



# SMALLTOWN

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

Office 769-888-2522



**10± Acres in Rankin County, MS**

**\$140,000**

# Property Profile

## The Rankin 10

### Location:

- Rankin County, MS
- Off Coal Bluff Road
- 11 Minutes From Pisgah High School

### Coordinates:

- 32.5997, -89.8158

### Property Information:

- 10± Acres
- Open Land
- Paved Road Frontage
- Pisgah School District
- Watch Wildlife in your Yard

### Property Use:

- Potential Home/Cabin Site
- Hunting
- Horse Property
- Mini-Farm

### Tax Information: To Be Calculated At Closing

- Parcel 1#: Pt of N18-000013
- Parcel 2#: N18-000009



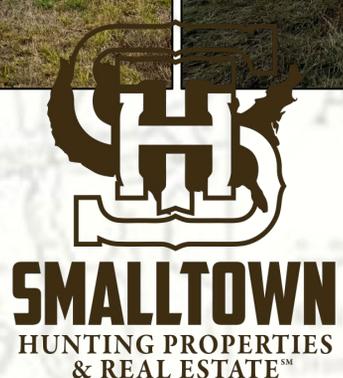
**MICHAEL OSWALT** | PRINCIPAL BROKER  
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**ADAM HESTER** | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com *Information is believed to be accurate but not guaranteed.*



Welcome to The Rankin 10 located in the sought-after Pisgah School District in Rankin County, Mississippi! This 10± surveyed acre property offers cleared land with beautiful crown just waiting for your newly constructed home in the country. Water will need to be provided in the form of a well (you will be self-sufficient), Central EPA provides electricity at the road, and sewer will need to be installed in the form of septic or water treatment plant (depending on Rankin County requirements). The property enjoys over 950' of paved frontage along the north side of Coal Bluff Road. Get ready to watch wildlife out your backdoor. Deer tracks were noted on initial inspection. Restrictions include 2,200 sqft minimum, no mobile homes, and cannot be subdivided. If you have been searching for a place to build your country home in the Pisgah School District, call Michael Oswalt or Adam Hester for your private tour today.



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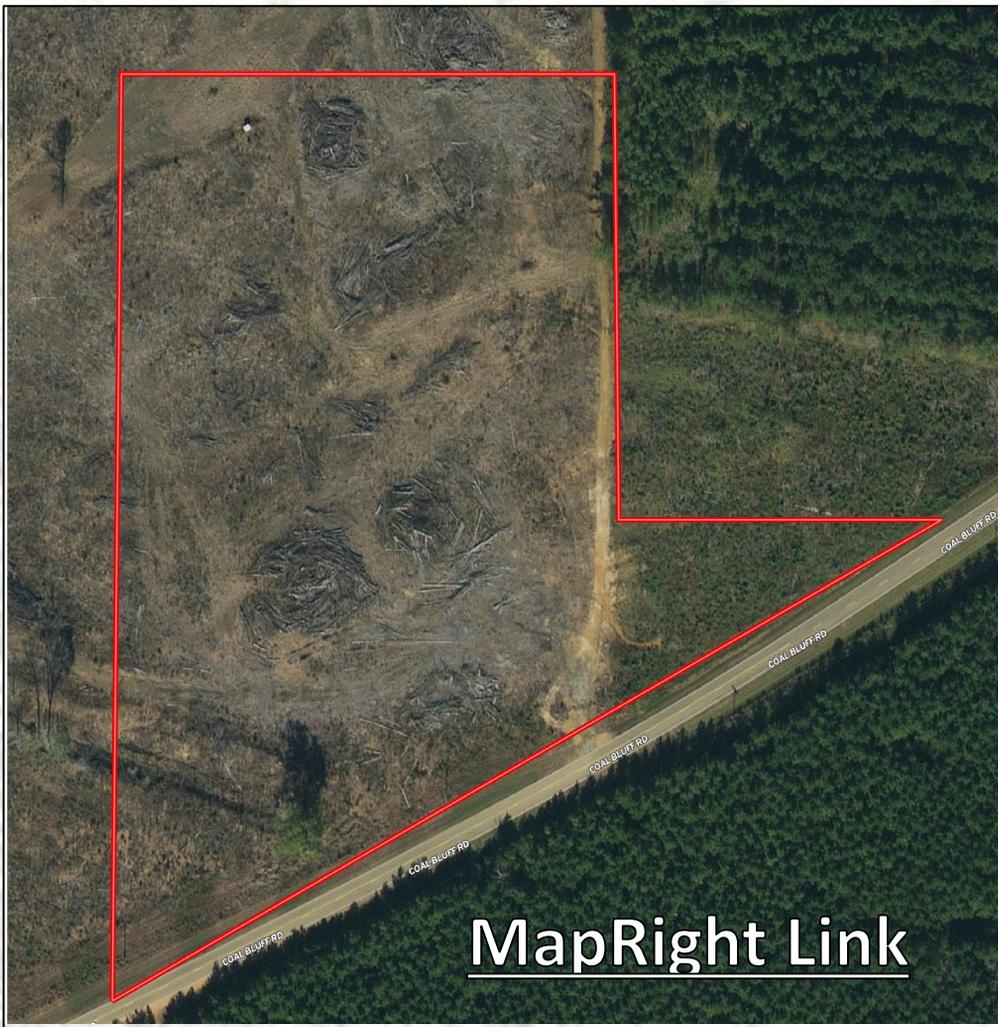


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MapRight Link



Flood Map



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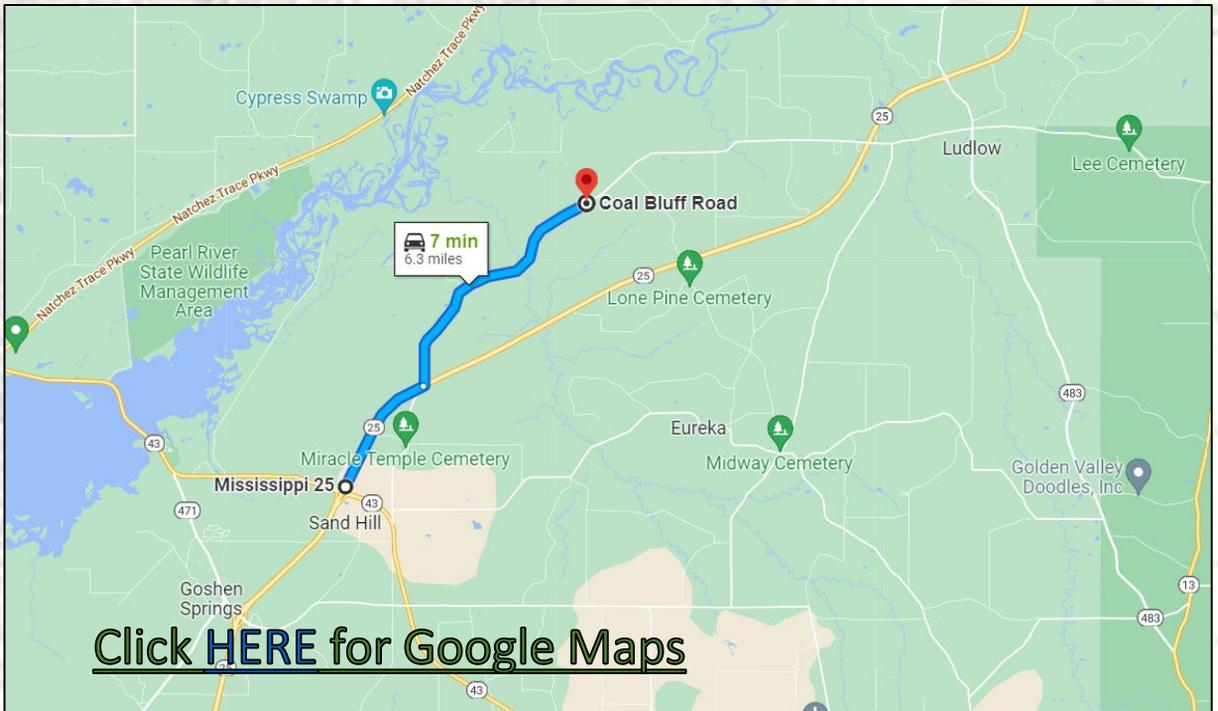


Topo Map



Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
67B	Kipling-Falkner association, undulating	9.55	100.0	0	73	4e
TOTALS		9.55(* )	100%	-	73.0	4.0



Click [HERE](#) for Google Maps



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