

445+/- ACRE CATTLE FARM IN RANKIN COUNTY

\$3,560,000



- **CATTLE FARMER'S PARADISE:** 265± ACRES OF CROSS-FENCED PASTURE LAND, PERFECT FOR RAISING CATTLE
 - **PINE PLANTATION:** 180± ACRES OF PLANTED PINES FOR FUTURE TIMBER GROWTH
 - **RESIDUAL INCOME:** 80± ACRES WITH AN ESTIMATED \$22,000 ANNUAL INCOME FROM A CO2 WELL, NO CONTRACT TERMINATION DATE!
 - **LUXURIOUS LIVING:** CUSTOM-BUILT 2,594± SQFT HOUSE WITH 4 BEDROOMS, 2.5 BATHS
 - **OUTDOOR OASIS:** ENJOY A REFRESHING POOL, A TRANQUIL KOI POND, A GREENHOUSE, AND A RELAXING PATIO
 - **AMPLE STORAGE:** THREE LARGE BARNs FOR HAY STORAGE OR OTHER AGRICULTURAL NEEDS
 - **TOP-RATED SCHOOLS:** LOCATED IN THE HIGHLY COVETED PISGAH SCHOOL DISTRICT
 - **CONVENIENT LOCATION:** JUST A 20-MINUTE DRIVE TO THE VIBRANT COMMUNITIES OF BRANDON AND FLOWOOD
 - **COUNTRY CHARM:** EMBRACE THE SOUTHERN LIFESTYLE WITH A WRAP-AROUND PORCH THAT BECKONS YOU TO UNWIND
- Call Clay for your private showing!



CLAY
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REALTOR®

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



445+/- ACRE CATTLE FARM IN RANKIN COUNTY

Nestled gracefully within the heart of Rankin County, a magnificent 445± acre cattle farm awaits your arrival. At its heart lies a meticulously designed 4-bedroom, 2.5-bath custom home, embodying the essence of rural elegance. The sprawling landscape encompasses 265± acres of meticulously cross-fenced pastures, a haven for cattle-raising enthusiasts, offering both space for roaming and productive agricultural potential. Additionally, 180± acres are dedicated to a thriving planted pine plantation, ensuring a prosperous timber investment in the future.



One of the property's truly unique features is on the back 80± acres, which delivers an estimated annual income of \$22,000 (based off a 3yr average) from a CO2 well. With no termination date on the contract, this feature not only enhances the property's allure but also provides a consistent revenue stream.

Luxury and comfort blend seamlessly in the custom-built 2,594± sqft home. Step onto the inviting wrap-around porch, where Southern charm meets modern convenience. Outdoor pleasures abound with a tranquil pool, a peaceful koi pond, a functional greenhouse, and a welcoming patio off the primary bedroom suite.

Practicality meets aesthetics with three spacious barns, perfectly suited for hay storage or accommodating agricultural equipment. Families will appreciate the property's location within the highly sought-after Pisgah School District, ensuring a quality education for the younger members of your household.

While this estate provides a serene retreat from the hustle and bustle, it offers the reassurance of proximity to vibrant communities. Within a mere 20-minute drive, you can access the thriving communities of Brandon and Flowood, where shopping, dining, and entertainment options abound. This property seamlessly combines agricultural potential with modern comfort, making it suitable for farmers, nature enthusiasts, or those seeking a rural lifestyle. Don't miss the chance to explore Rankin County's countryside – contact Clay for more information and a private tour.



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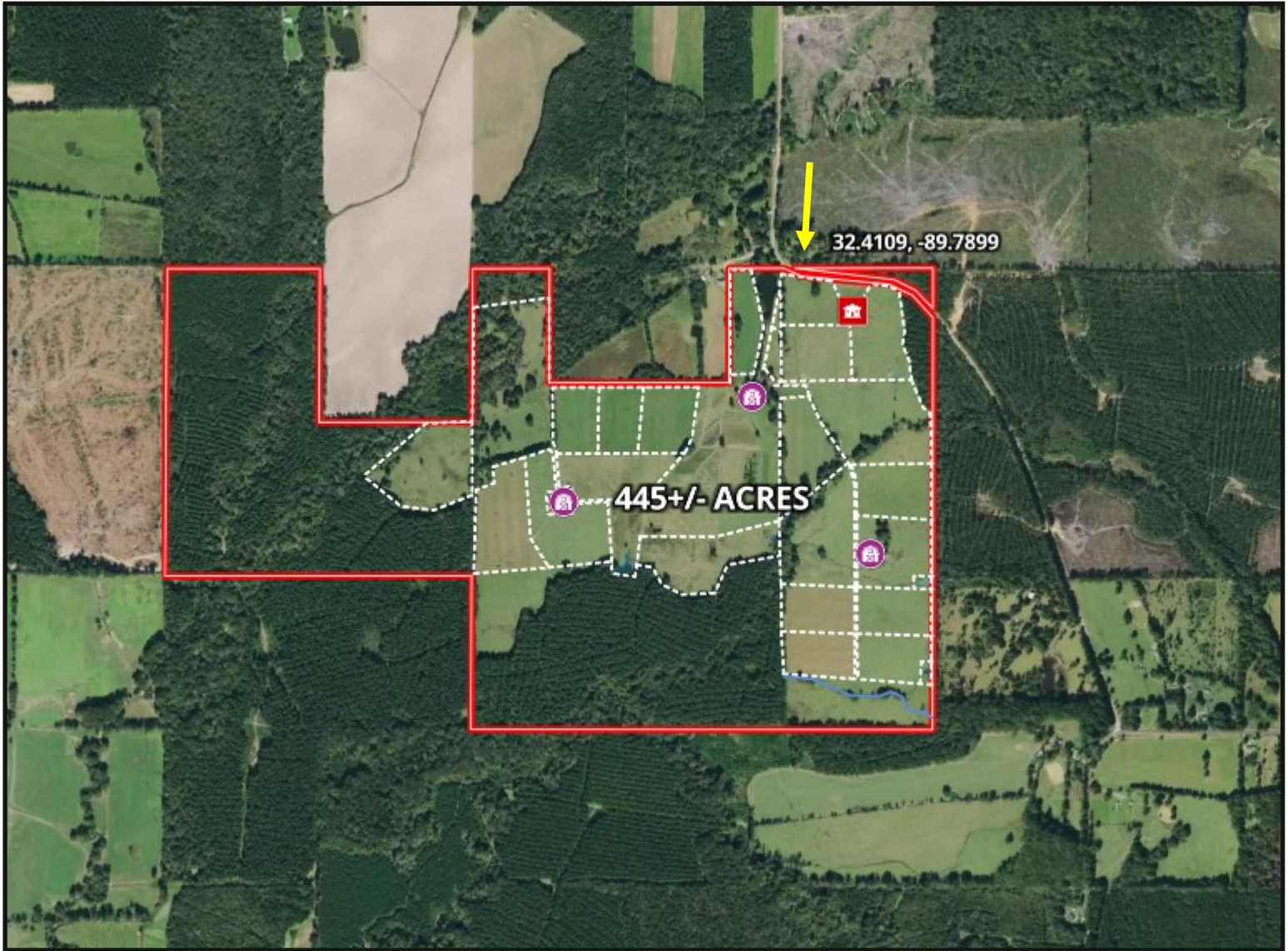
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Aerial Map



[Click Here for an Interactive Map](#)

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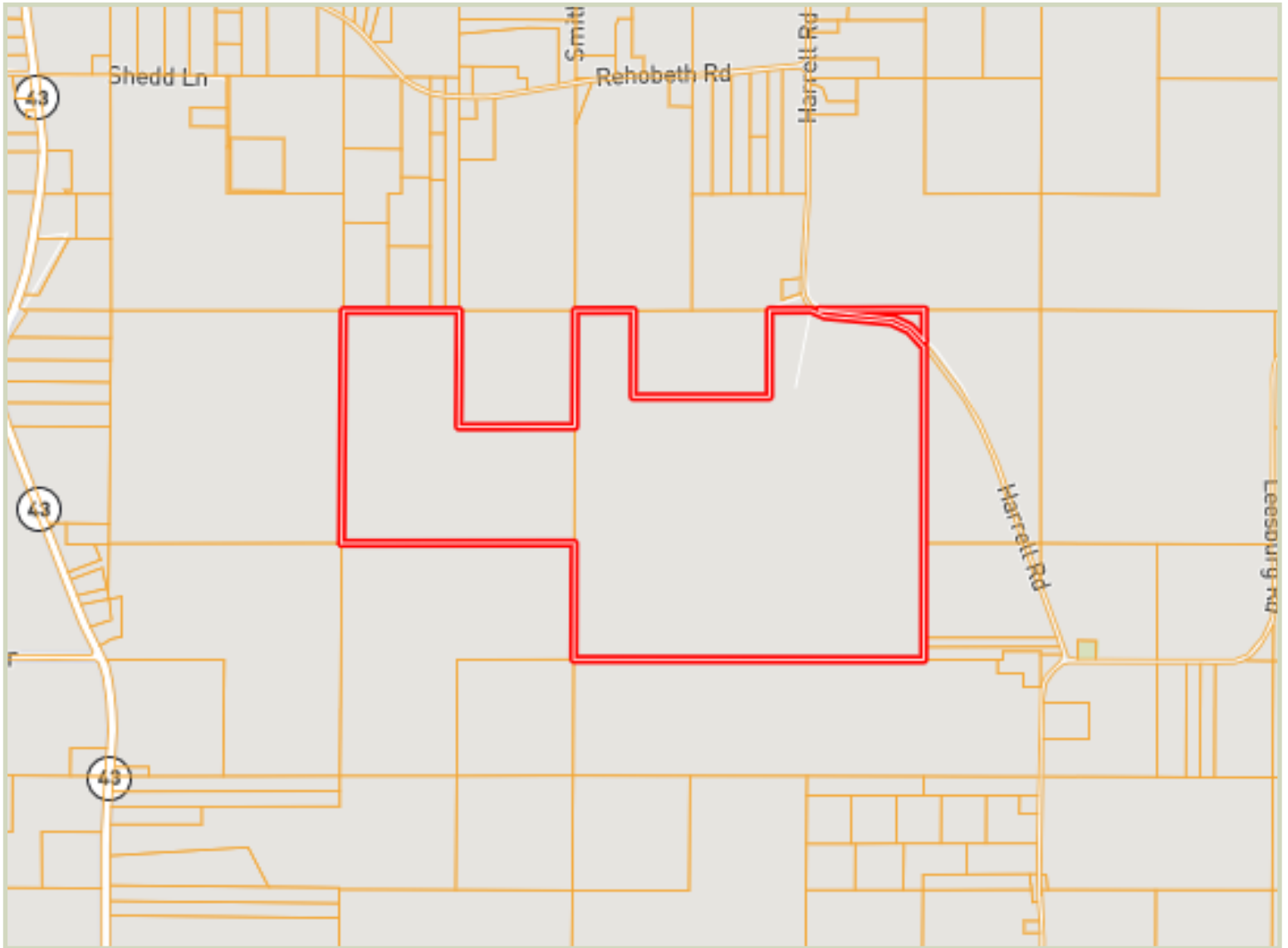
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LandReport
2011-2023
BEST
BROKERAGES

Ownership Map



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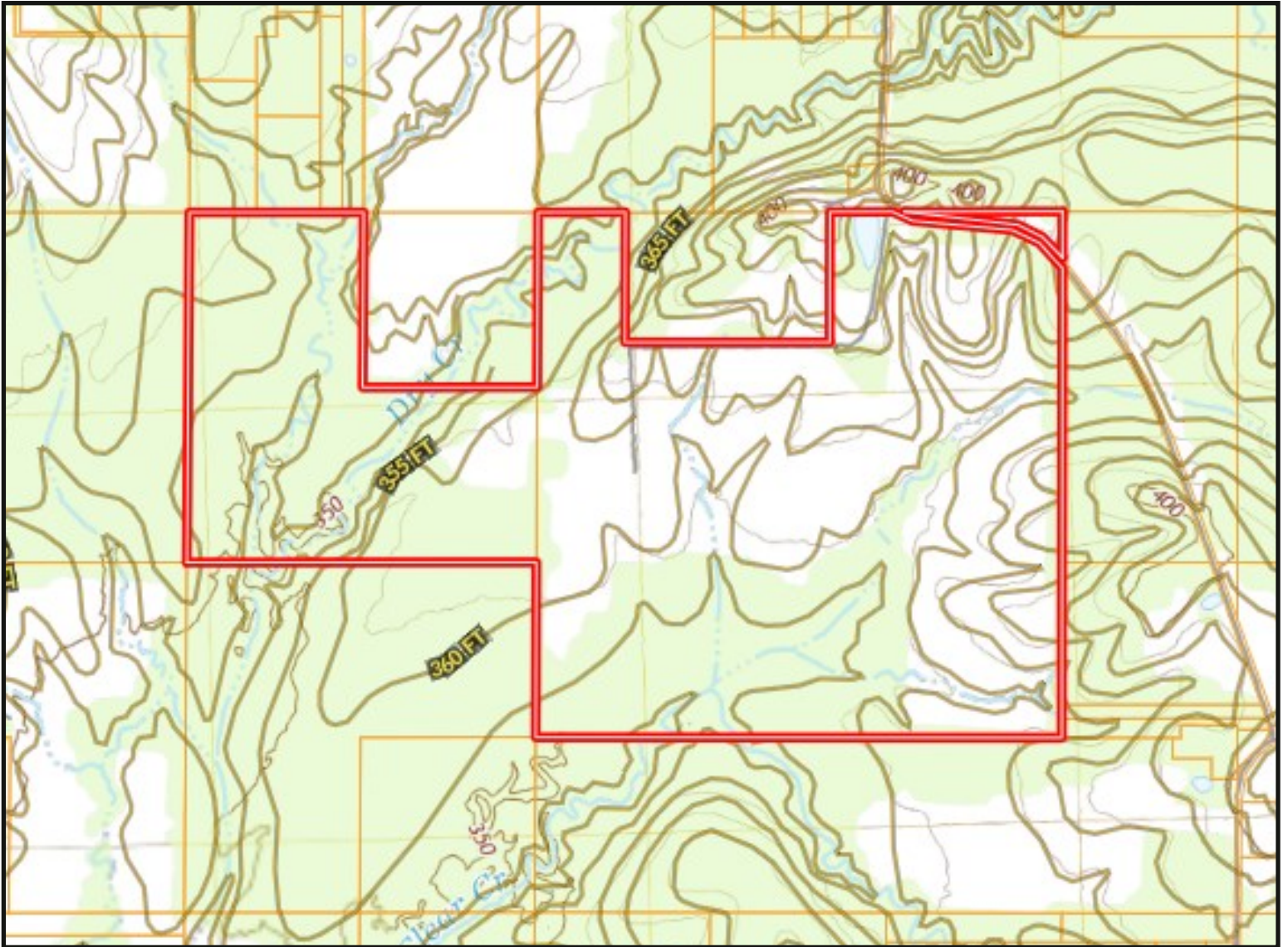
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Topography Map



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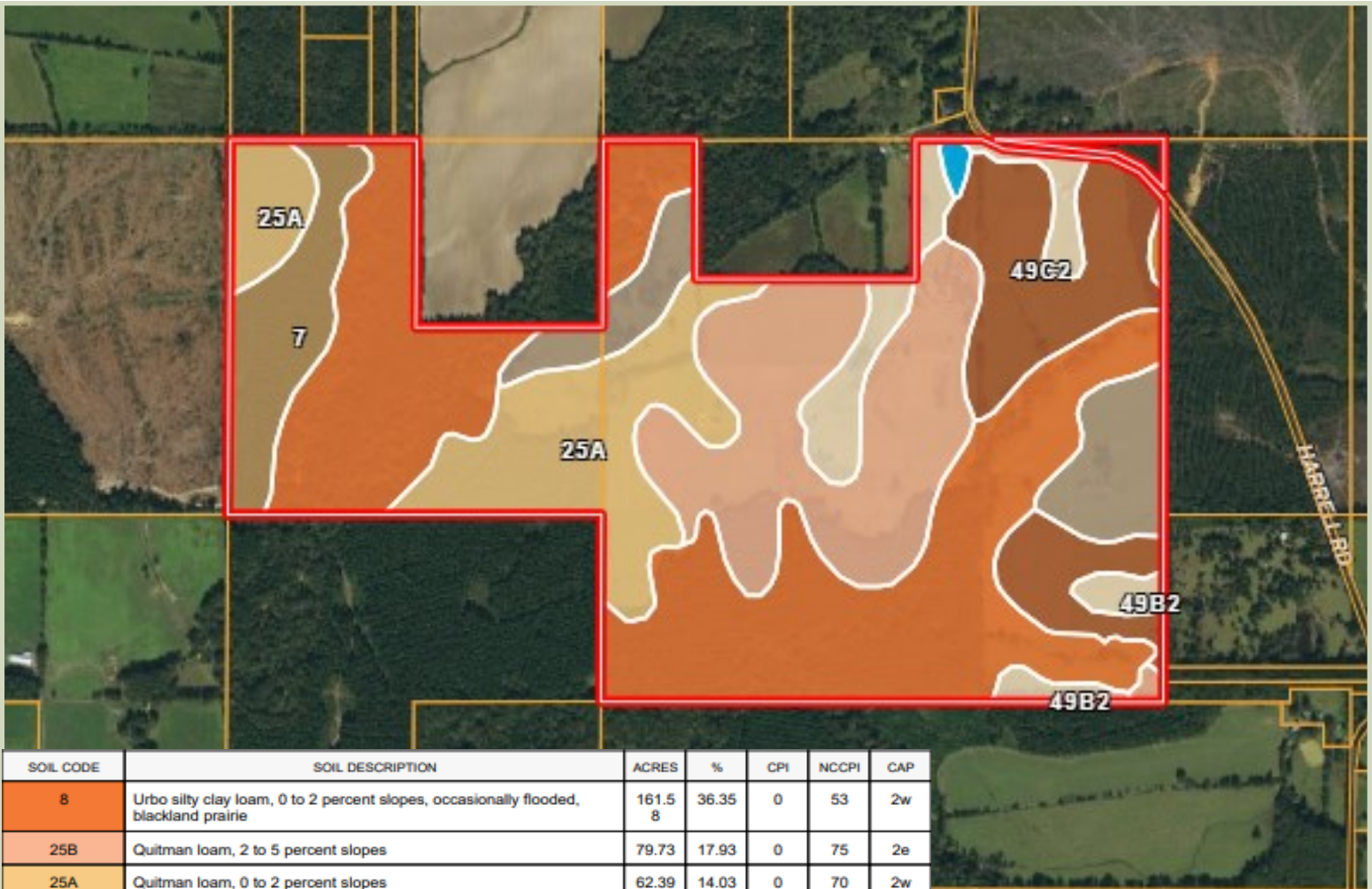
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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8	Urbo silty clay loam, 0 to 2 percent slopes, occasionally flooded, blackland prairie	161.5 8	36.35	0	53	2w
25B	Quitman loam, 2 to 5 percent slopes	79.73	17.93	0	75	2e
25A	Quitman loam, 0 to 2 percent slopes	62.39	14.03	0	70	2w
49C2	Savannah loam, 5 to 8 percent slopes, moderately eroded	54.17	12.19	0	47	3e
35C2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	30.95	6.96	0	70	3e
7	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	26.89	6.05	0	76	2w
49B2	Savannah loam, 2 to 5 percent slopes, eroded	26.38	5.93	0	41	2e
W	Water	1.39	0.31	0	-	-
67B	Kipling-Falkner association, undulating	1.08	0.24	0	73	4e
TOTALS		444.5 6(*)	100%	-	60.35	2.2

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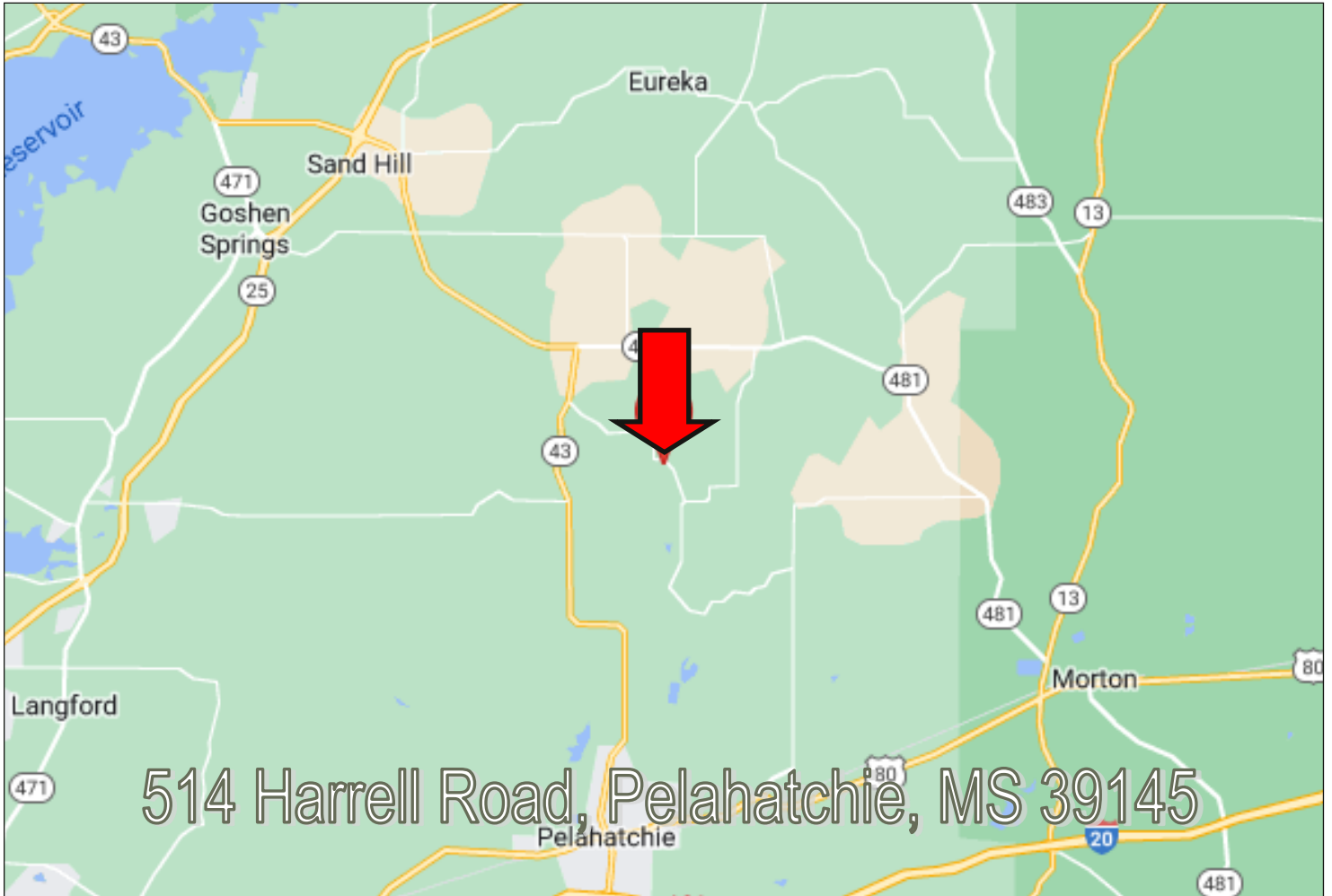


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Directional Map



514 Harrell Road, Pelahatchie, MS 39145

Directions from Hwy 25 and Sandhill Rd. in Brandon, MS: Take the exit toward MS-471 N/Goshen Springs. Travel Sand Hill Rd & Lawrence Rd for 2.7 miles. Turn right onto Hwy 43 and travel 3.8 miles. Turn Right onto Harrell Road. After 3.6 miles the property will be on the right. [GOOGLE MAP LINK](#)



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