

A dirt road with tire tracks winds through a lush green forest under a clear blue sky. The road is flanked by tall pine trees and dense vegetation. The top of the image has a torn paper effect.

**59.44± ACRES**  
**RANKIN COUNTY, MS**  
**\$891,600**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (769) 888-2522

# THE RANKIN 59.44

## PROPERTY PROFILE

### LOCATION:

- Rankin County
- 14± Miles Northeast of Brandon

### COORDINATES:

- 32.410840, -89.905390

### PROPERTY USE:

- Potential Home Sites
- Development Opportunities

### PROPERTY INFORMATION:

- 59.44± Surveyed Acres
- 1,000± Feet of Mount Helm Frontage
- Utilities Available

### TAX INFORMATION:

2023 - \$2,640

- Parcel Number:  
K13 000033 00050



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**ADAM HESTER, ALC**

ASSOCIATE BROKER

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate, but not guaranteed.

# WELCOME TO THE RANKIN 59.44

LOCATED OFF MOUNT HELM ROAD IN RANKIN COUNTY, MS, THIS SURVEYED 59.44± ACRE TRACT IS CONVENIENTLY SITUATED APPROXIMATELY 14 MILES NORTHEAST OF BRANDON. The property offers roughly 1,000 feet of road frontage with power and water available along the road. There is a high transmission line traversing the property from east to west across the middle portion of the parcel. A majority of the land has been cleared offering the possibility for a home site or future development project. Power is provided through Central EPA and the water is with the East Fannin Water Association. The school district is listed under Northwest Rankin. Whether you are looking for a development project or to set roots in the country, give the Rankin 59.44 a look!

Contact Adam Hester for more information and to schedule a viewing.



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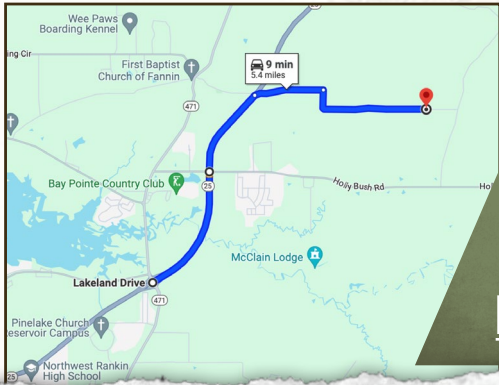
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Directions from the intersection of Highway 471 and Highway 25 in Brandon, MS: Travel northeast on Highway 25 for 2.9 miles. Turn right onto Mount Helm Road and continue to drive for 2.5 miles. The property will be on your right.

**LINK TO GOOGLE MAP DIRECTIONS**



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