

7.38± Acre Homesite in Rankin County, MS

Lines are not exact

\$175,000

Property Highlights

- 7.38± Acres in Rankin County, MS
- 19 Miles East of Madison, MS
- 13 Miles East of the Ross Barnett Reservoir
- Mainly Mature Hardwoods
- Deer and Turkey Signs Noted
- Water and Power Available
- Two Mobile Homes on Property
- One Mobile Home is Currently Being Rented
- 243± ft. of Paved Road Frontage on Holly Bush Rd



**KADERO
EDLEY**
REALTOR®

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Expect More. Get More.

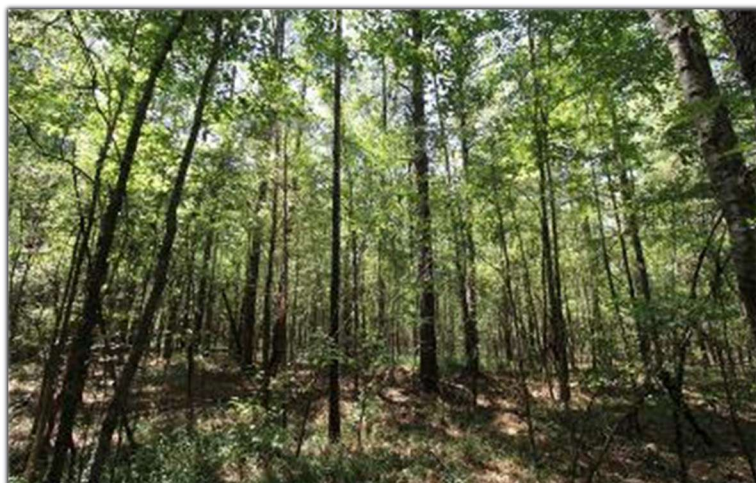
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Information is believed to be accurate but not guaranteed.



Have you been searching for a new homesite in Rankin County, MS? This 7.38± acre tract is just 19 miles east of Madison, MS, and 13 miles east of the Ross Barnett Reservoir. Located in the Pelahatchie, MS area, the property features about 243± ft. of paved road frontage along Holly Bush Road. Two mobile homes are on the property, with one currently being rented. You won't have to travel further than your own backyard if you're a hunter, as deer and turkey signs were noted during the initial walk-through. The timber make-up is mainly mature hardwoods. Water is provided through Leesburg Water Association, and power is provided through Entergy. If you're looking for a place to live in a thriving location with countless amenities nearby, call Kadero Edley today to schedule your private viewing!



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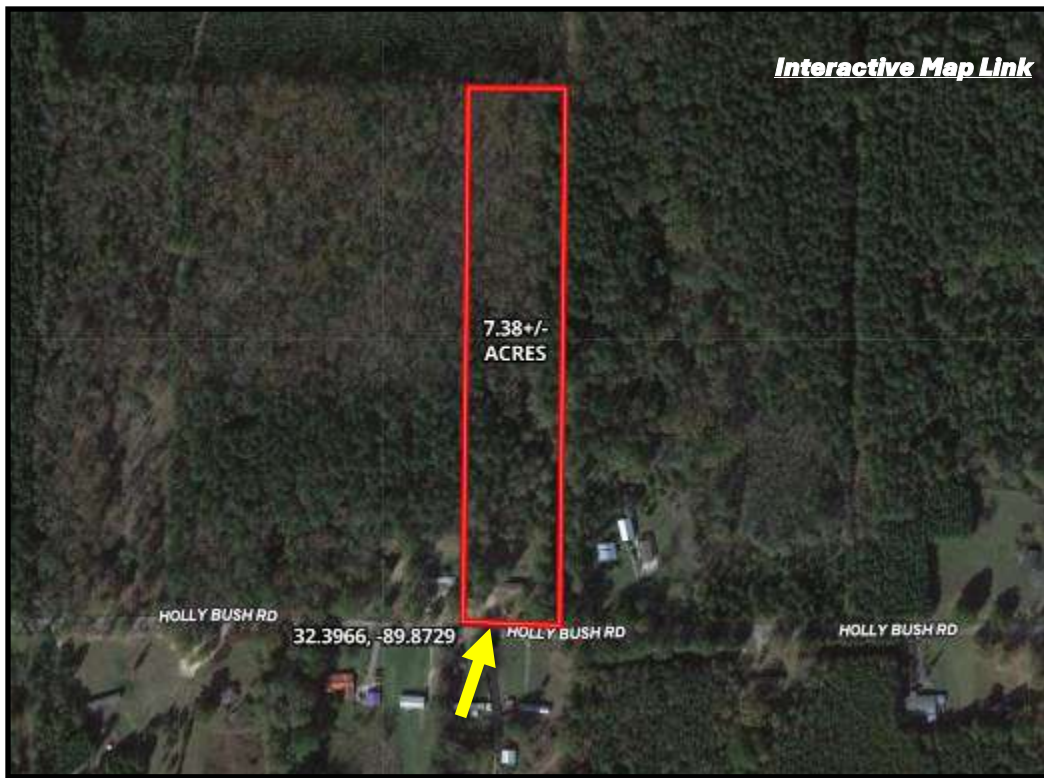


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Aerial Map



Ownership Map

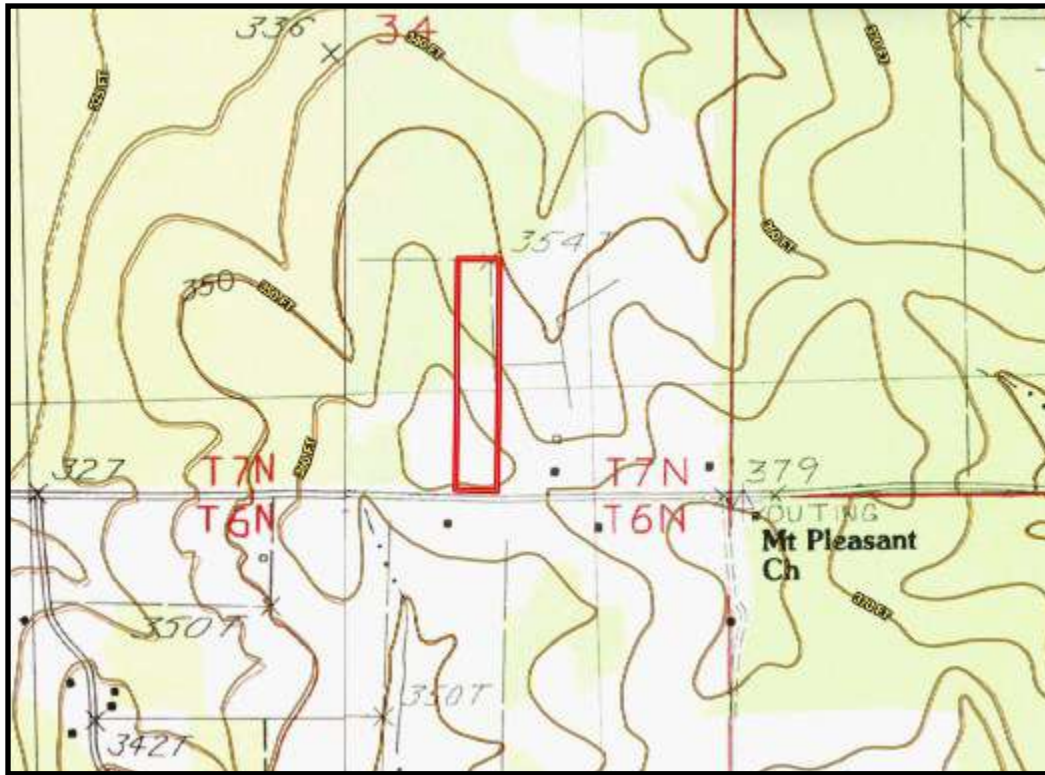
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Topo Map



Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
51B	Falkner silt loam, 2 to 5 percent slopes	5.23	71.06	0	60	3e
67B	Kipling-Falkner association, undulating	2.12	28.8	0	73	4e

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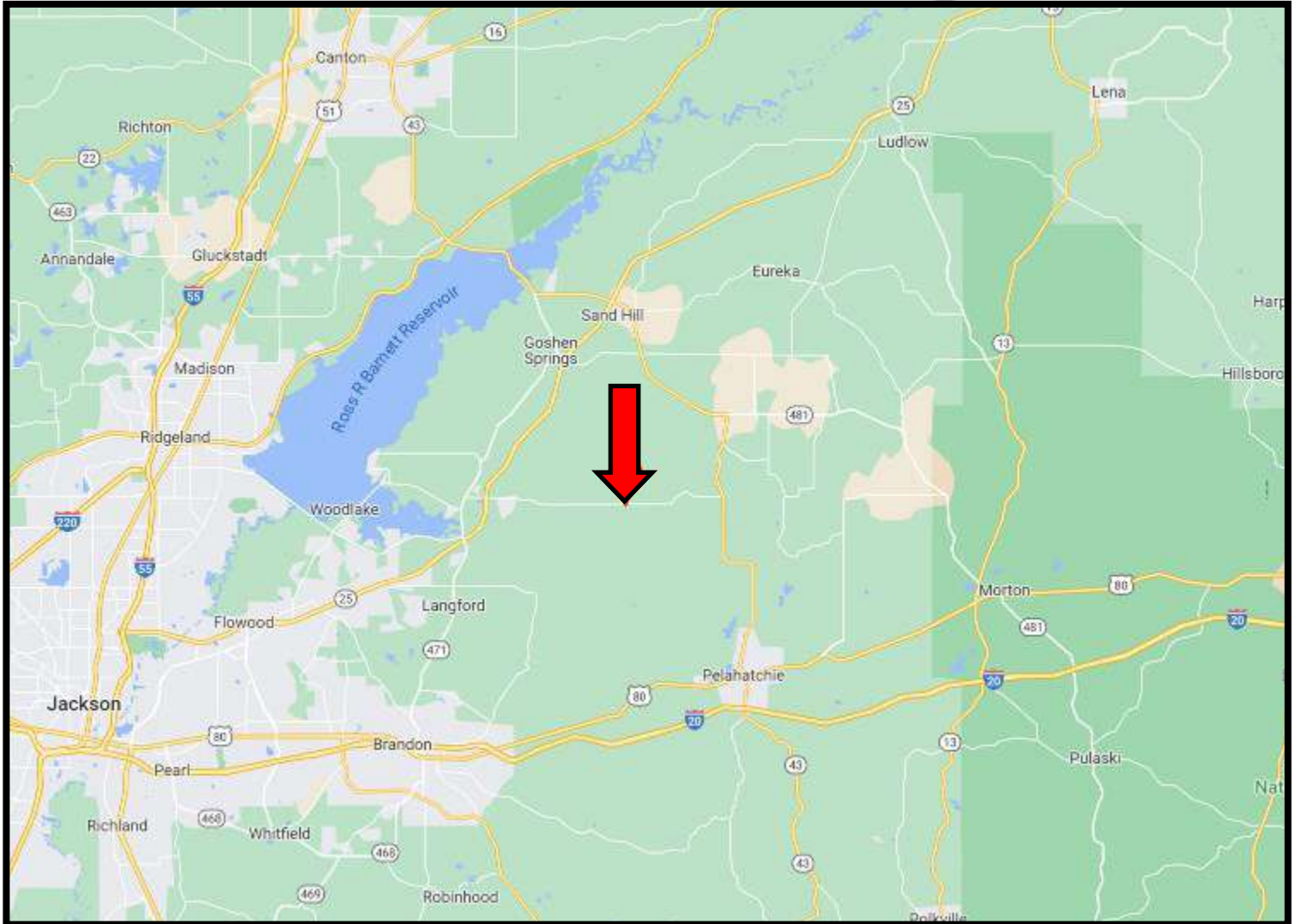


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Directional Map



Directions from MS-25N and Holly Bush Rd. in Pelahatchie, MS:
Turn right on Holly Bush Rd. Travel 4.7 miles, then the property will be on your left. [Google Maps Link](#)



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