

64± Acres in Rankin County, MS
\$176,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

Office 769.888.2522

Property Profile

The Pearl 64

Location:

- Pearl, MS
- Rankin County
- Minutes from the Metro Area

Coordinates:

- 32.2435, -90.1238

Property Information:

- 64± Acres
- Timbered – Harvested 25 Years Ago
- Wildlife Plots in Place with Room for More
- Richland Creek Serves as Southern Boundary
- Access Via Deeded Easement off St. Augustine
- Great Deer Hunting Opportunities
- Super Convenient Location

Property Use:

- Recreational
- Timberland
- Hunting
- Investment

Tax Information: Will Be Calculated at Closing After Final Acreage Determined by Survey

- Parcel #1: E07-000041-00000
- Parcel #2: E07K-000005-00000 (Part of)



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MICHAEL OSWALT

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

15,000+ Followers

Information is believed to be accurate but not guaranteed.

Welcome to The Pearl 64 located in Rankin County, MS. If you have been looking for a place to jump in the deer stand just a few minutes from the house, here is your chance. This affordable 64± acre tract offers good hunting, a long-term timber investment and is located partially in the Pearl city limits. The property is accessed by a deeded easement at the end of St. Augustine. Once you cross the flood control levee you won't have a clue that you're this close to town. Along the eastern boundary is a woods road that will lead you back to a small bow plot and then to the 40' wide sewer line easement (perfect for those long wildlife plots). The timber was harvested over 25 years ago, according to historical imagery, so the canopies are forming with plenty of thick areas for deer bedding. The deer hunting should be good with several big rubs and plenty of signs noted on the initial inspection. Richland Creek serves as the southern boundary providing a year-round water source and wildlife travel corridor. The entire property is susceptible to Richland Creek flooding (partially located in the 100-year AE & Floodway AE) so any type of construction would be difficult. On the other hand, the location couldn't be more convenient being less than two miles south of Interstate 20 and under three miles east of Highway 49. If you have been looking for that "quick hunt" tract in Rankin County, give Michael Oswalt a call for your private showing today. Note: The final acreage will be determined by survey.



STH **SMALLTOWN**
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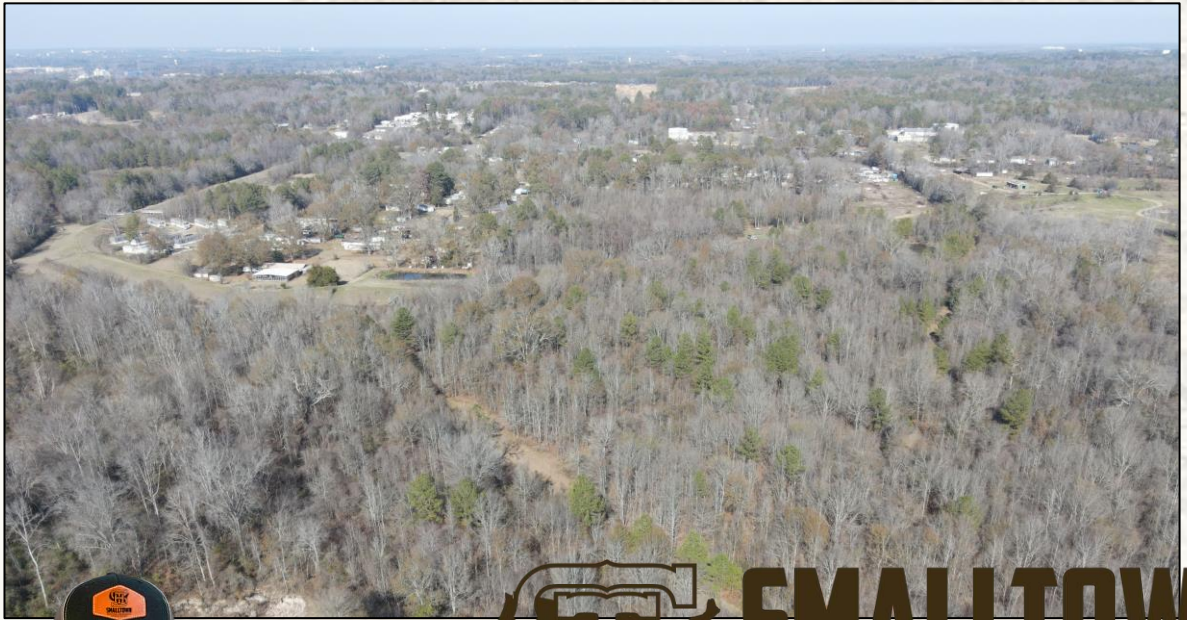
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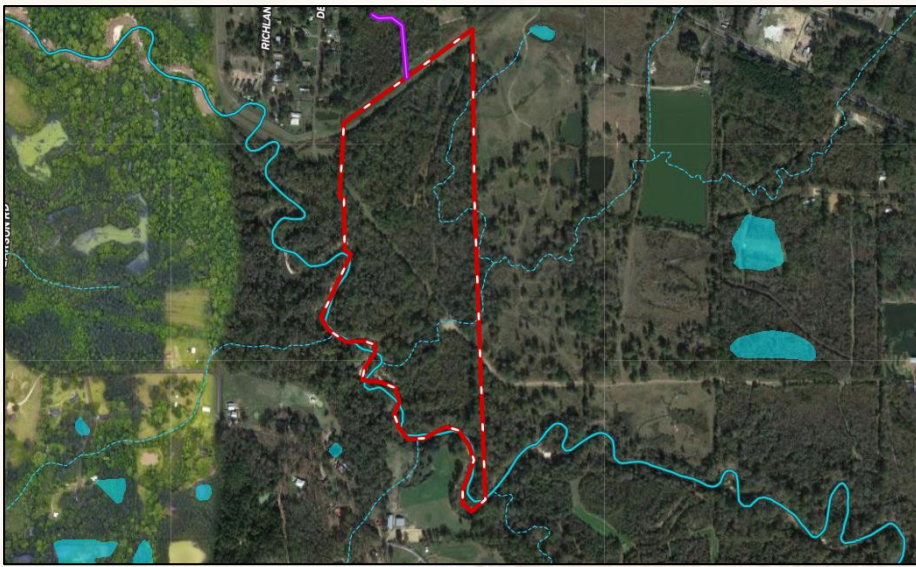
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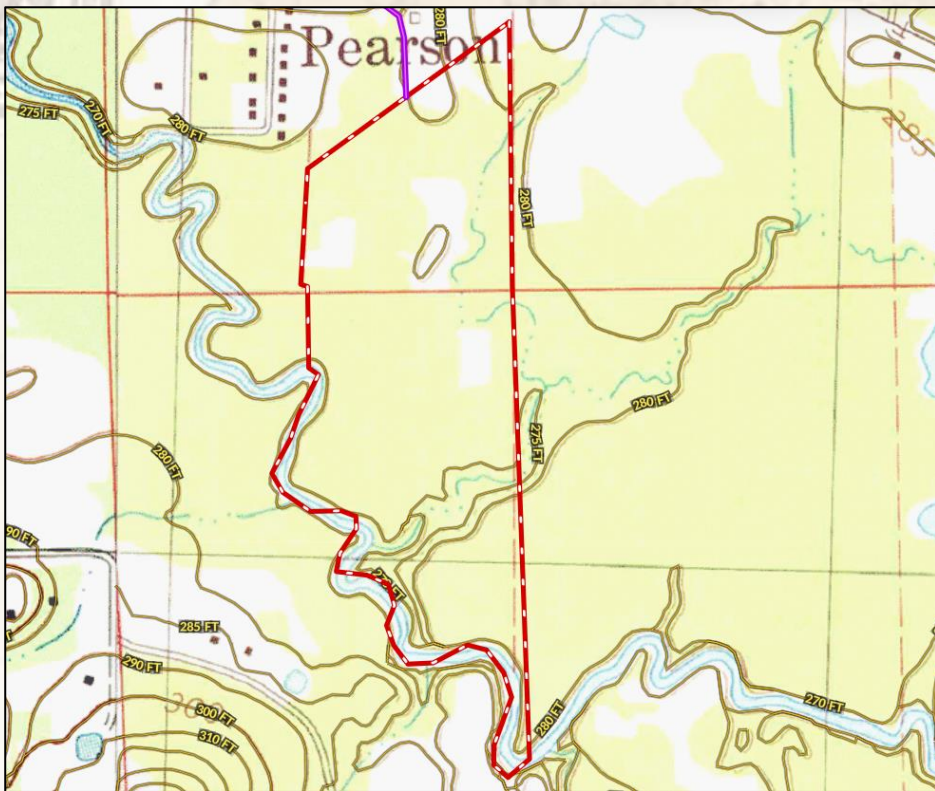
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Aerial Map & Topo Map



[Land id Link](#)



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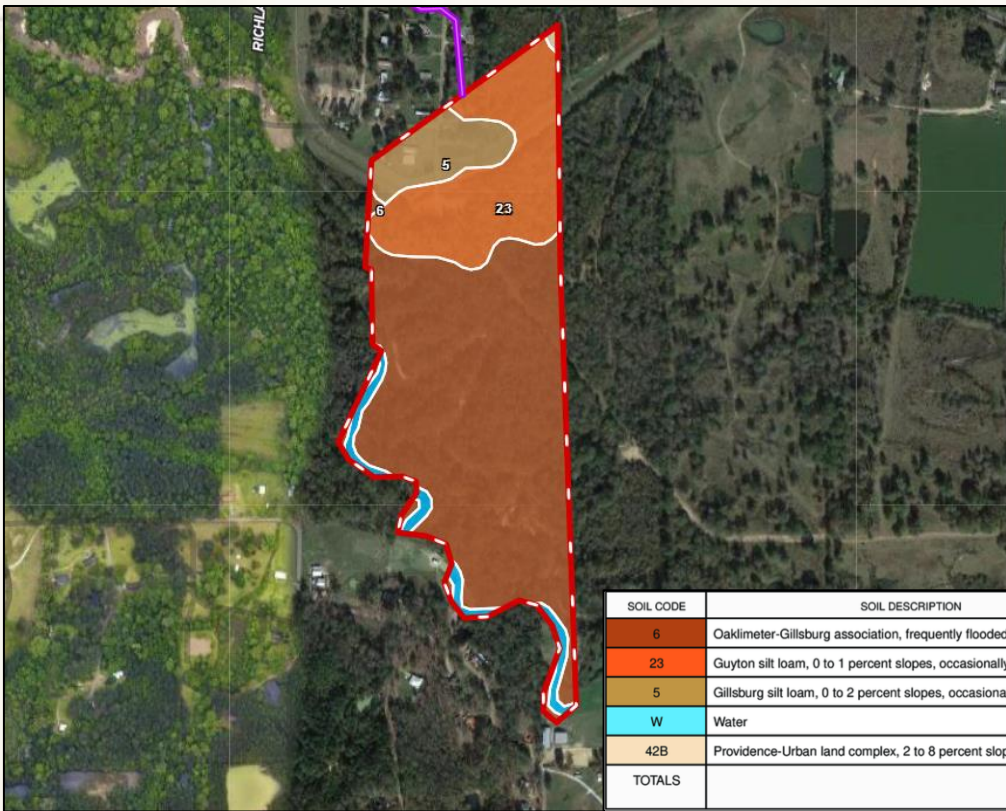
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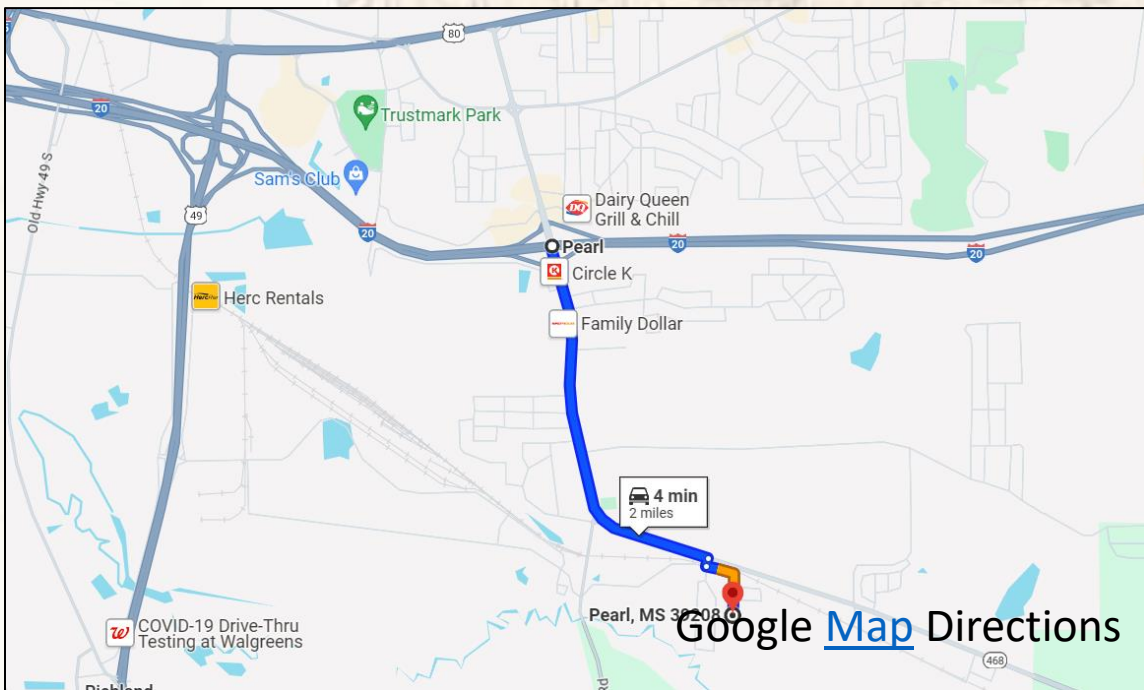
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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6	Oakimeter-Gillsburg association, frequently flooded	42.3	65.33	0	78	4w
23	Guyton silt loam, 0 to 1 percent slopes, occasionally flooded	14.79	22.84	0	59	4w
5	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	4.98	7.69	0	40	2w
W	Water	2.53	3.91	0	-	-
42B	Providence-Urban land complex, 2 to 8 percent slopes	0.15	0.23	0	33	3e
TOTALS		64.75(*)	100%	-	67.59	3.84



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