

**83± Acres in Rankin County, MS**  
**\$311,250**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

Office 769.888.2522

# Property Profile

## The Rankin 83

### Location:

- Pearl, MS
- Rankin County
- Minutes from the Metro Area

### Coordinates:

- 32.216, -90.0963

### Property Information:

- 83± Acres
- Heavily Timbered
- Two Wildlife Plots in Place with Room for More
- .5± Acre Pond
- Access Via Private Gravel Road (Shared with 4 Landowners)
- Power Available
- Deer and Turkey Hunting Opportunities
- Light Restrictions in Place

### Property Use:

- Recreational
- Timberland
- Hunting
- Investment

### Tax Information: Will Be Calculated at Closing After Final Acreage Determined by Survey

- Parcel #: Part of F06-000065-00020



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**MICHAEL OSWALT**

PRINCIPAL BROKER

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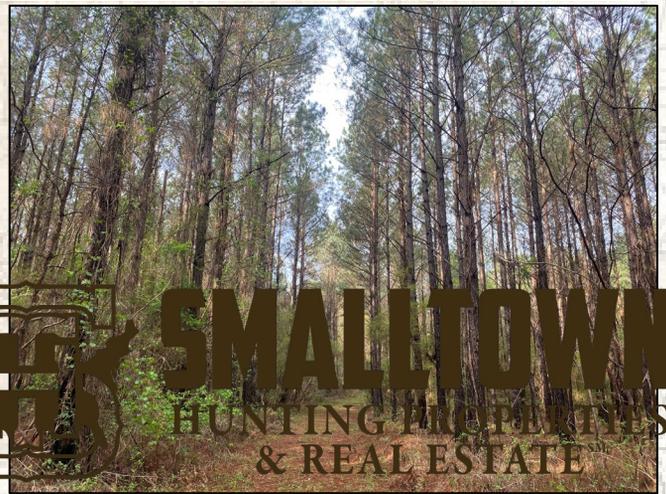
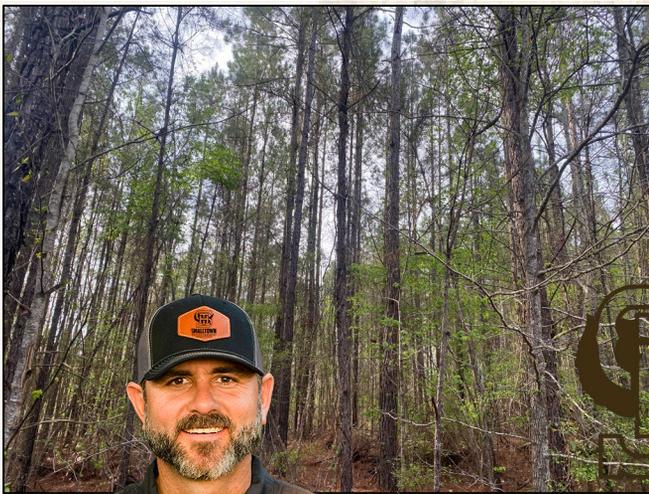
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Welcome to The Rankin 83! If you have been looking for a recreational timberland tract or mini-farm close to town, this 83± acre Rankin County, MS property may just check your boxes. The location doesn't get much better from a drive time point of view. Located just off Berry Drive, you can be in your stand or on the tractor in just a few minutes from the metro area. This tract offers great timberland diversity that can hold and grow the whitetails. The makeup includes 25± acres of approximately 20-year-old planted pines, and the remainder in scattered mature timber. This combination can be incredible from a wildlife perspective. You will also find two wildlife plots in place with room for a few more. There is a .5± acre pond in the center of the property that could be stocked or just kept for a wildlife watering hole. The deer numbers should be great in this area, and you may even see/hear a turkey every now and then. Power is approximately 1,200 feet north of the property and water will need to be a well. The access is via a private gravel road where the road maintenance will be split between four landowners who will all enjoy use of the road. Light restrictions in place and final acreage determined by survey. If you are in the market for a conveniently located tract, give Michael Oswalt a call for your private tour of The Rankin 83 today! Additional acreage is available.



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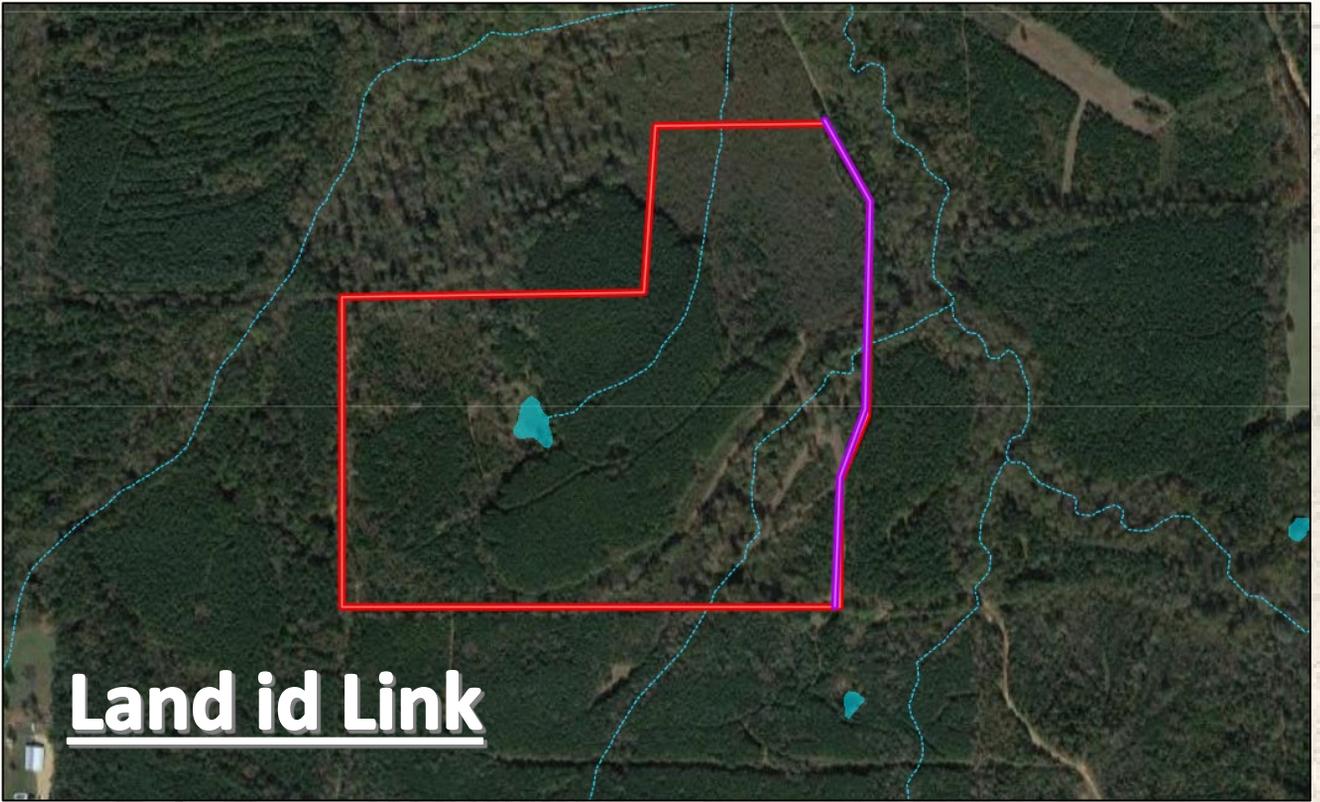
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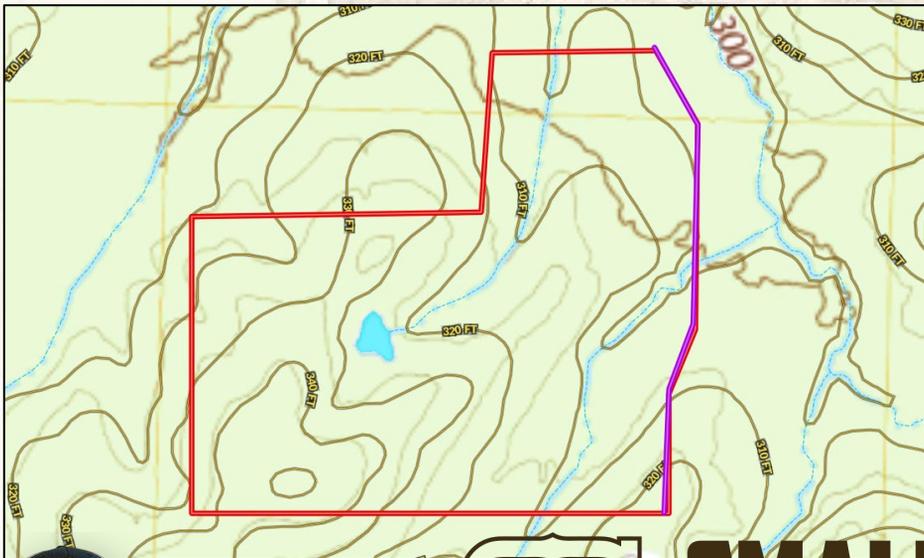
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**Land id Link**

# Aerial Map



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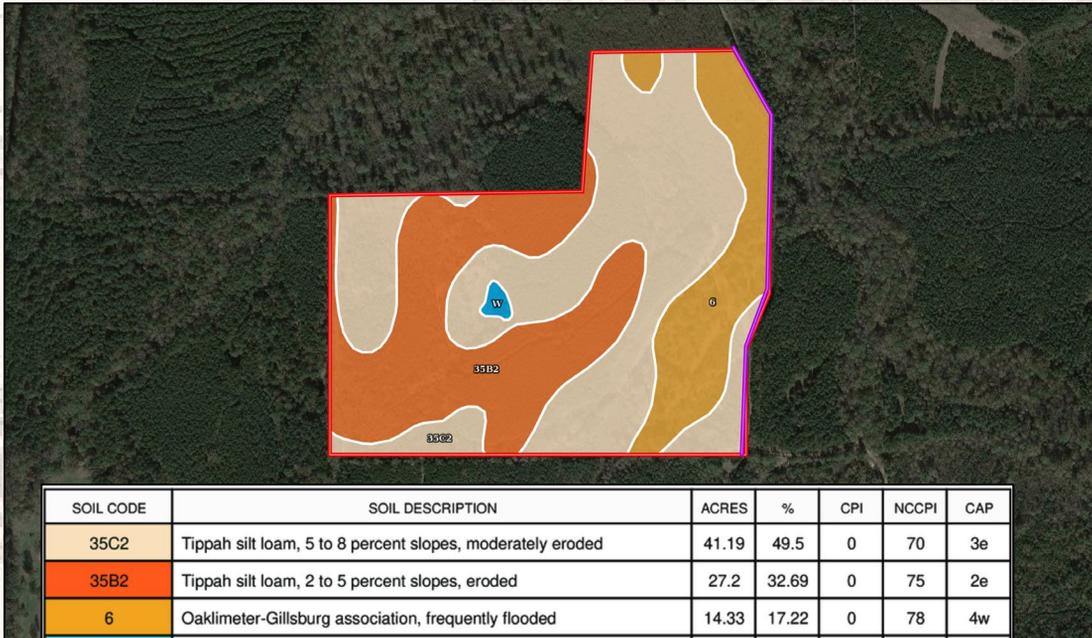
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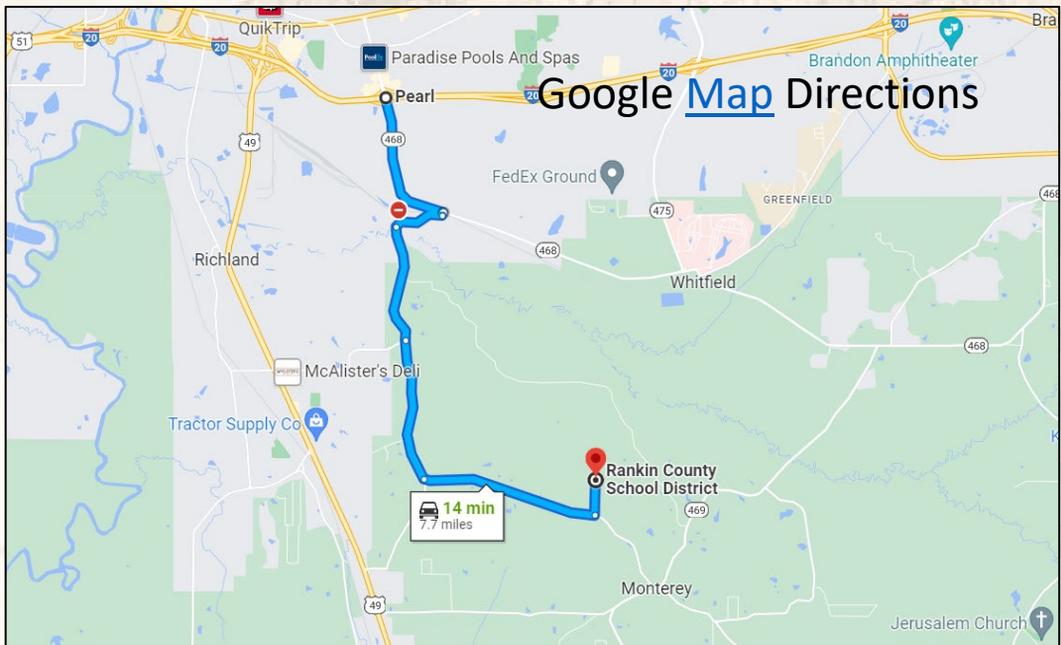
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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
35C2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	41.19	49.5	0	70	3e
35B2	Tippah silt loam, 2 to 5 percent slopes, eroded	27.2	32.69	0	75	2e
6	Oaklimeter-Gillsburg association, frequently flooded	14.33	17.22	0	78	4w
W	Water	0.49	0.59	0	-	-
TOTALS		83.21( )	100%	-	72.6	2.84



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