

6± Acres in Rankin County, MS
\$84,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

Property Profile

The Rankin 6

Location:

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

Coordinates:

- 32.216, -90.0963

Property Information:

- 6± Acres
- Wooded Lot
- Paved Frontage Road
- Power and Water Available
- Conveniently Located to Shopping and Dining Establishments
- Light Restrictions in Place

Property Use:

- Recreational
- Homesite Potential
- Timberland
- Hunting
- Investment

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

- Parcel #1: F06-000040-00000 (Part of)



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MICHAEL OSWALT

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

15,000+ Followers

Information is believed to be accurate but not guaranteed.

Looking for a place to build that dream home in Rankin County, MS? This 6± acre property may just be exactly what you have been looking for. The location doesn't get much better from a drive time standpoint. Located along the north side of Hayes Place, you can be shopping, dining, or at the ballfield in no time. This tract was cutover approximately 8 years ago so your clearing bill shouldn't be too bad. Power and water run along Hayes Place. Of course, there is always the option of a well for self-sufficiency. Light restrictions are in place and final acreage will be determined by survey. If you have been looking for a place to stretch out and live the country life while you're still close to the conveniences of town, give Michael Oswalt a call to take a look at The Rankin 6 today! Additional land is available.



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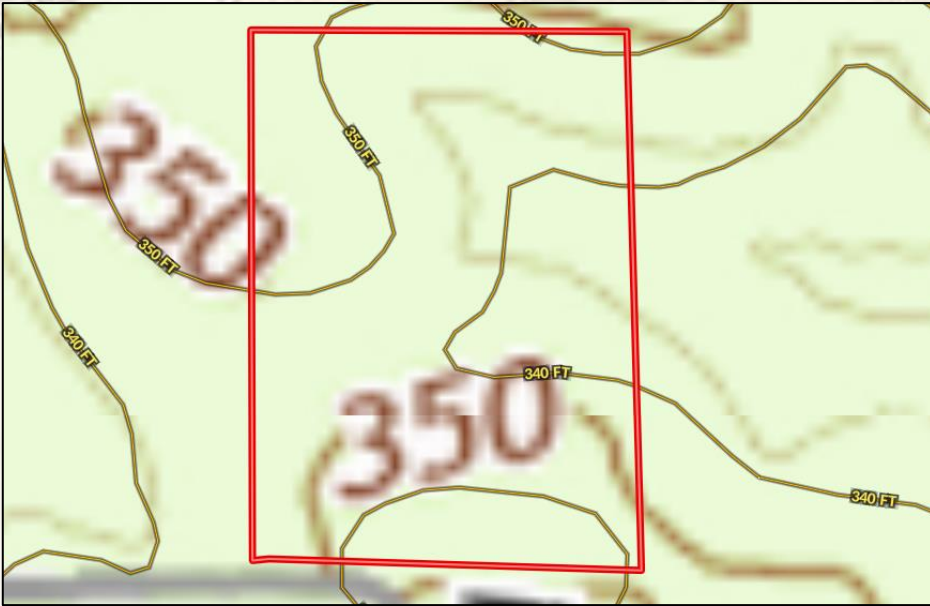
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Land id Link

Aerial Map



Topo Map



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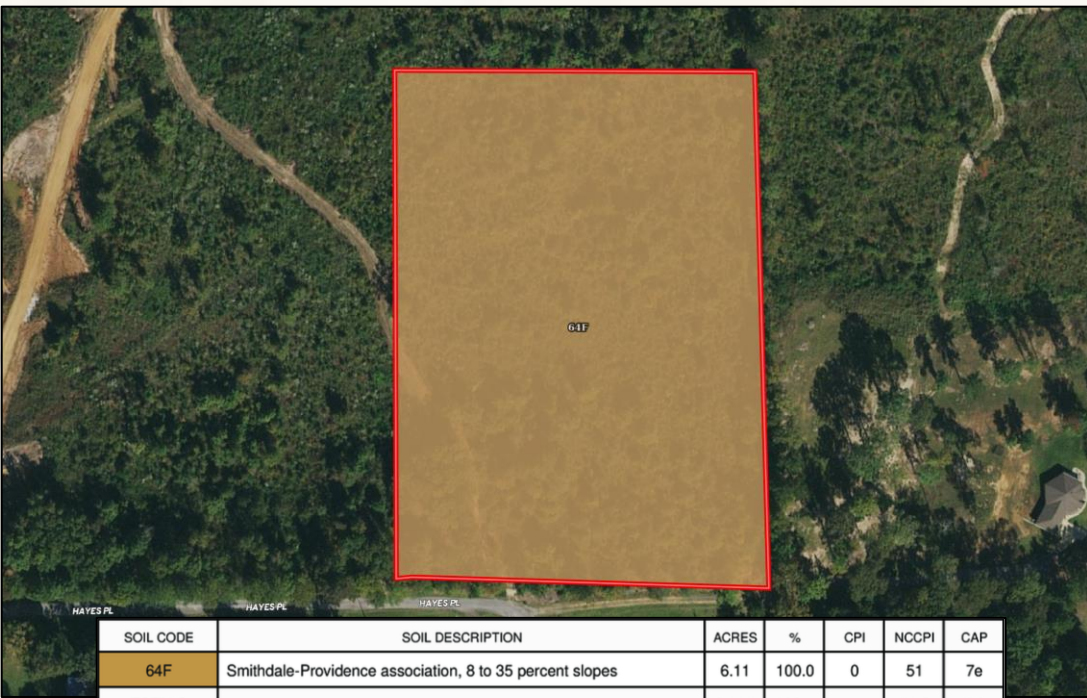
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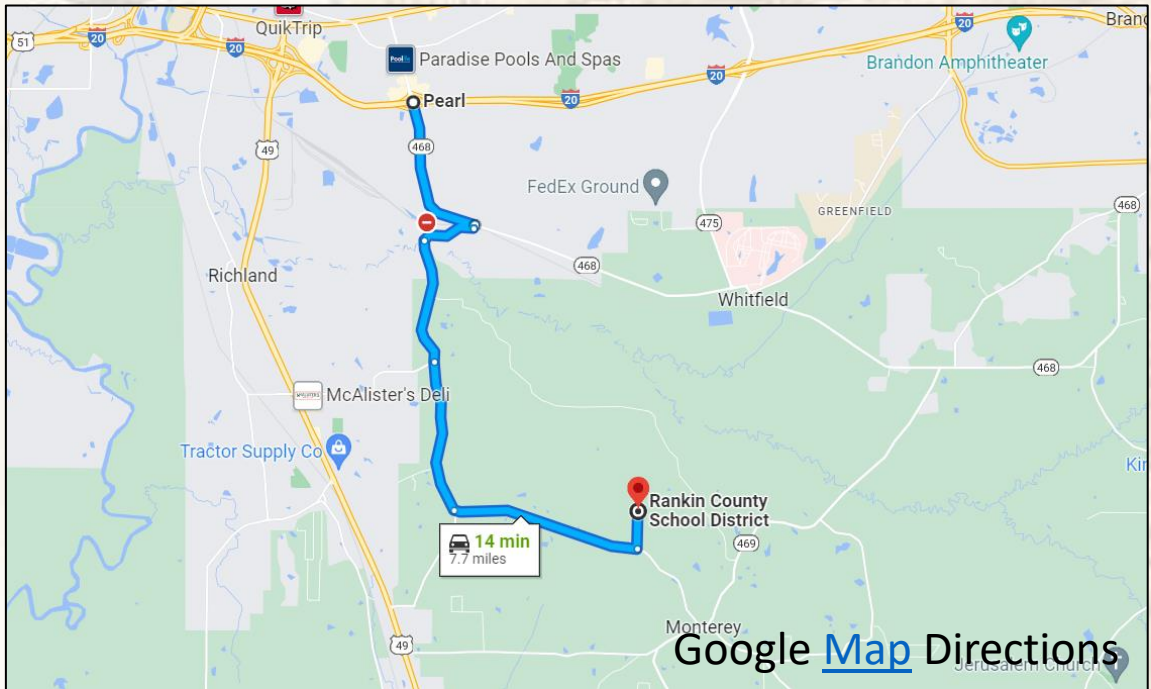
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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
64F	Smithdale-Providence association, 8 to 35 percent slopes	6.11	100.0	0	51	7e
TOTALS		6.11(*)	100%	-	51.0	7.0



Google [Map](#) Directions



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