



# SMALLTOWN

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

Office 769-888-2522

137.15± Acres in Rankin County, MS

\$596,603

# Property Profile

## The Rankin 137.15

### Location:

- Rankin County, MS
- Off Cannon Drive
- Under 5 Minutes from Brandon, MS

### Coordinates:

- 32.1975, -89.9297

### Property Information:

- 137.15± Acres
- Pine Timber with Cruise Available
- Great Hunting
- Paved Frontage
- Good Deer and Turkey Hunting

### Property Use:

- Potential Home Site
- Hunting
- Timberland Investment
- Recreational

### Tax Information: 2021 \$412.93

- Parcel 1#: J05-000027-00000
- Parcel 2#: K06-000001-00000
- Parcel 3#: K05-000092-00000



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**MICHAEL OSWALT**

PRINCIPAL BROKER

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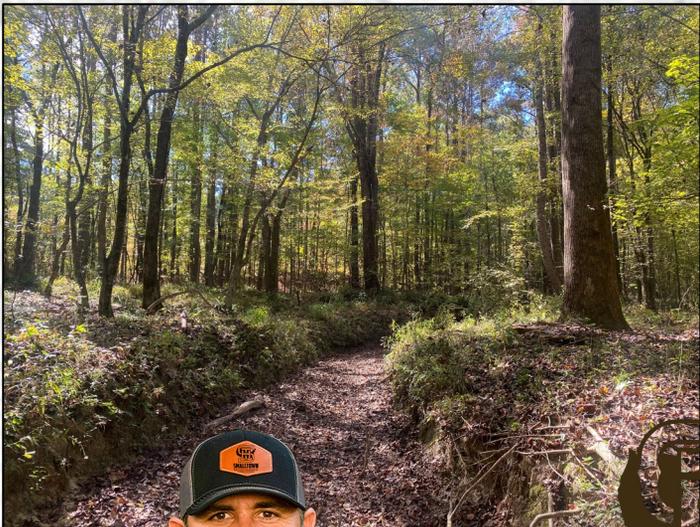
[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

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

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Information is believed to be accurate but not guaranteed.



Welcome to The Rankin 137.15 in Rankin County, Mississippi! This 137.15± acre property offers a solid timber investment (cruise available upon request) with excellent recreational opportunities just minutes from Brandon. Deer and turkey signs were noted on the initial inspection. The 137.15± acres is located along the eastern side of the Tumbaloo Creek Bottom just close enough to be bordered by bigger timberland tracts but not blanketed in the Flood Zone. In fact, I would say less than 10% of the property is in the flood zone. A small creek tributary does traverse the southern portion of the property adding to the diversity from a hunting standpoint.



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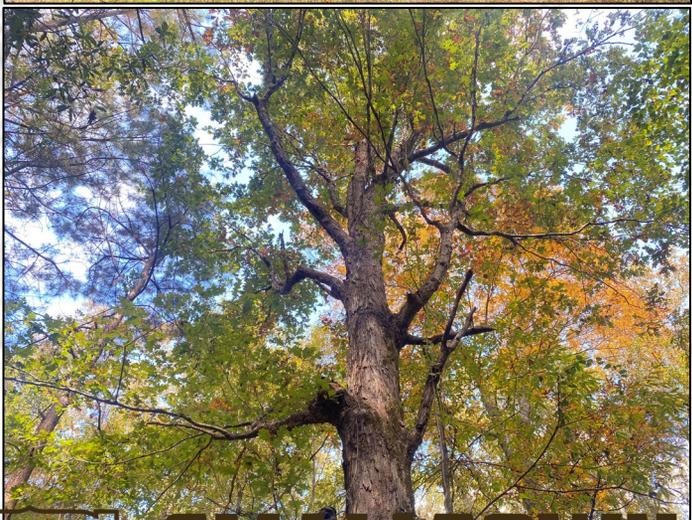
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The timberland make up is majority planted pine timber but there are a few nice oak pockets scattered about. Southeast Rankin Water Association and Southern Pine EPA (electricity) services the area if you are looking to build in the country. This tract enjoys over 1500 frontage feet along the west side of Cannon Drive (paved) just off Highway 18. The commute should be a breeze!



**STH** **SMALLTOWN**  
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If you have been looking for a place to build in Rankin County, a hunting tract close to town, or both with a timberland investment in mind, let's take a ride on the Rankin 137.15. Call Michael Oswalt today for your private showing! 2021 Taxes \$412.93



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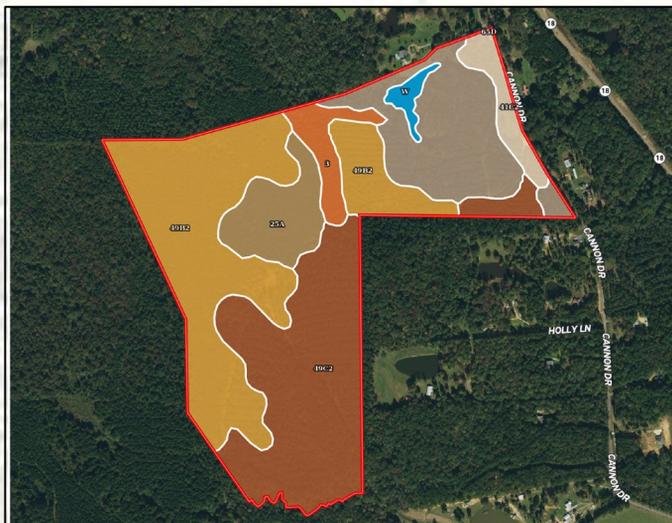
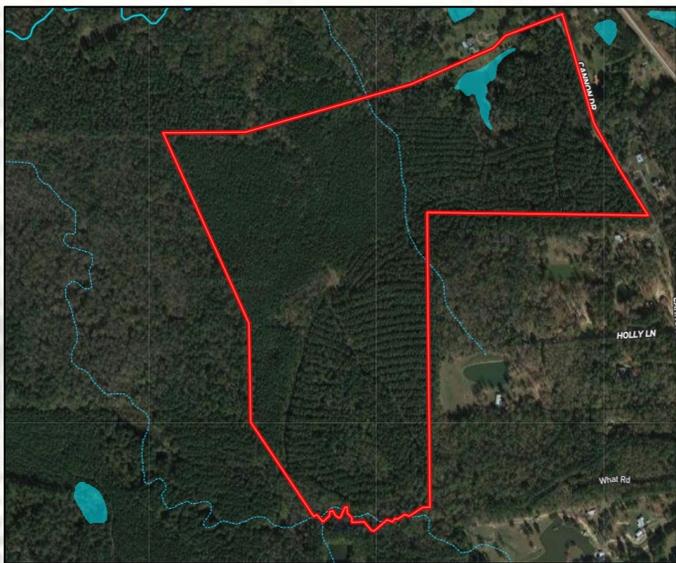
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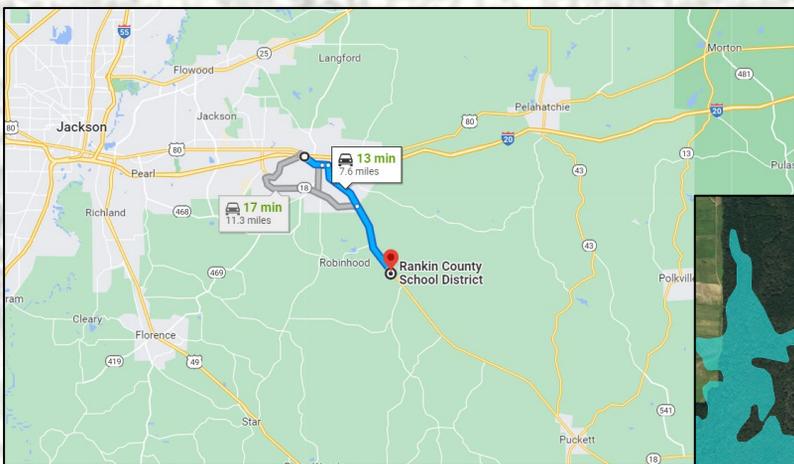
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
49B2	Savannah loam, 2 to 5 percent slopes, eroded	48.16	35.81	0	41	2e
49C2	Savannah loam, 5 to 8 percent slopes, moderately eroded	41.09	30.55	0	47	3e
65D	Smithdale-Providence complex, 8 to 17 percent slopes	22.6	16.8	0	67	6e
25A	Quitman loam, 0 to 2 percent slopes	10.62	7.9	0	70	2w
3	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded, north	5.38	4.0	0	74	2w
41C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	4.94	3.67	0	32	3e
W	Water	1.7	1.26	0	-	-
<b>TOTALS</b>		<b>134.4</b>	<b>100%</b>	<b>-</b>	<b>49.96</b>	<b>3.03</b>

## MapRight Link



## Flood Map



[Click HERE for Google Maps](#)



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