

74.42± Acre Development/Hunting Tract Rankin County, MS

Lines are not exact



\$744,200

- 74.42± Acres of Pure Potential
 - Two Parcels (27.7± acres and 46.6± acres)
 - Great Deer and Turkey Hunting
 - 140± ft. of Road Frontage on Holly Bush Road
 - Mixture of Mature Hardwoods and Pine Timber
 - Great Development Potential
 - 30 Minutes East of Madison, MS
 - 1/4± Acre Pond
 - Internal Trail System/Easement
 - Twenty-Four-Month Timber Reserve
- Call Kadero for your private showing!



**KADERO
EDLEY**

REALTOR®

Office: 601.898.2772

Cell: 601.488.7000

Kadero@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Are you interested in a place to hunt with excellent future development potential? Welcome to your new 74.42± acre development/hunting tract in Rankin County, MS! Located just 30 minutes east of Madison, MS, on Holly Bush Road in Pelahatchie, MS, this tract is in a thriving area. The deer and turkey populations in this place are phenomenal. Five hens were spotted during the initial inspection within minutes, and the deer signs were abundant. A small 1/4 acre pond sits in the middle of the property, providing an excellent water supply for the local wildlife. There are roughly 140± ft. of road frontage with an internal trail system/easement connecting the two parcels. The timber make-up consists of mature hardwoods and pines with a twenty-four-month timber reserve. After harvesting, this tract can meticulously be transitioned into the perfect development site or replanted with strategic food plots and trail systems. If you've been searching for a significant development/hunting tract, call Kadero Edley today!



KADERO EDLEY

REALTOR®

Office: 601.898.2772

Cell: 601.488.7000

Kadero@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





KADERO EDLEY

REALTOR®

Office: 601.898.2772

Cell: 601.488.7000

Kadero@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





KADERO EDLEY

REALTOR®

Office: 601.898.2772

Cell: 601.488.7000

Kadero@TomSmithLand.com



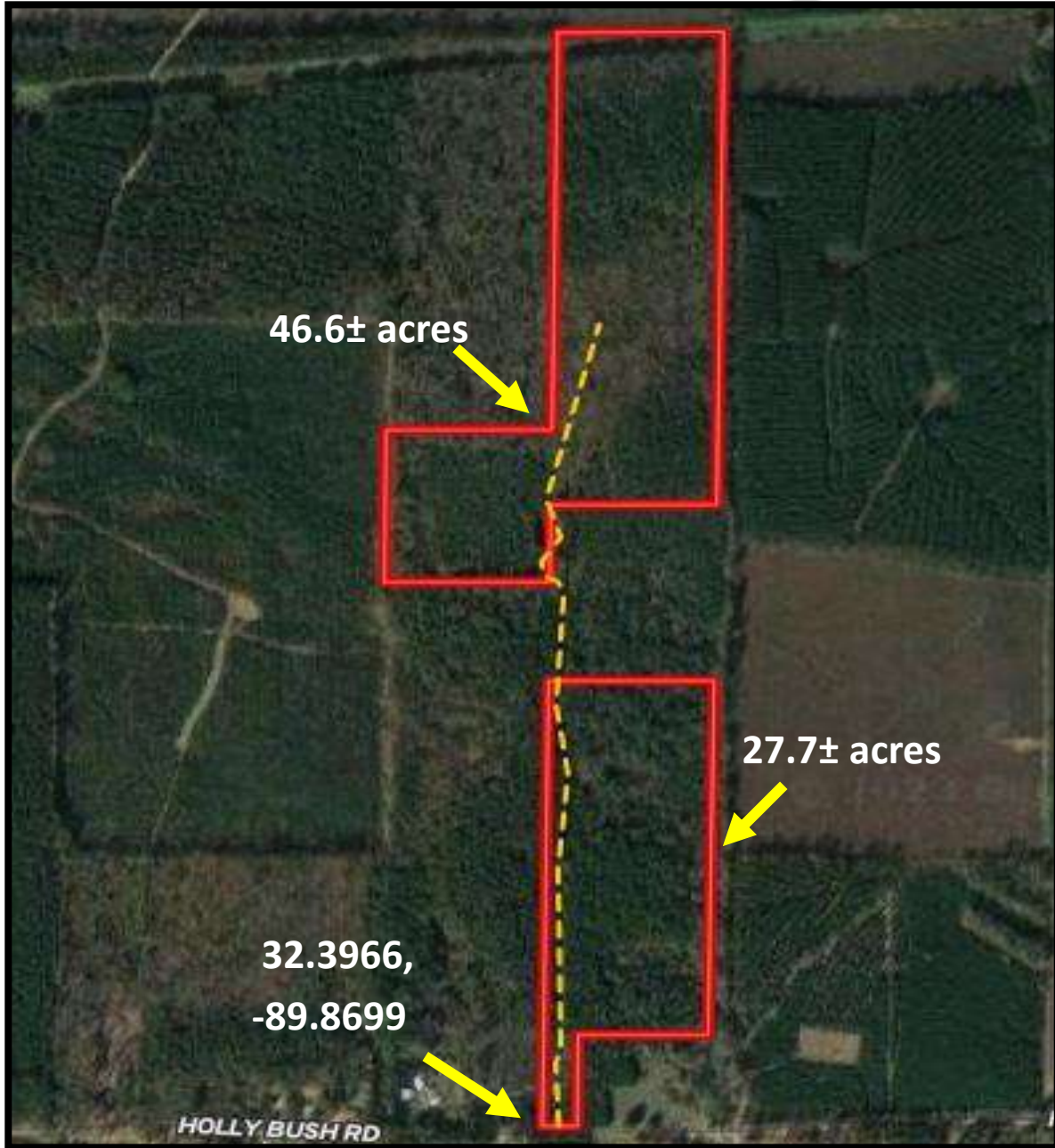
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map



[Click Here for Interactive Map](#)

KADERO EDLEY

REALTOR®

Office: 601.898.2772

Cell: 601.488.7000

Kadero@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map



KADERO EDLEY

REALTOR®

Office: 601.898.2772

Cell: 601.488.7000

Kadero@TomSmithLand.com



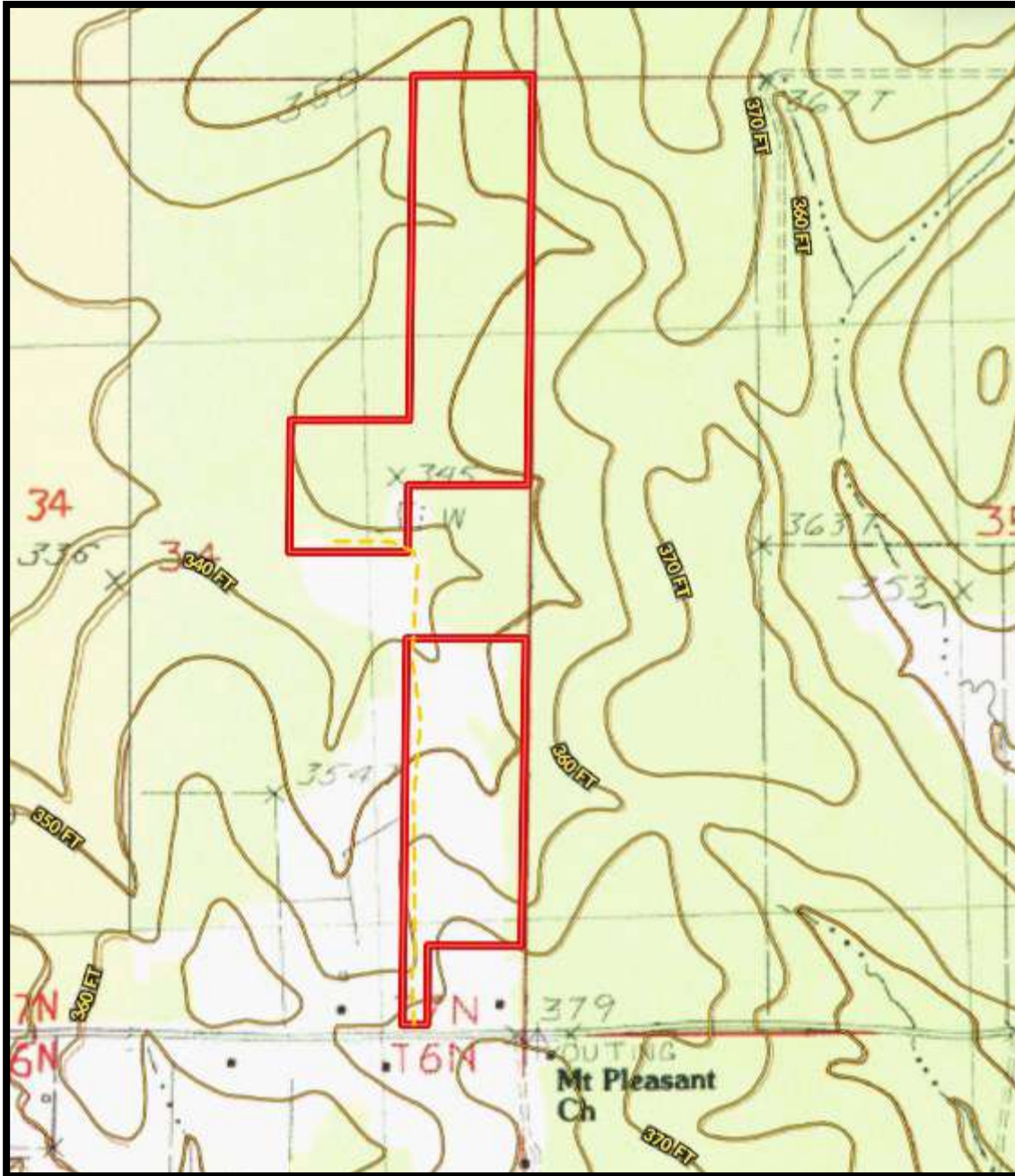
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Topo Map



KADERO EDLEY

REALTOR®

Office: 601.898.2772

Cell: 601.488.7000

Kadero@TomSmithLand.com



Expect More. Get More.

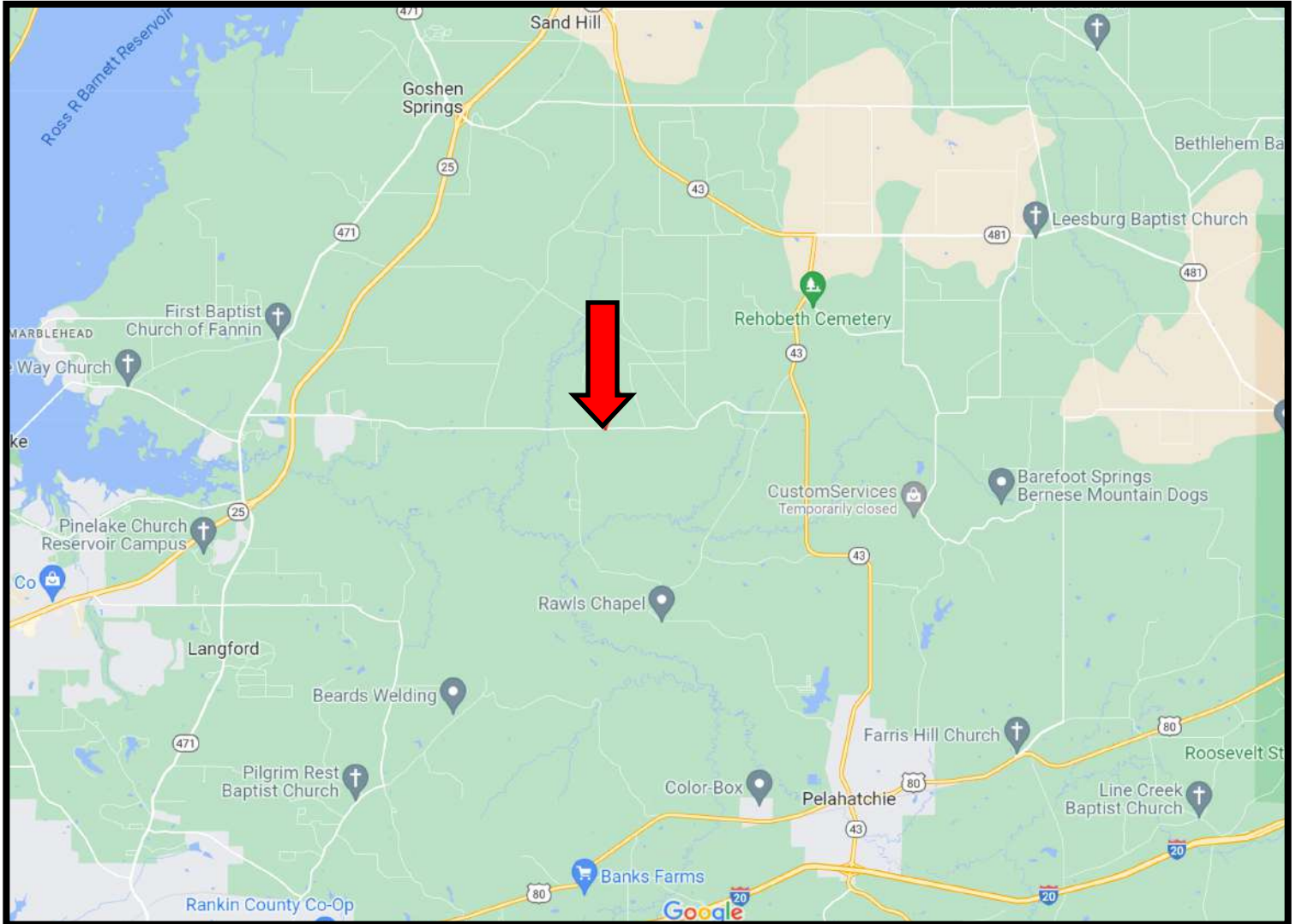
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2023
BEST
FRANCHISES

Directional Map



Directions from MS-25N and Holly Bush Rd. in Pelahatchie, MS:
Turn right on Holly Bush Rd. Travel 6 miles, then the property will be on your left. [Google Maps Link](#)



**KADERO
EDLEY**

REALTOR®

Office: 601.898.2772

Cell: 601.488.7000

Kadero@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Lin Ryan
2011-2023
BEST
BROKERAGES