



**\$213,600**

**26.7± ACRE DIVERSE PROPERTY IN RANKIN COUNTY, MS**



**THE CURRENT OWNER HAS RESERVED THE RIGHT TO THE TIMBER**

Are you looking for a prime tract of land in Rankin County, MS? This property offers an exceptional opportunity for investment or development. Located in the highly desirable Pisgah School District, this 26.7+/- acre property could make a beautiful home site with plenty of acreage for livestock or an excellent investment property for future development. With electricity available nearby, this tract provides convenience and accessibility for potential buyers. This tract is being sold with the timber reserved, but the seller will entertain offers for both the land and timber. This property is located in Northern Rankin County and is not highly developed but has the potential for future gains as more residential and retail development moves that way. Don't miss your opportunity to own be part of the development of this part of Rankin County. Call Bill Patrick today for your private showing!



**BILL PATRICK**  
REALTOR®

Office: 601.898.2772  
Cell: 601.573.0749  
Bill@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







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# Aerial Map



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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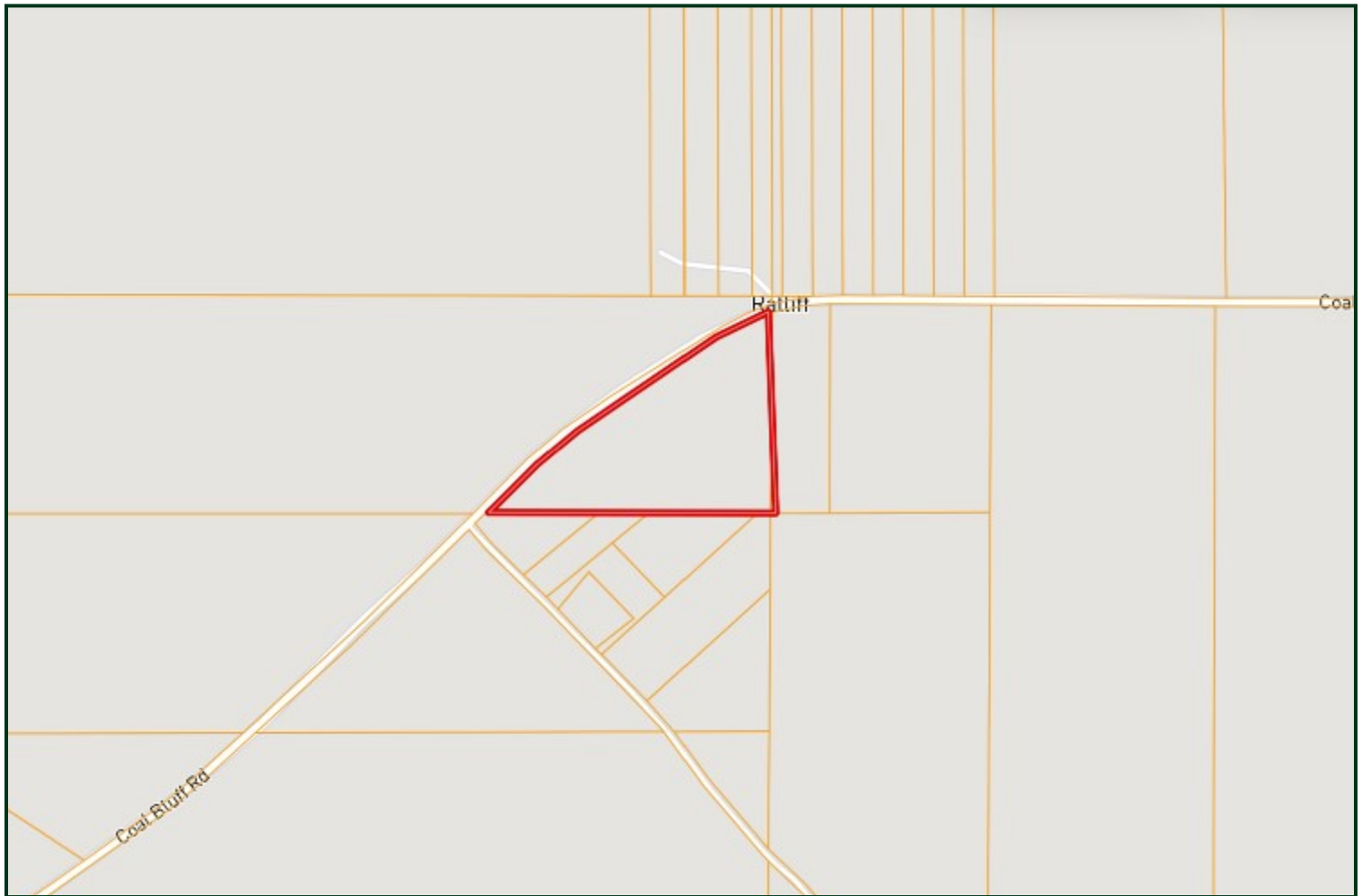
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# Ownership Map



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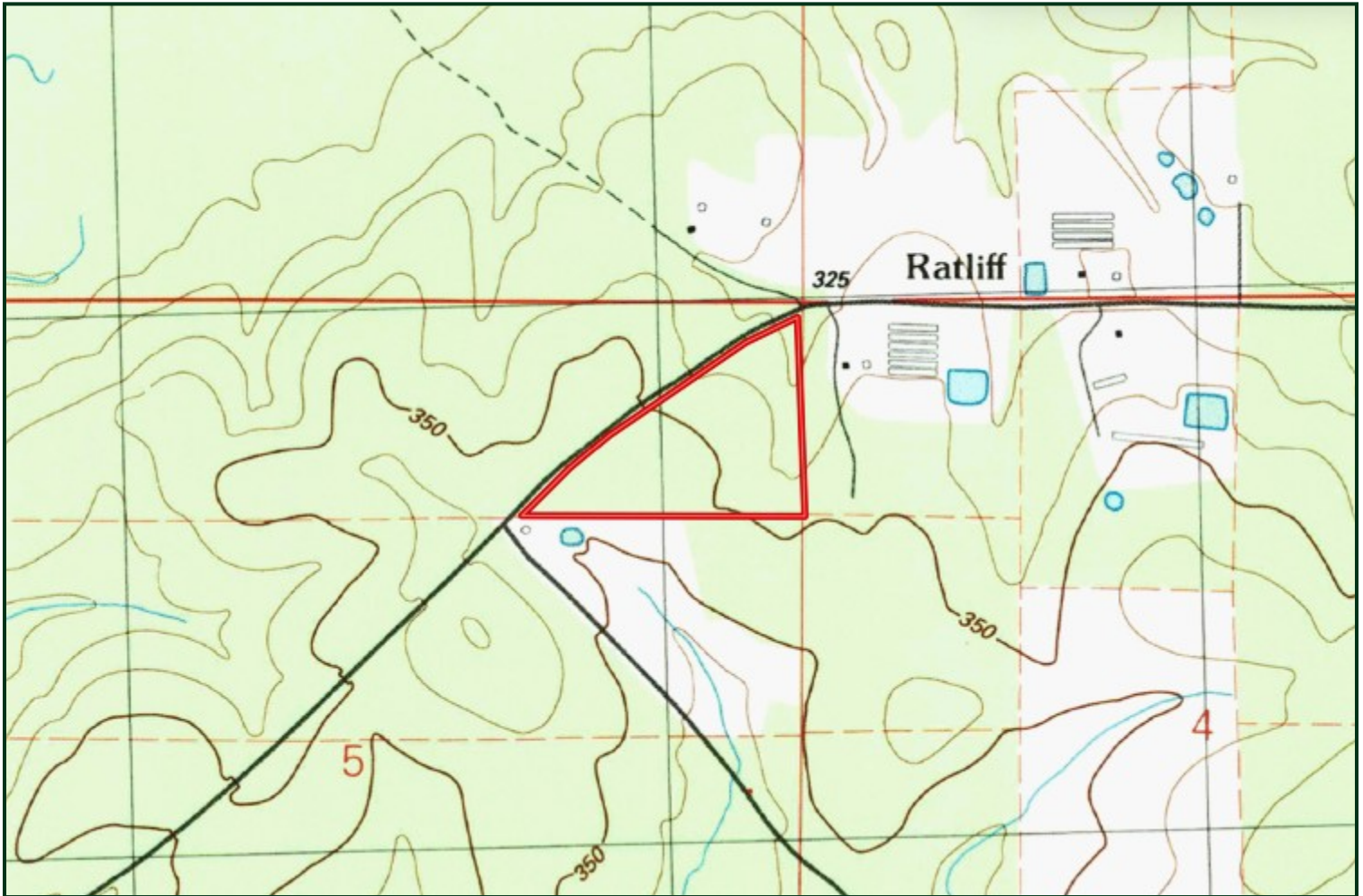
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# Topo Map



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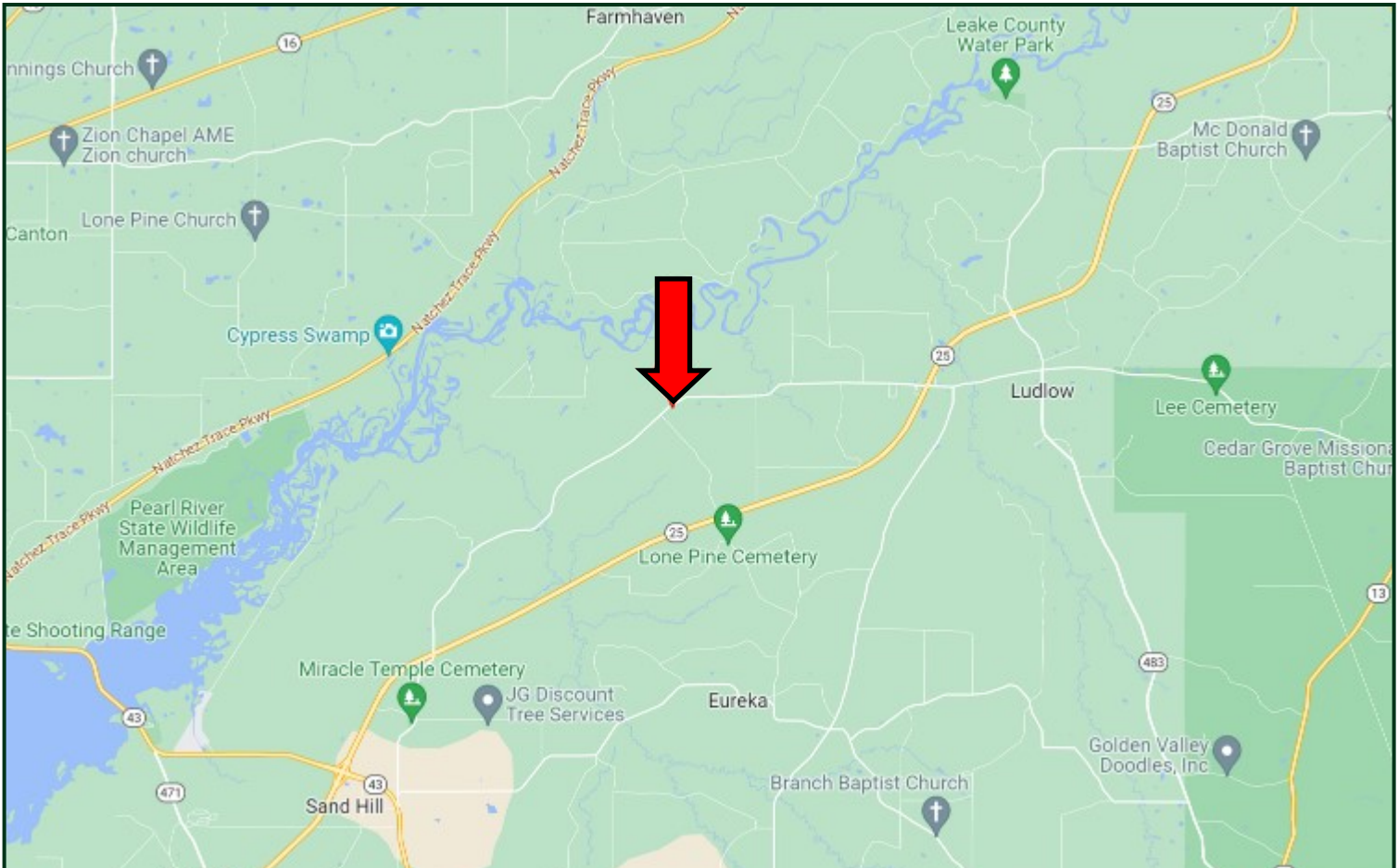
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# Directional Map



Directions from Hwy 43 and Hwy 25 in Sandhill, MS: Travel Hwy 25 for 2.2 miles. Turn left onto Coal Bluff Road and travel 5.3 miles. The property will be on the right. [GOOGLE MAP LINK](#)



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