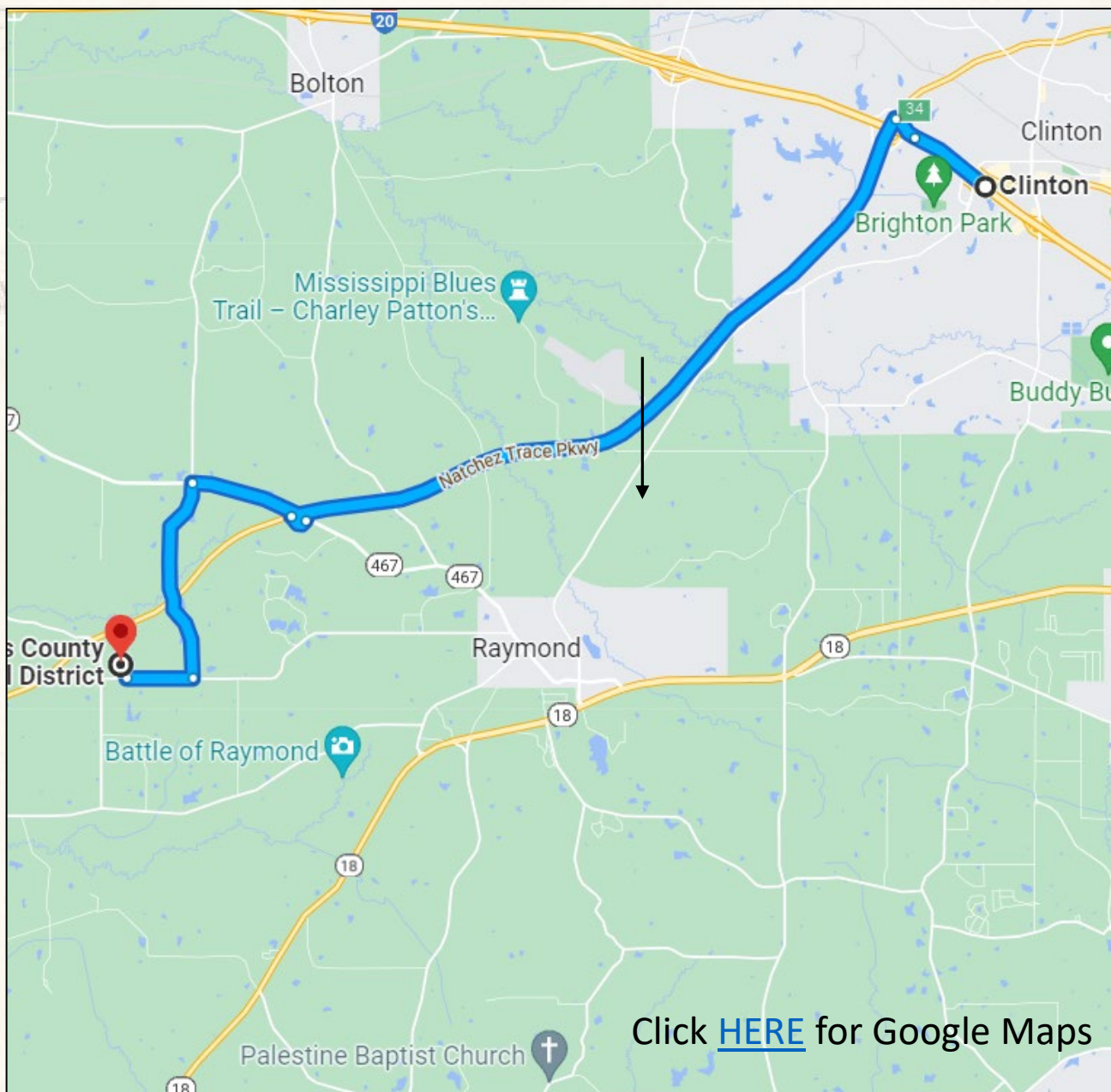
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Click [HERE](#) for Google Maps

Directions: From I-20 West, take The Natchez Trace Exit. Go south toward Natchez. Take the Raymond Exit. Turn left (west) onto Hwy 467. Travel 1.4 miles and turn left onto North Chapel Hill Rd. At the end turn right onto Ratliff Rd. Cinnamon Ridge is 1/4 mile on the right.



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