

# Family Estate Property

175± ACRES IN SIMPSON AND RANKIN COUNTY, MS



**\$860,000**

- 175+/- Acres
- 1,800 SF 3BR/2BA Home
- All Furnishings Included
- New Roof Added December 2022
- Two HVAC Units
- Covered Front Porch
- 12,000 FT Electric Fence
- Breathtaking Views
- Rolling Pasture
- Hay Production
- 5 - Bay Barn with Stalls
- Cattle Farm
- Horse Property
- Hunting
- Fishing
- Workshop
- Tractor Included
- 2020 Kawasaki Mule
- Mature Hardwood and Pine Timber
- Paved Road Frontage
- Two Stocked Lakes - 13 Acres and 6 acres

1547 OLD PEARL RD. FLORENCE, MS 39073



*Call the land man today!*

**TOM SMITH, ALC®**, BROKER  
Tom@TomSmithLand.com  
601.898.2772 **office** | 601.454.9397 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



If you are looking for the perfect property for your family that checks all the boxes, look no further, this is it. This 175+/- acre tract is only 30 minutes from Jackson in Rankin and Simpson County, MS. The property features a beautiful 1,800 square foot three-bedroom two bath home overlooking your private 13+/- acre lake with a large newly added primary suite, an oversized brick wood burning fireplace in the family room, a large kitchen and breakfast area for entertaining, and to top it all off, EVERYTHING STAYS! All furnishings, tractor (595 Case IH Tractor), 2020 Kawasaki Mule, all implements, equipment...everything stays. There are two lakes, a 13+/- acre and 6+/- acre, producing large bream and plentiful bass. There are also 110+/- acres of beautiful rolling pasture with breathtaking views and perfect for your horses or cattle operation. There is a five-bay barn with horse stalls, equipment storage, and a tack room. Approximately 40 acres of mixed mature pine and hardwood timber on the property provide outstanding hunting for whitetail deer and turkey.

The beauty of this property is as good as it gets. You need to come to take a look for yourself! This property has been in the same family for over 130 years. As I sat and visited with the owner, it became so clear that this property has created memories for generations of families from hunting, farming, raising cattle, building the lakes, catching the first fish, birthday parties, graduations, having a first date at the farm, Thanksgiving dinners, Christmas mornings at the farm..... it goes on and on! It can do the same for you and your family. This is truly a pristine property from the front gate to the back property line. Be prepared to take your shoes off before entering the home as I did. You won't find a speck of dirt in this place! Properties like this are rare. The Seller requires all potential buyers to be prequalified for financing. So, when you are ready to spend time in paradise, call me, and we will schedule your viewing of this special property.

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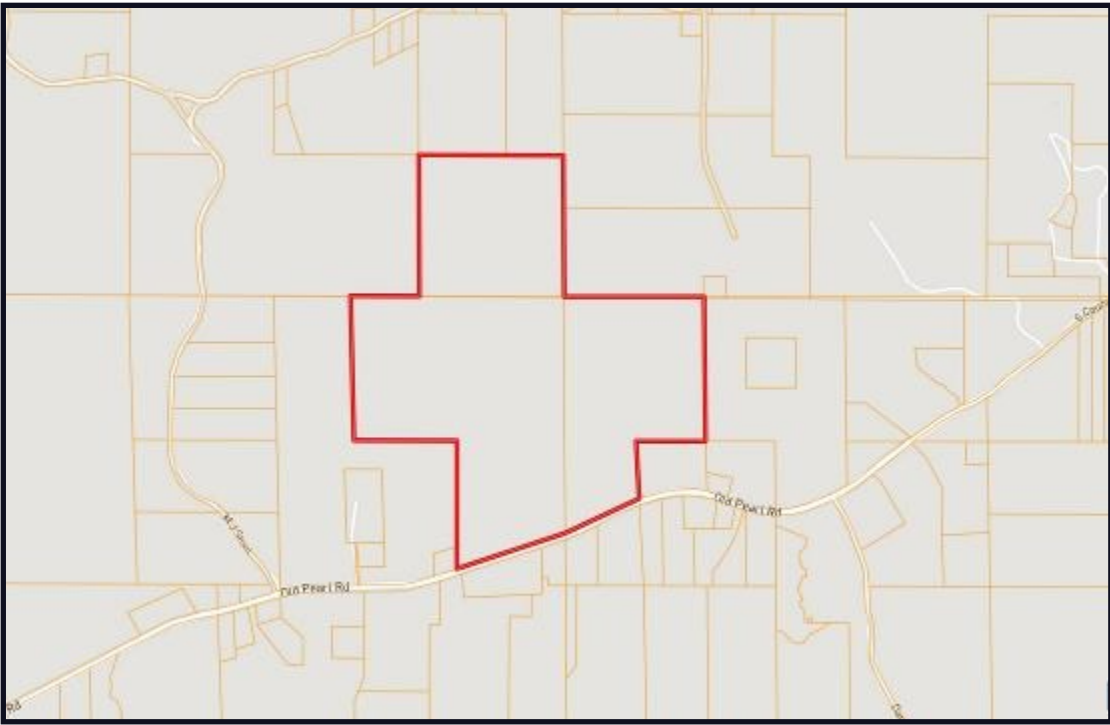
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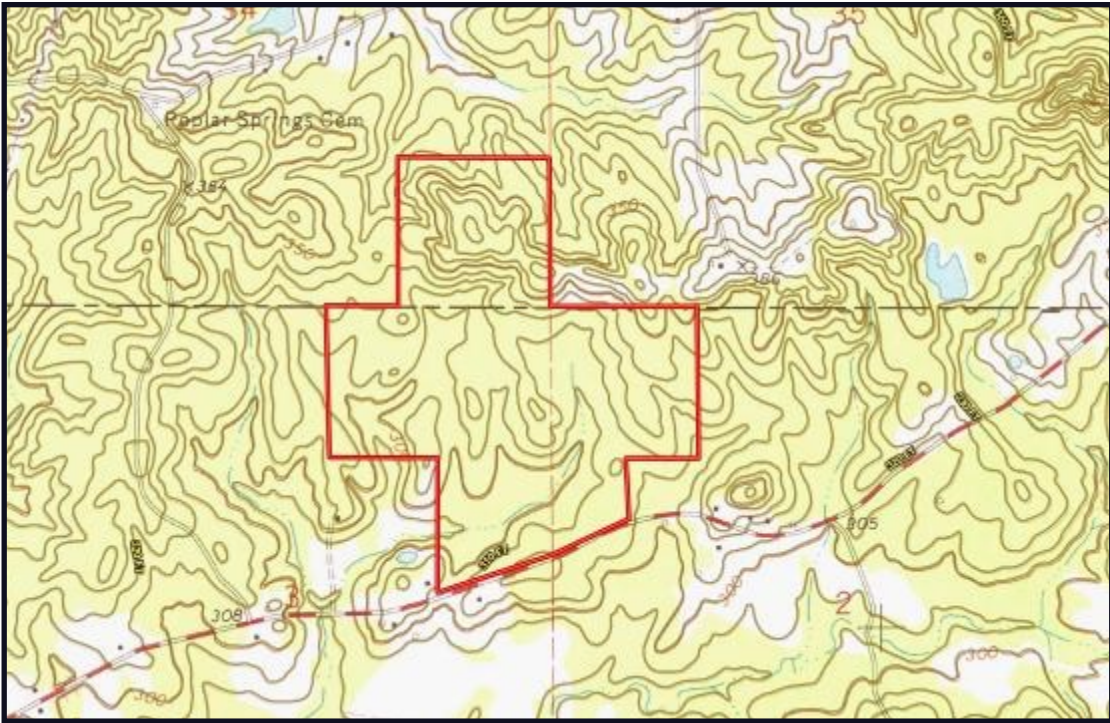
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*OWNERSHIP  
MAP*



*TOPO  
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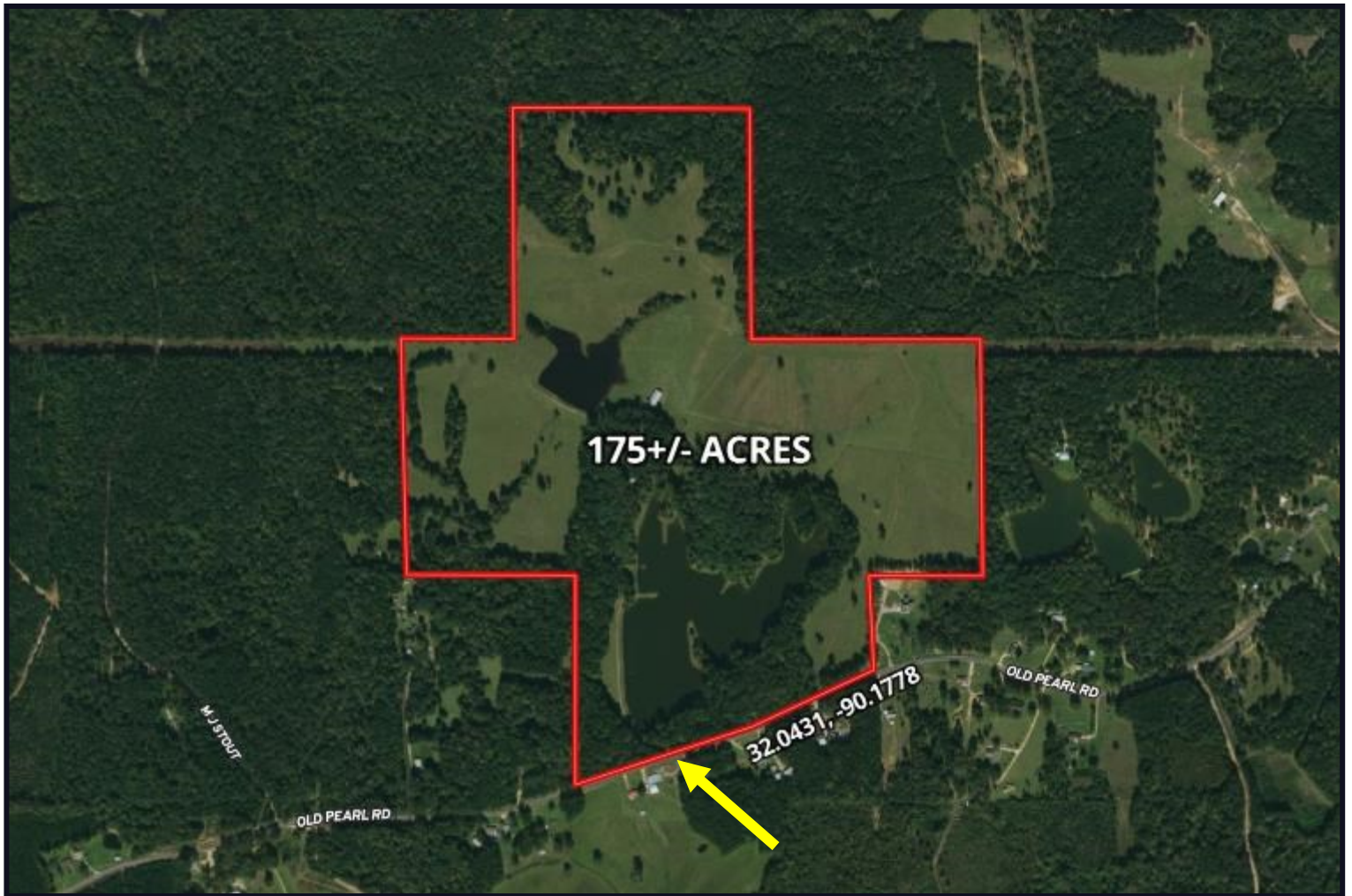
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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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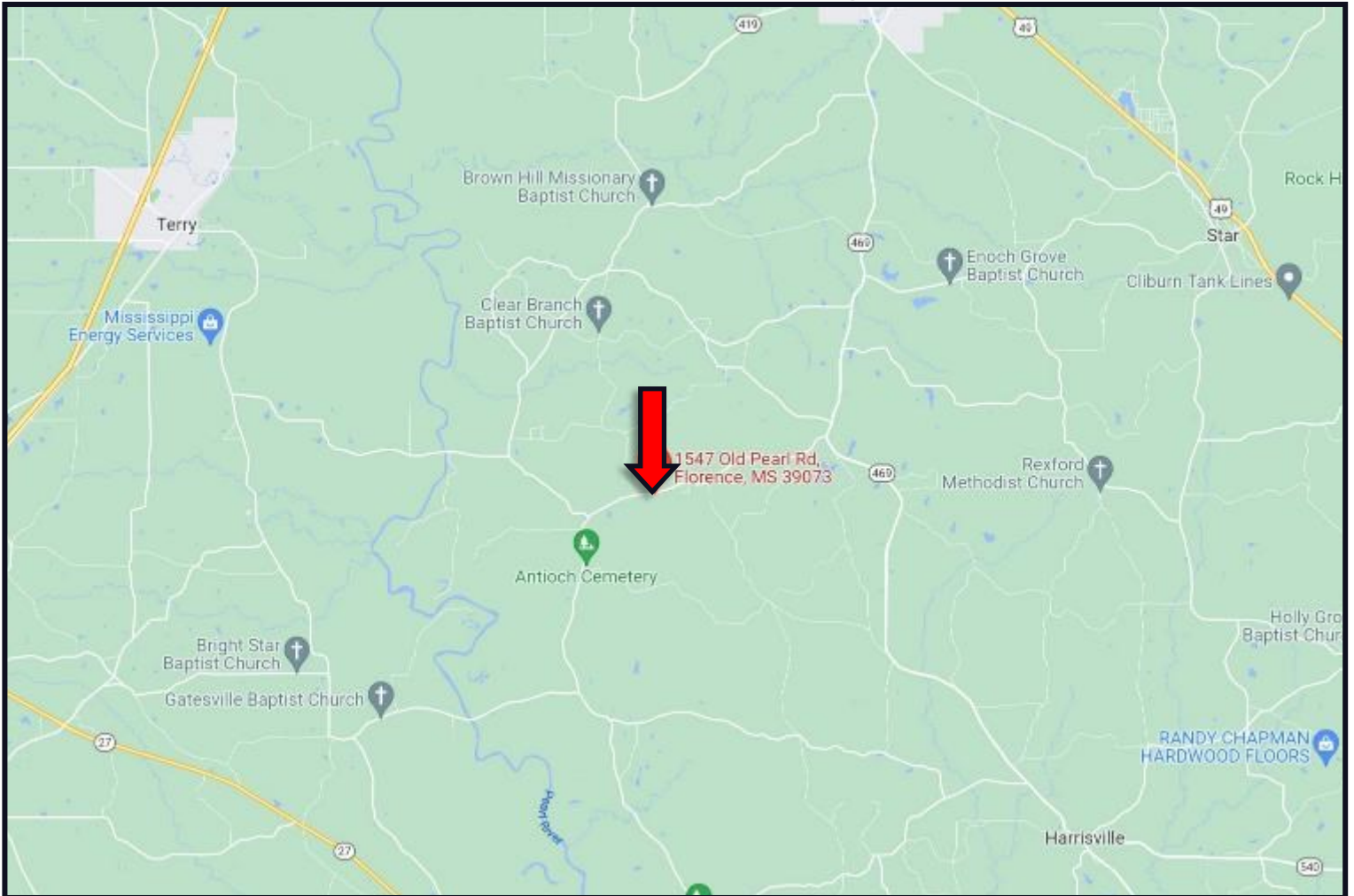
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# DIRECTIONAL MAP



**DIRECTIONS FROM INTERSECTION OF HWY 49 AND HWY 469 IN FLORENCE, MS:** Travel Hwy 469/Main Street for 1/2 a mile. Turn left on Hwy 469 and travel 7.2 miles. Turn right onto County Line Road (County Line Road becomes Old Pearl Road) for 1.1 miles. The property entrance will be on your right. 1547 OLD PEARL RD. FLORENCE, MS 39073 - [Click for Directions](#)



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