

RECREATIONAL TIMBER TRACT

160± ACRES IN RANKIN COUNTY, MS

\$400,000

If you have been looking for a large recreational tract near Pearl, Brandon and Florence, here it is! This property is conveniently located about a mile south of the intersection of MS-468 and MS-469. It consists of mainly hardwoods and has plentiful deer sign. Don't miss your opportunity to own this large property! Call Bill Patrick for your private showing today!

DIRECTIONS FROM BRANDON, MS: Travel 18 East to Hwy 468/Whitfield Road. Travel 4.6 miles and turn left on Hwy 469. After 1.2 miles the entrance to the property will be on your left. **GOOGLE MAP LINK**



Call me today!

BILL PATRICK, REALTOR®
Bill@TomSmithLand.com
601.898.2772 **office** | 601.573.0749 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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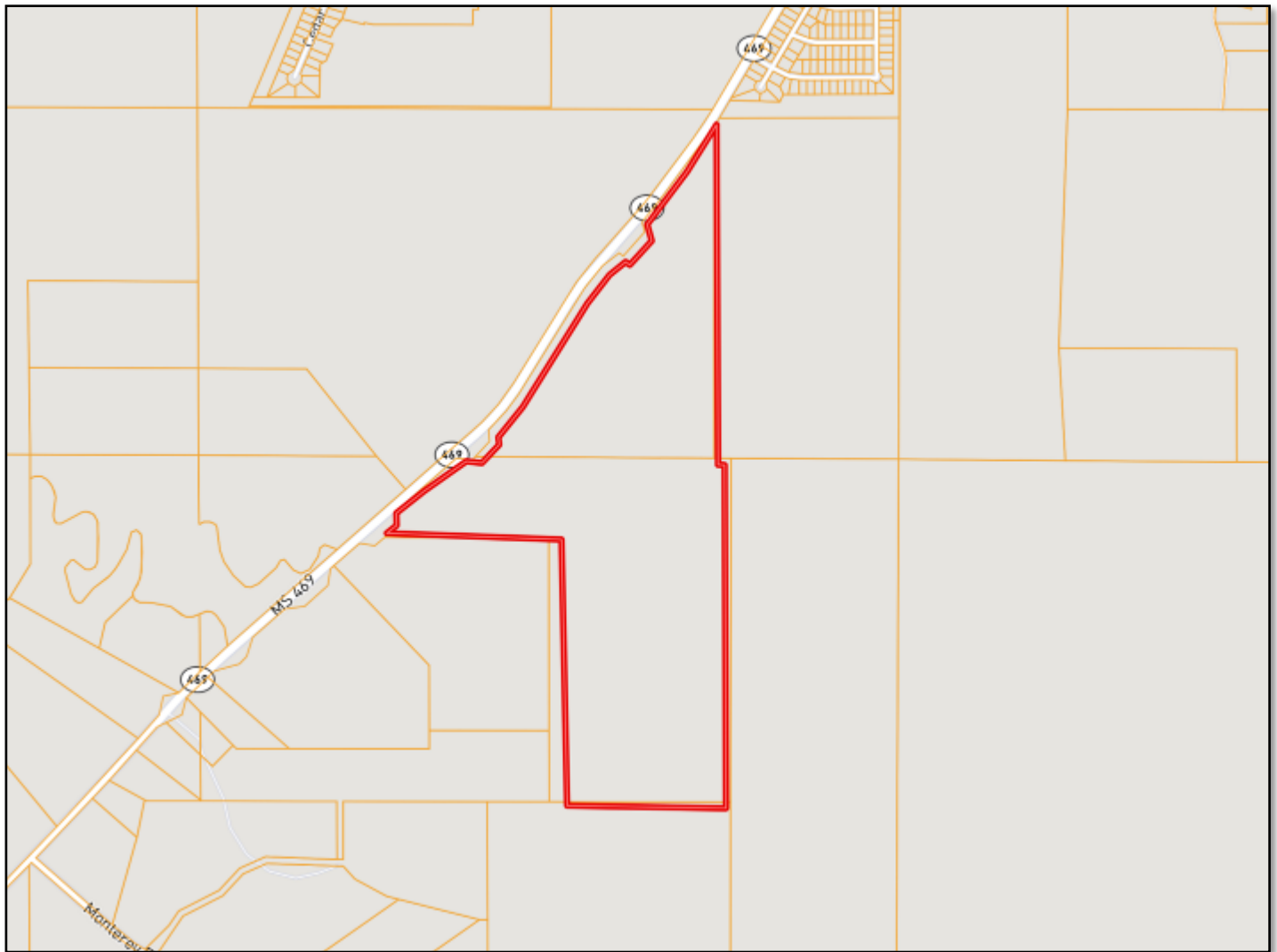
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Ownership Map



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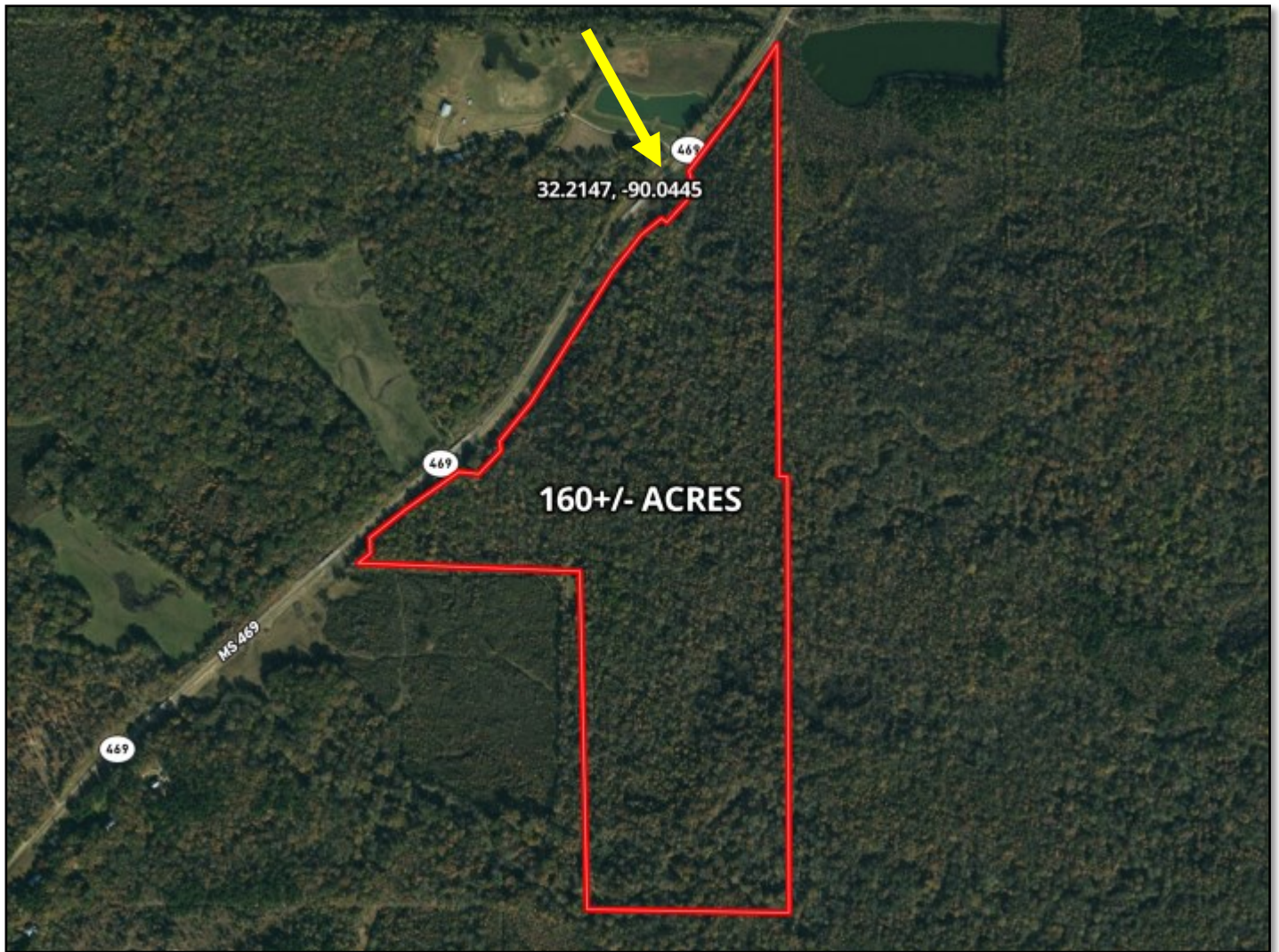


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Aerial Map



Click [HERE](#) for an Interactive Map

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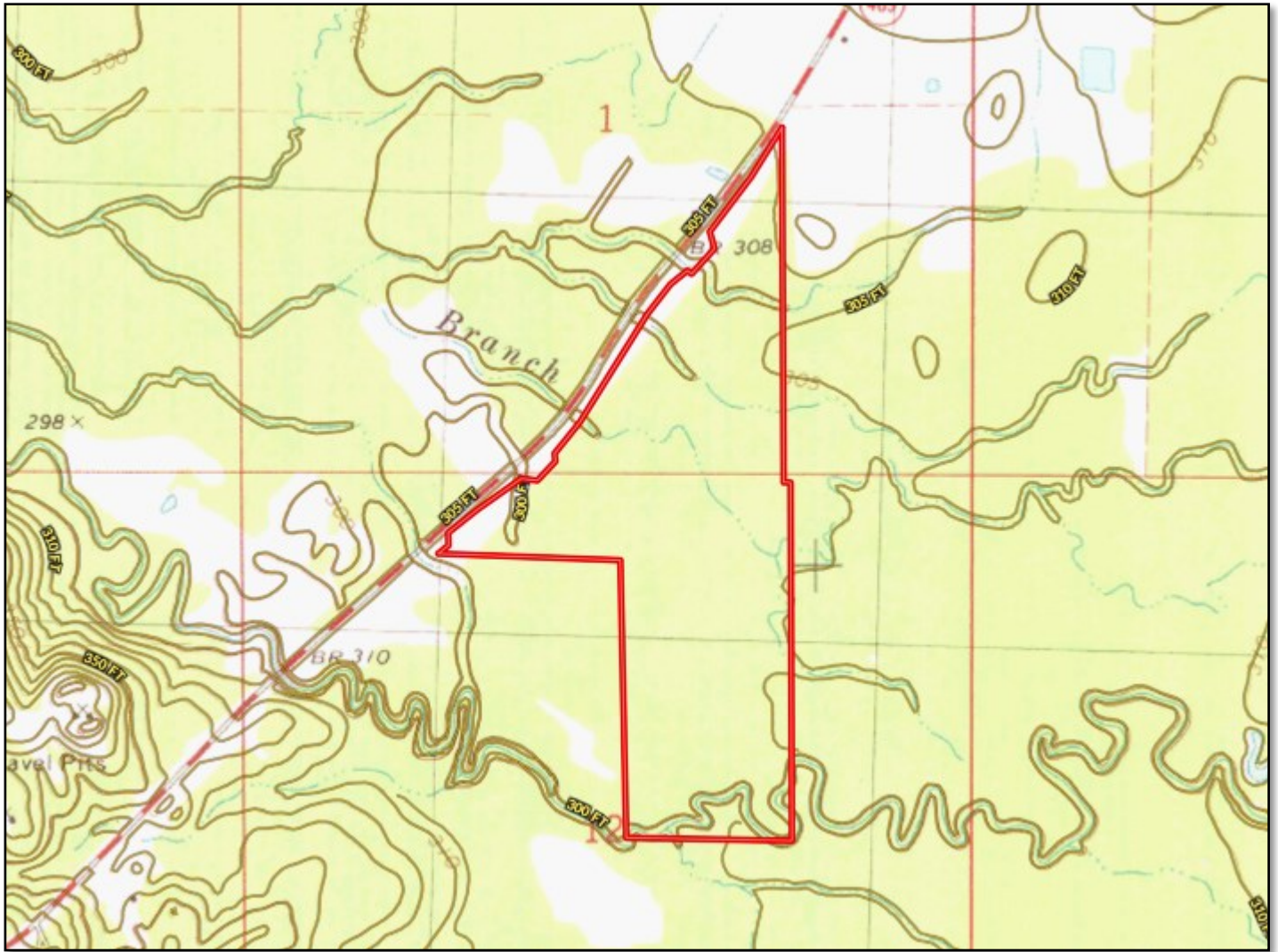


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Topo Map



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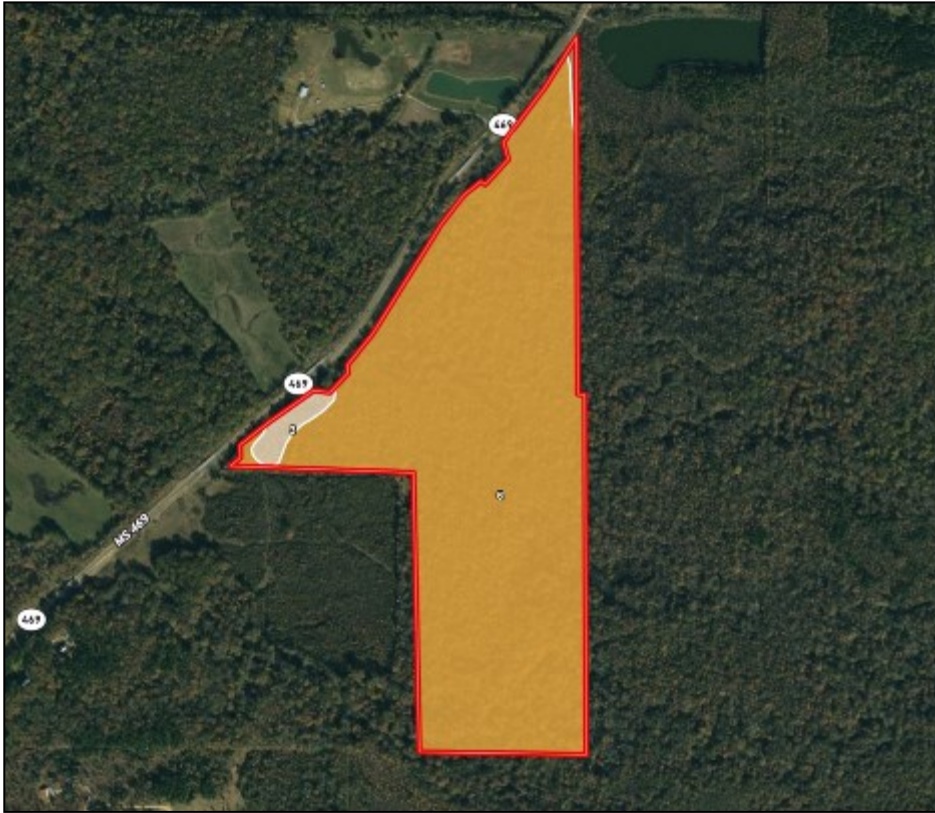
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Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	0.6	0.44	2w
41B2	Providence silt loam, 2 to 5 percent slopes, eroded	0.0	0.03	2e
3	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	3.0	2.02	2w
6	Oaklimeter-Gillsburg association, frequently flooded	144.6	97.51	4w

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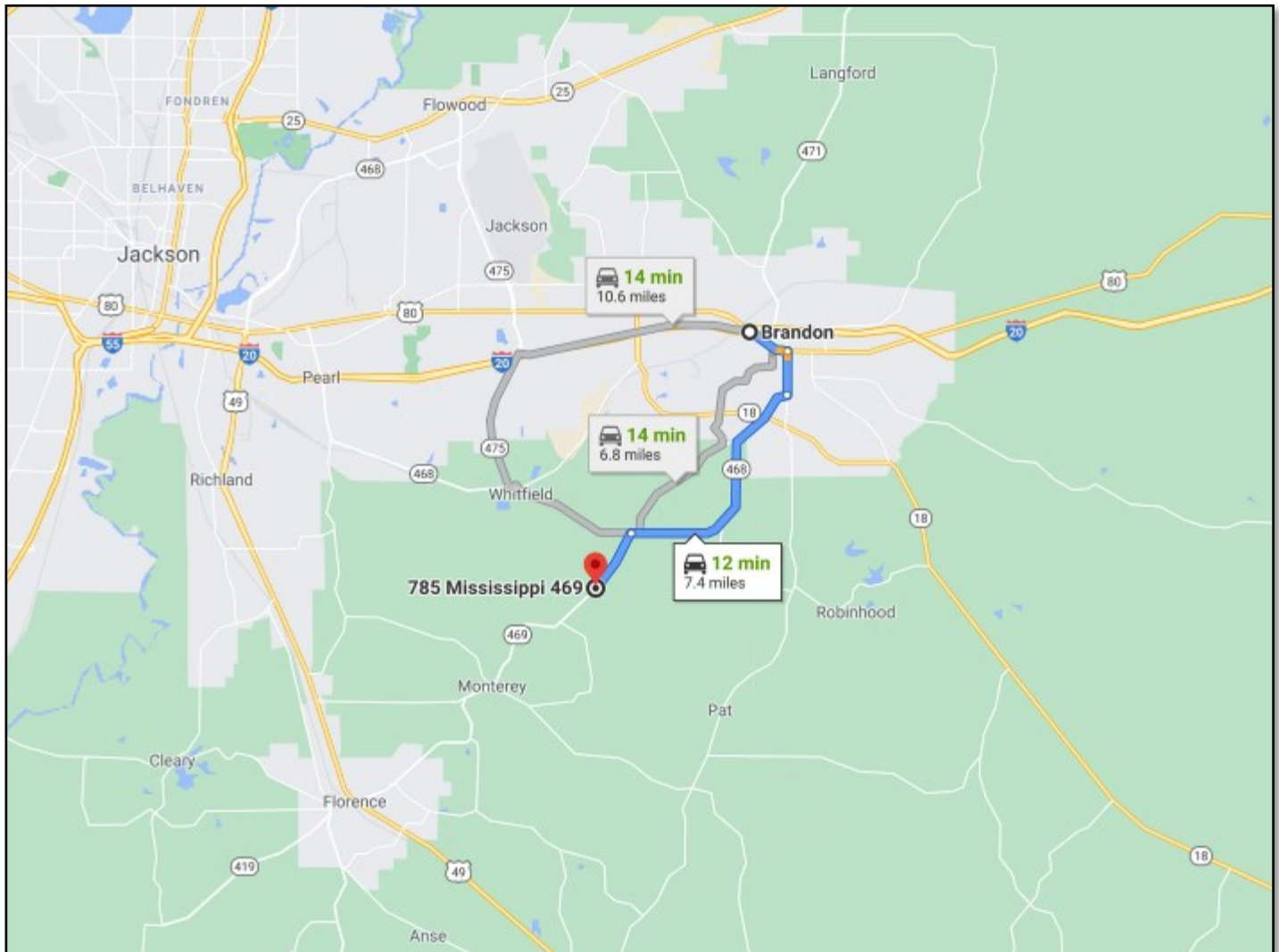


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Directional Map



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