

## DEVELOPMENT OPPORTUNITY



**31± ACRES IN RANKIN COUNTY, MS**

**\$930,000**

- **One of the Last Undeveloped Tracts in the Area**
- **Located Near Beautiful, Thriving, Subdivisions**
- **Water, Electricity, and Sewer Available**
- **Road Access on Holly Bush Road**
- **Less than a Mile from Highway 25**



**BRUCE  
WEST**  
REALTOR®

Office: 662.441.2500

Cell: 662.873.3007

Bruce@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







**Discover the potential of this 31± acre development property in Rankin County, a rare find in an area with lots of beautiful homes. Located in one of the few remaining undeveloped areas off Holly Bush Road, this land offers a canvas for your dream project.**

**You'll have everything you need here: water, electricity, and sewer connections are all setup. Plus, getting here is easy with road access, and it's less than a mile from Highway 25. Whether you're envisioning a residential development or a commercial venture, take this chance to shape the future in a coveted location. Take advantage of this prime piece of real estate waiting to be transformed into something extraordinary. Call Bruce to schedule your showing today!**

**BRUCE WEST**  
REALTOR®  
Office: 662.441.2500  
Cell: 662.873.3007  
Bruce@TomSmithLand.com



**A Real Estate Expert You Can Trust**  
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







**BRUCE WEST**  
 REALTOR®  
 Office: 662.441.2500  
 Cell: 662.873.3007  
 Bruce@TomSmithLand.com



**A Real Estate Expert You Can Trust**  
 TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







**BRUCE WEST**

REALTOR®

Office: 662.441.2500

Cell: 662.873.3007

Bruce@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







**BRUCE WEST**  
 REALTOR®  
 Office: 662.441.2500  
 Cell: 662.873.3007  
 Bruce@TomSmithLand.com



**A Real Estate Expert You Can Trust**  
 TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





# AERIAL MAP



[LandId Interactive Map Link](#)

**BRUCE WEST**  
REALTOR®  
Office: 662.441.2500  
Cell: 662.873.3007  
Bruce@TomSmithLand.com

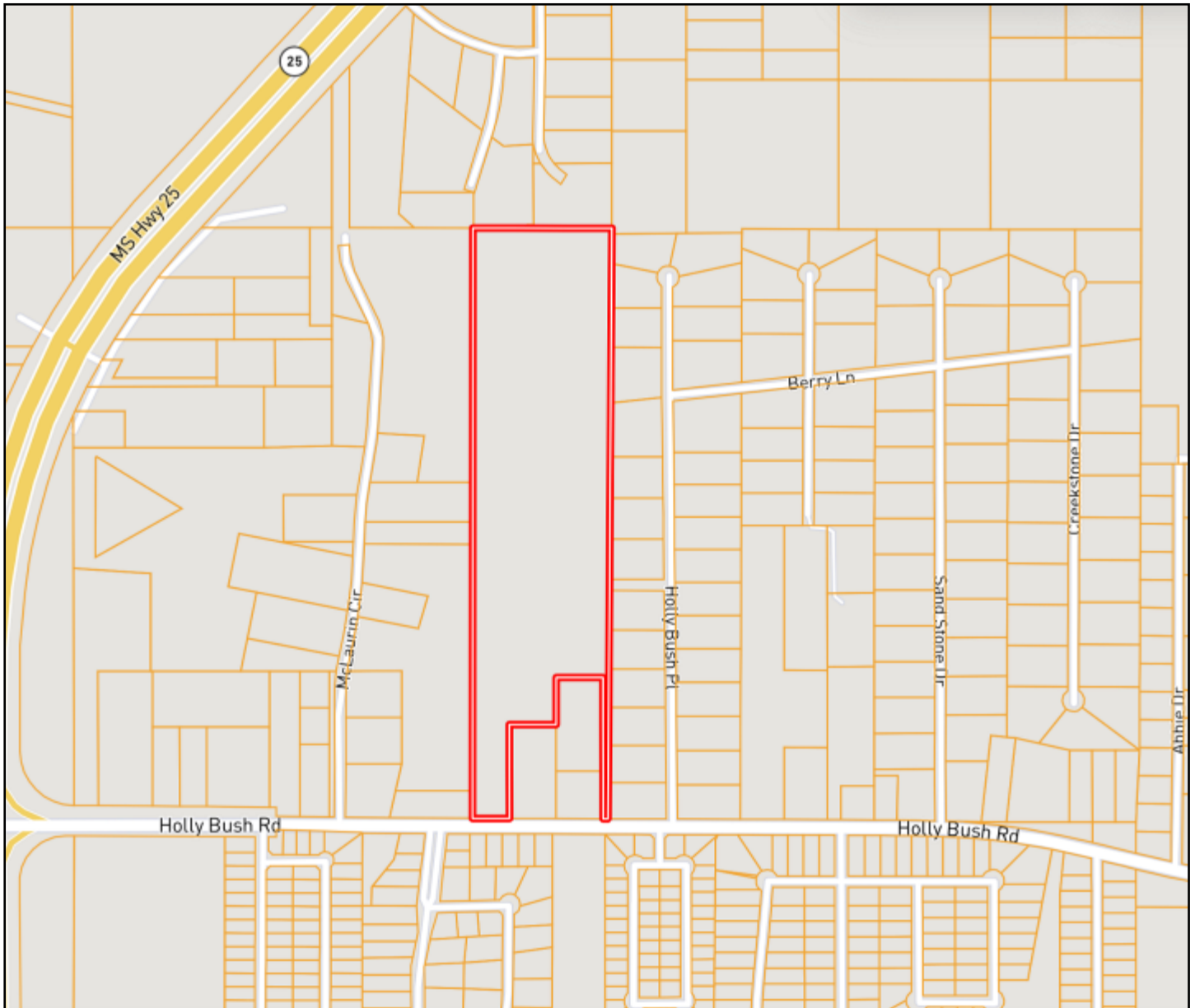


**A Real Estate Expert You Can Trust**  
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# OWNERSHIP MAP



**BRUCE WEST**

REALTOR®

Office: 662.441.2500

Cell: 662.873.3007

Bruce@TomSmithLand.com



**A Real Estate Expert You Can Trust**

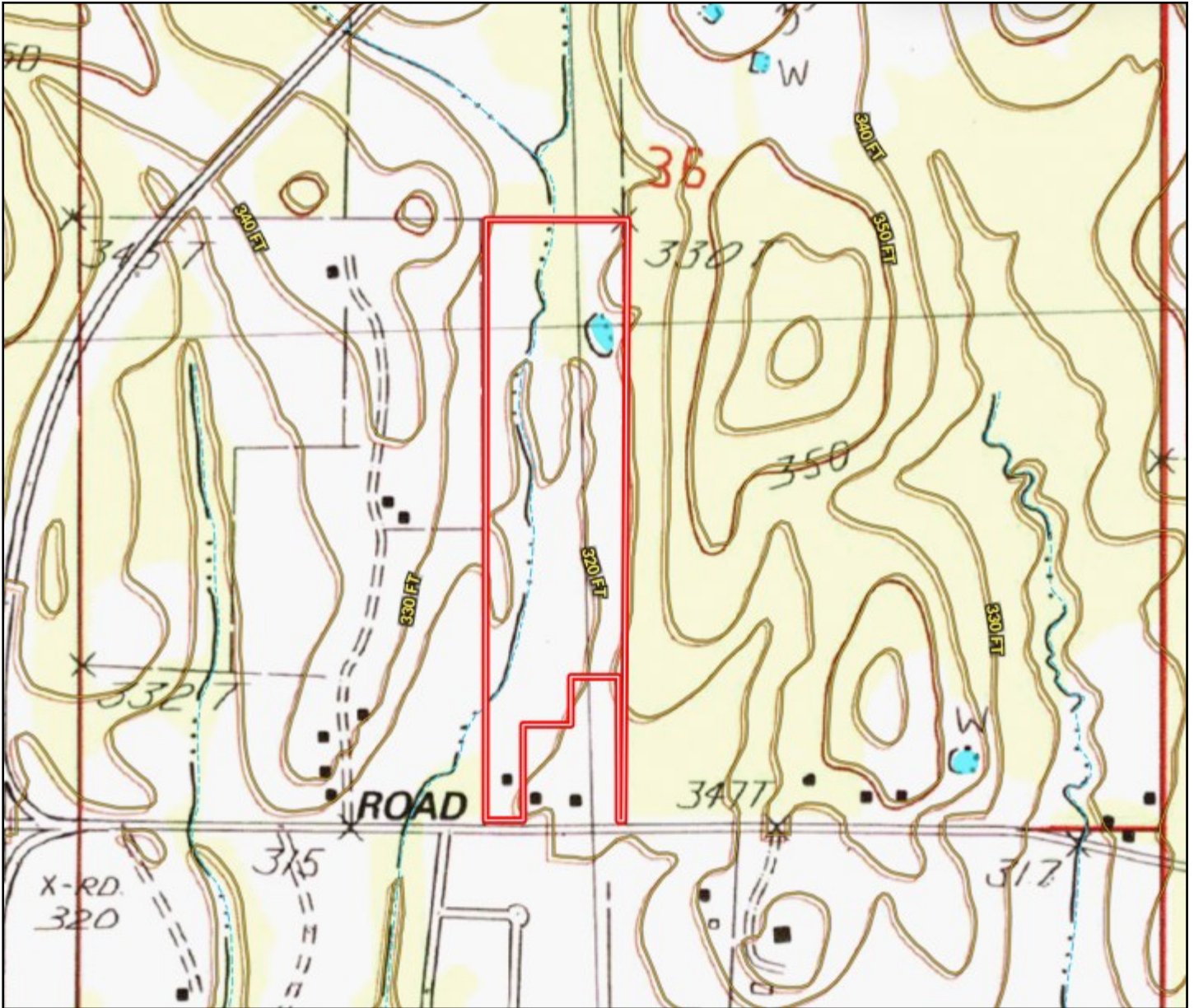
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





# TOPO MAP



**BRUCE WEST**

REALTOR®

Office: 662.441.2500

Cell: 662.873.3007

Bruce@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21A	Leverett silt loam, 0 to 2 percent slopes	19.58	60.73	0	86	1
25A	Quitman loam, 0 to 2 percent slopes	6.33	19.63	0	70	2w
55B	Kipling silt loam, 2 to 5 percent slopes	3.22	9.99	0	67	3e
35C2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	2.13	6.61	0	70	3e
41B2	Providence silt loam, 2 to 5 percent slopes, eroded	0.48	1.49	0	28	2e
W	Water	0.33	1.02	0	-	-
35B2	Tippah silt loam, 2 to 5 percent slopes, eroded	0.16	0.5	0	75	2e

**BRUCE WEST**  
REALTOR®  
Office: 662.441.2500  
Cell: 662.873.3007  
Bruce@TomSmithLand.com



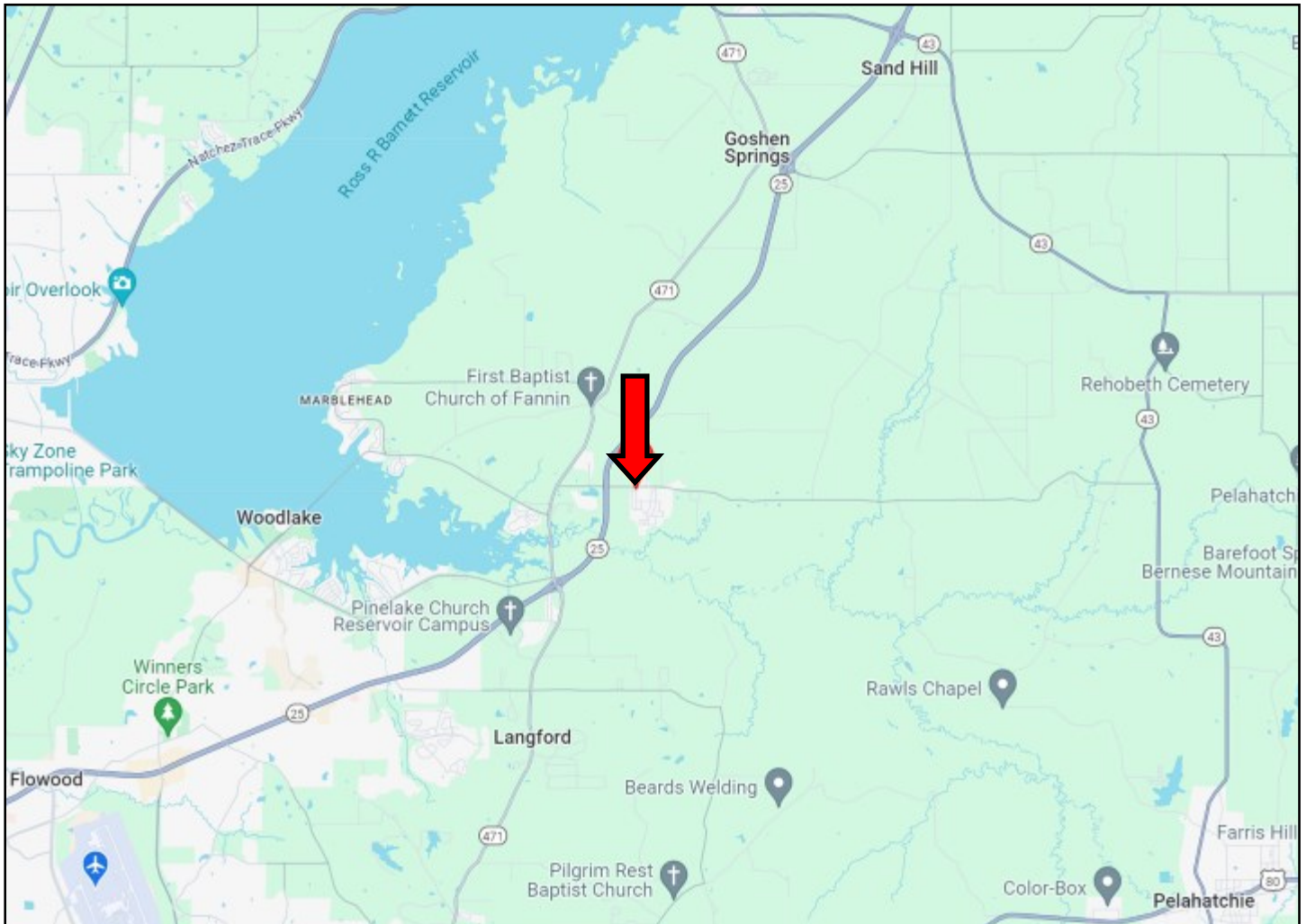
**A Real Estate Expert You Can Trust**  
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





# DIRECTIONAL MAP



**Directions From Hwy 25 and Holly Bush Road in Brandon, MS 39047: Turn right onto Holly Bush Road and travel 0.4 miles. The property will be on your left.**  
**[GOOGLE MAP LINK](#)**



**BRUCE  
WEST**  
REALTOR®

Office: 662.441.2500  
Cell: 662.873.3007  
Bruce@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

