



\$1,116,000

186± ACRE TIMBERLAND TRACT IN RANKIN COUNTY, MS



Introducing a prime timber tract for sale in Rankin County, offering an exceptional opportunity for investment or development. Situated in the highly covered Pisgah School District, this expansive 186+/- acre property boasts a range of desirable features that make it an attractive prospect for various purposes. With water and electric utilities available at the street, this tract provides convenience and accessibility for potential buyers. This timber tract boasts an impressive 4,730 ft of paved road frontage. The property offers excellent visibility and easy access, enhancing its appeal for development opportunities. The property comprises a diverse mix of planted pine stands. It features approximately 93+/- acres of 3-year-old pines, 60+/- acres of 1-year-old pines, and 8+/- acres of 22-year-old pines, presenting an established and mature timber resource. Call Clay Simmons today for your private showing!

DIRECTIONS FROM HWY 80 AND HWY 43 IN PELAHATCHIE MS: Travel Hwy 80 for 2.7 miles. Turn left onto Old Hwy 80 and travel 1 mile. Turn left onto Barker Rd. After 5.5 miles the property entrance will be on the right. **GOOGLE MAPS LINK**



CLAY
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REALTOR®

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Clay@TomSmithHomes.com



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AERIAL MAP

Click [HERE](#) for an Interactive Map



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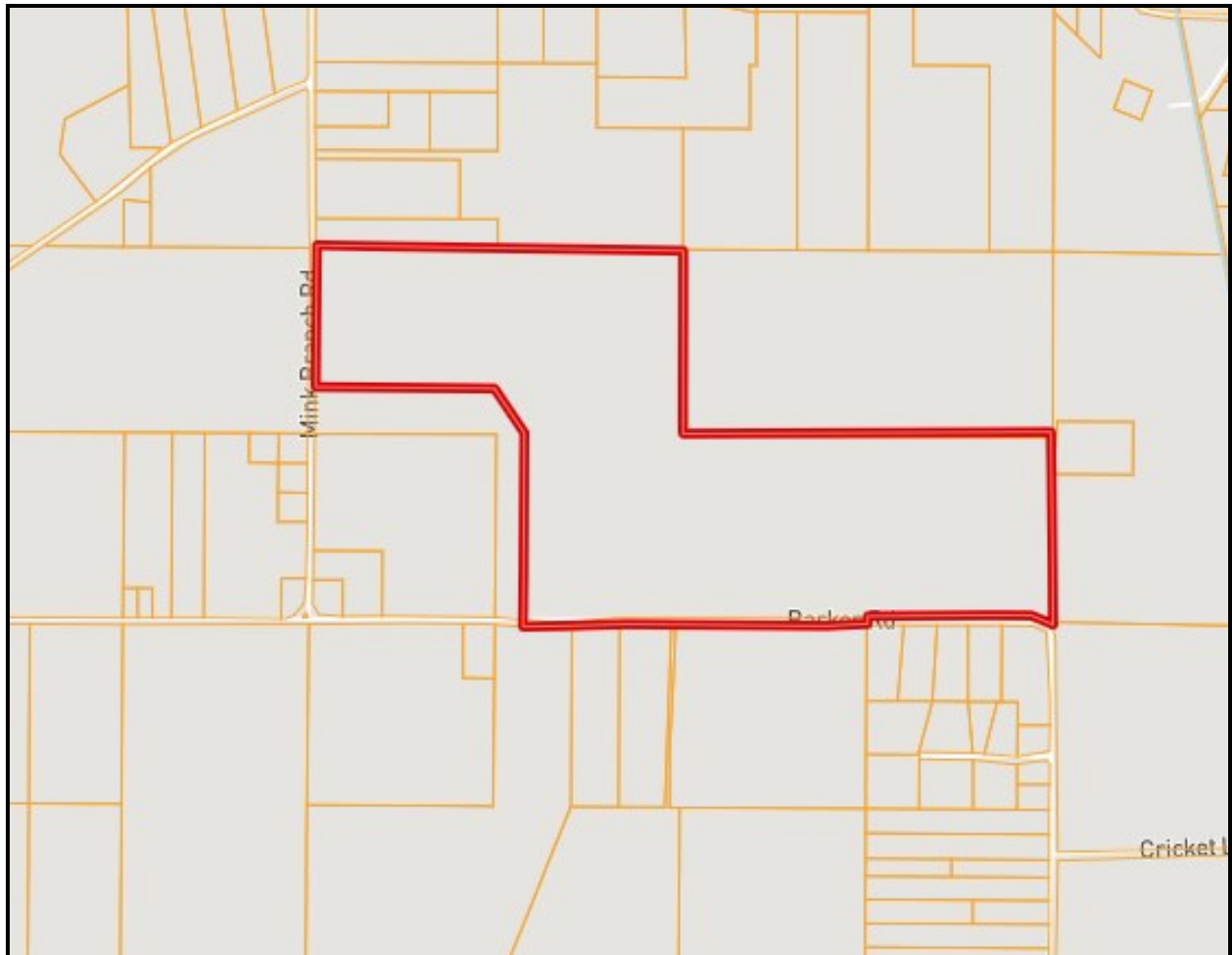


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OWNERSHIP MAP



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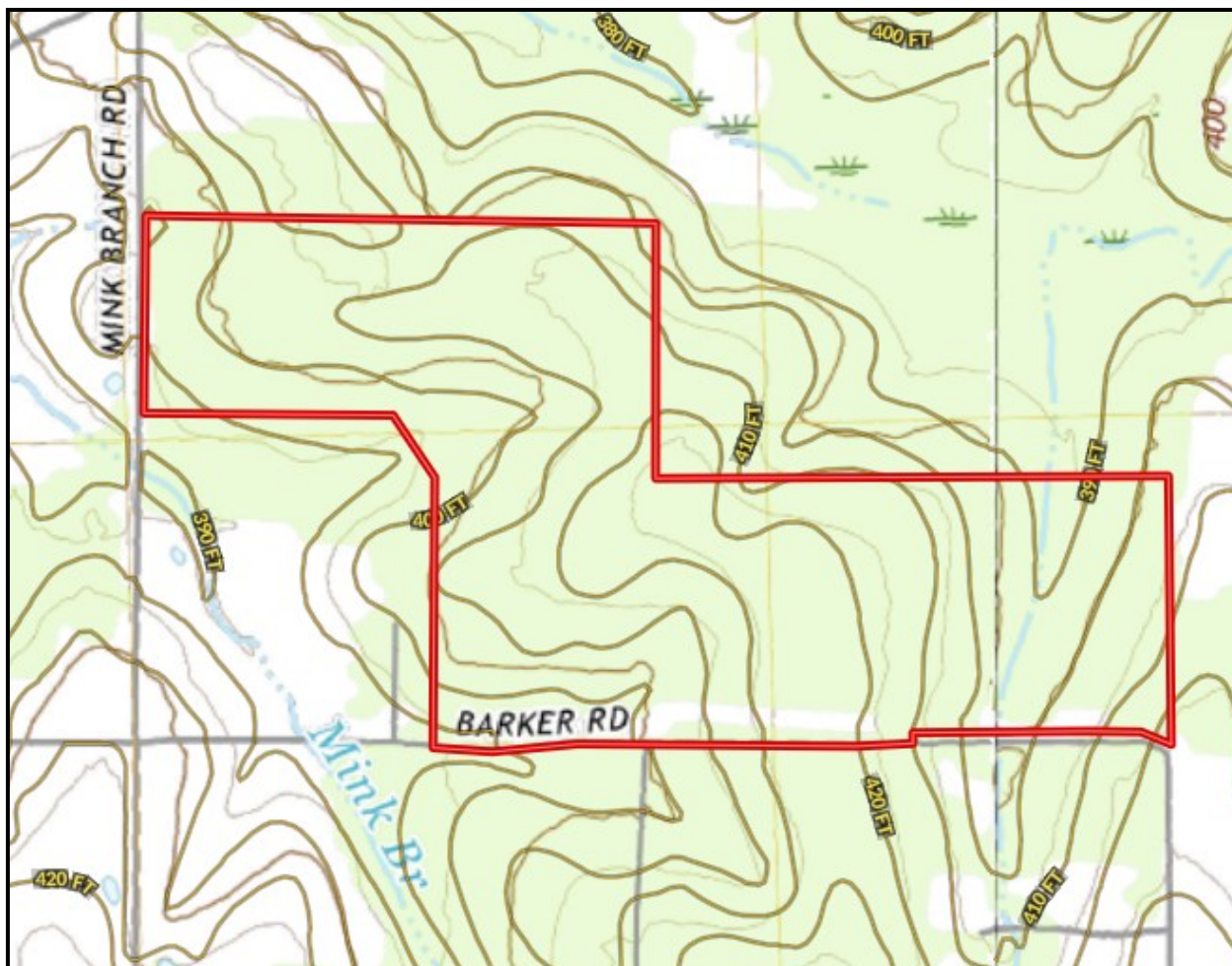
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TOPO MAP



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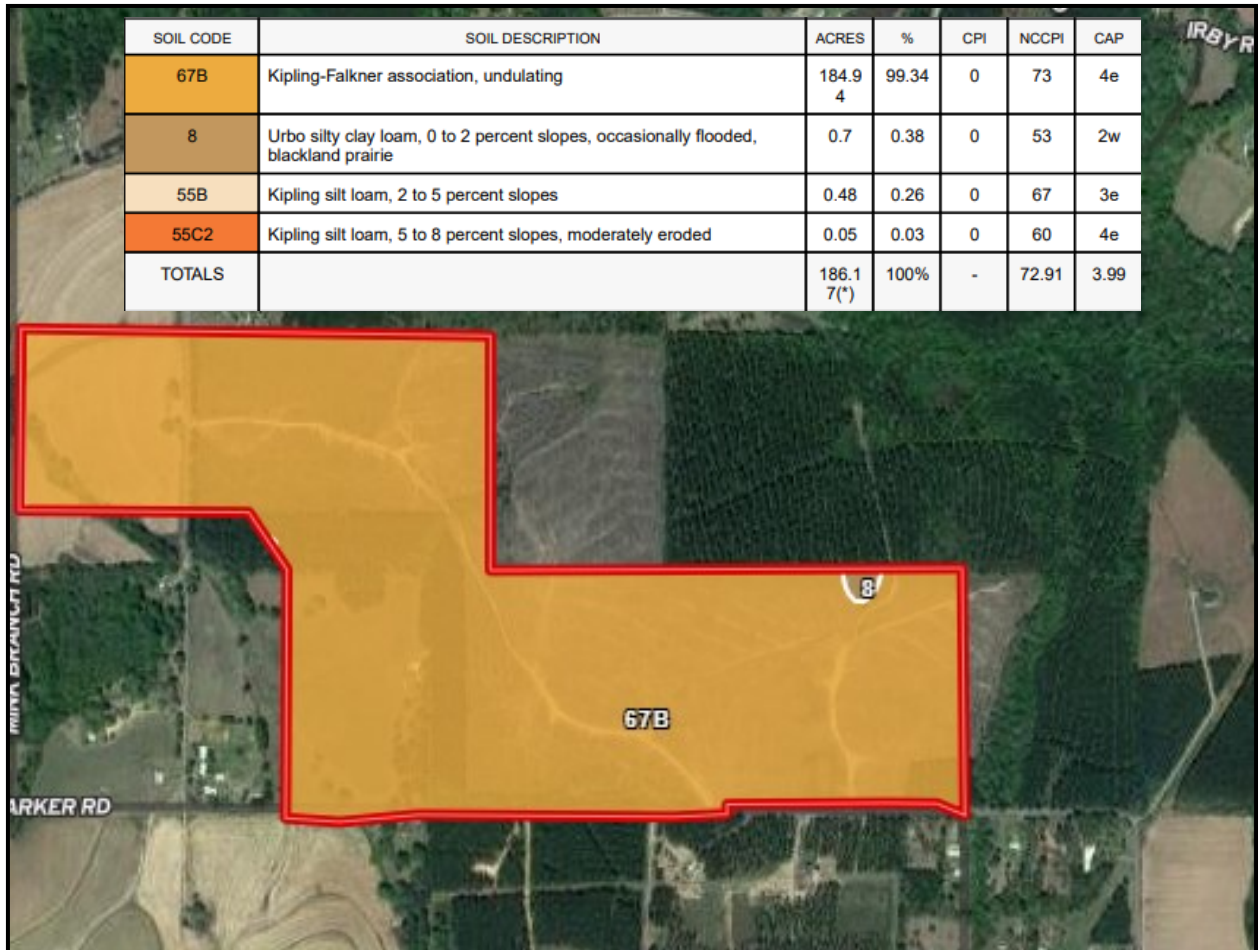
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SOIL MAP



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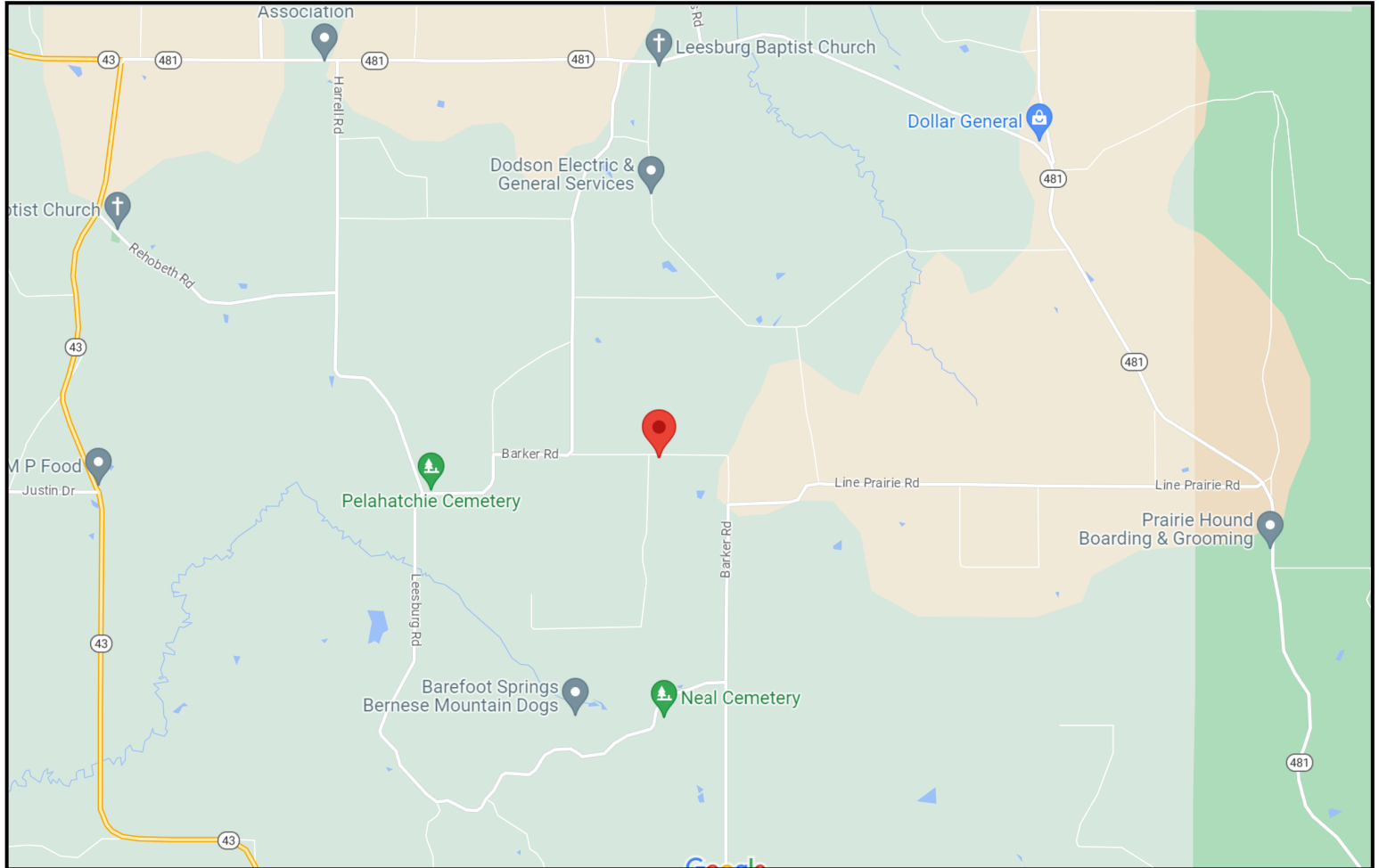




DIRECTIONAL MAP

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