

10± ACRES
RANKIN COUNTY, MS
\$139,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE RANKIN 10

PROPERTY PROFILE

LOCATION:

- Pelahatchie Road
Pelahatchie, MS 39145
- Rankin County
- 2.7± Miles N
of Pelahatchie
- 16± Miles E of Brandon

COORDINATES:

- 32.34032, -89.82153

PROPERTY INFORMATION:

- 10± Acres
- Electricity Available
- Water Connected
- Driveway Constructed
- Home Sites

PROPERTY USE:

- Residential
- Recreational
- Investment



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JIMMY GENTRY

LAND SPECIALIST

C: 601-421-8500

O: 769-888-2522

jimmy@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RANKIN 10

GRAB YOUR BUILDING PLANS AND LET'S GO TAKE A LOOK AT THE RANKIN 10! Situated along Pelahatchie Road, this 10± acre Rankin County tract is ready for your dream home. Upon arrival, you will notice that the majority of the work has already been done for you. A privacy gate is in place to give you seclusion and the driveway is constructed, all it needs is your choice of materials. Electricity is located along Pelahatchie Road and the water meter is installed. This property offers multiple home sites to choose from! Soil tests have been performed and show the dirt is good and abundant!

Jellystone Park - Yogi on the Lake is just around the corner and offers year round recreational fun for the whole family. Acreage of this size and located in a good school district boasting these attributes are rare. And the best part...this place is being offered under appraised value!

Give Jimmy Gentry a call to schedule your private showing of the Rankin 10, a place that checks ALL the boxes!



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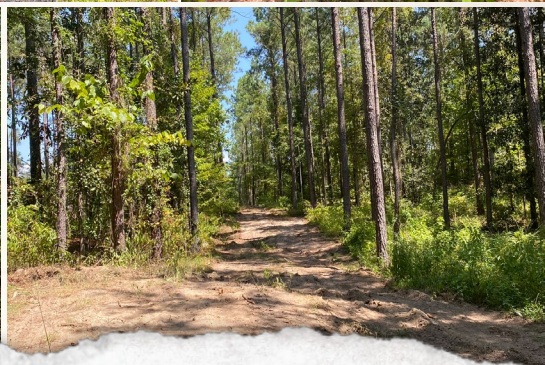
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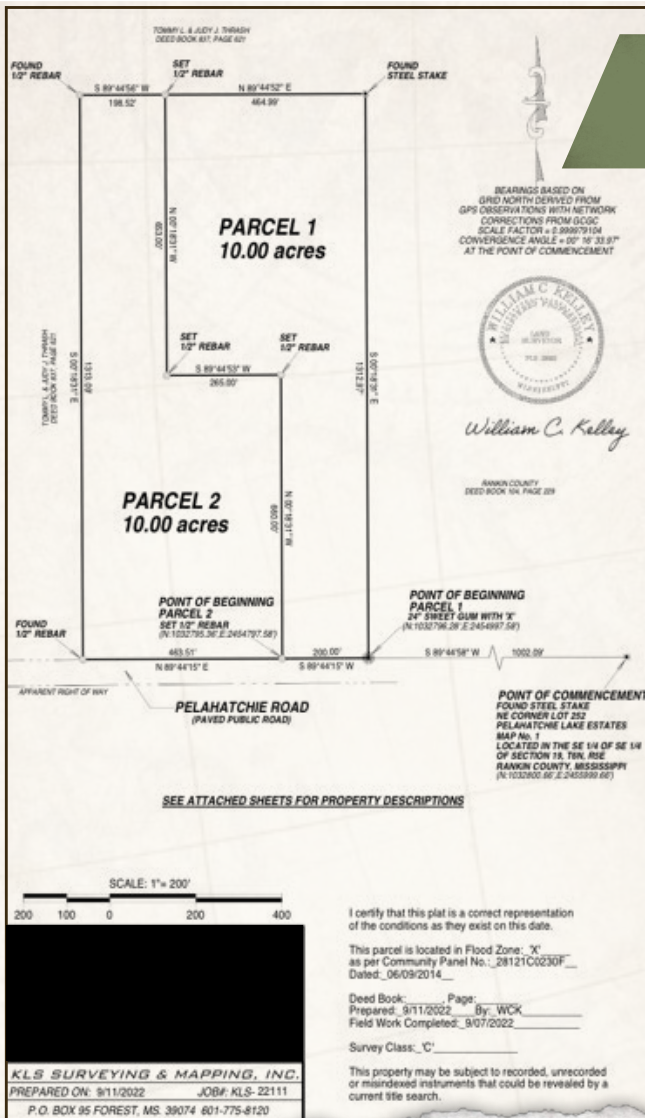
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SURVEY
DRAWING

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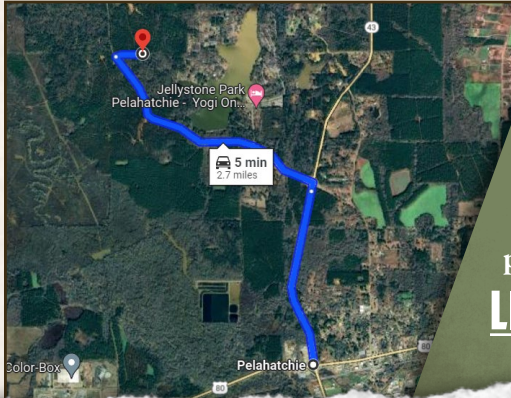
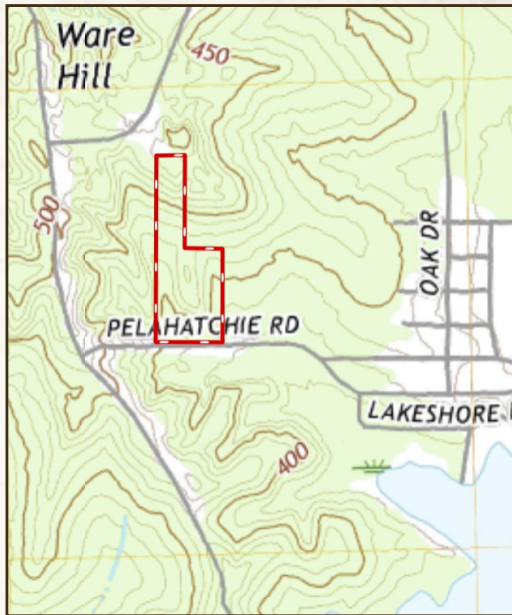
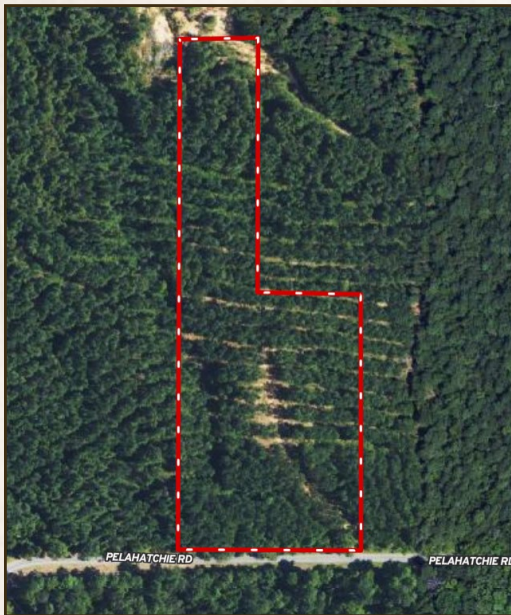
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land id. LINK

TOPOGRAPHY MAP



Directions From the Intersection of Hwy 80 and Hwy 43 in Pelahatchie, MS: Travel north on Hwy 43 for one mile and turn left onto Lake Road. Proceed for 1.5 miles and turn right onto Pelahatchie Road. In 0.1 miles, the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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