



99.5+/- Pastureland with Road Frontage Rankin County, MS



\$796,000

Harrell Road, Pelahatchie, MS 39145

Discover the perfect blend of rural charm and modern convenience with this stunning 99.5+/- cross-fenced pastureland in the sought-after Pisgah School District of Rankin County, MS. Ideal for building your dream home, establishing a farm or raising cattle, this versatile property offers plenty of space and excellent amenities. With water and electricity readily available at the road, the land features over 520+/- feet of frontage off Harrell Road, ensuring easy access and visibility. Additionally, an extra 2.5+/- acre parcel across the street features an impressive 1,290+/- feet of road frontage, further enhancing the property's appeal. Embrace the tranquil lifestyle and endless possibilities this prime piece of land offers.

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.



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Information is believed to be accurate but not guaranteed.





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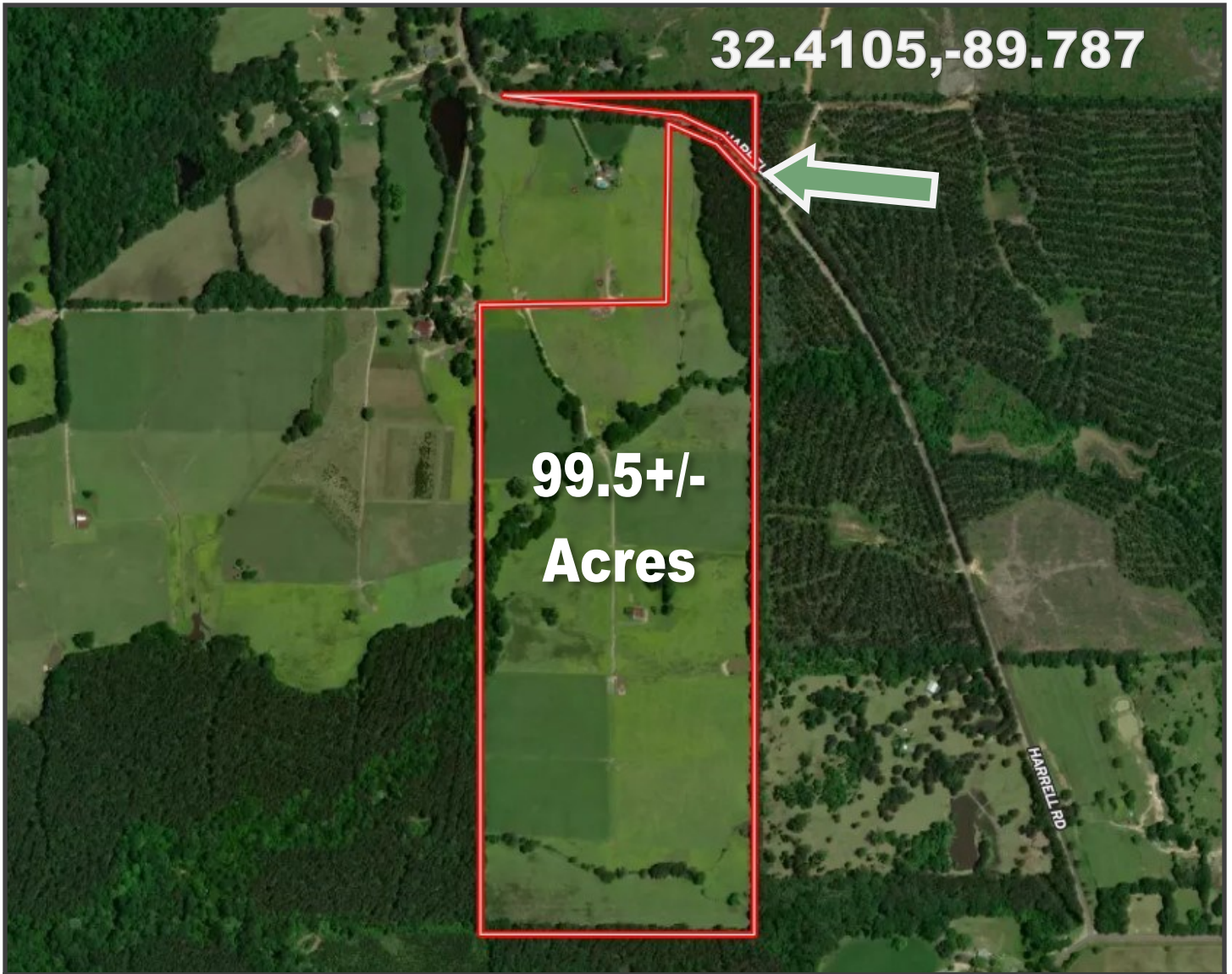
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Aerial Map



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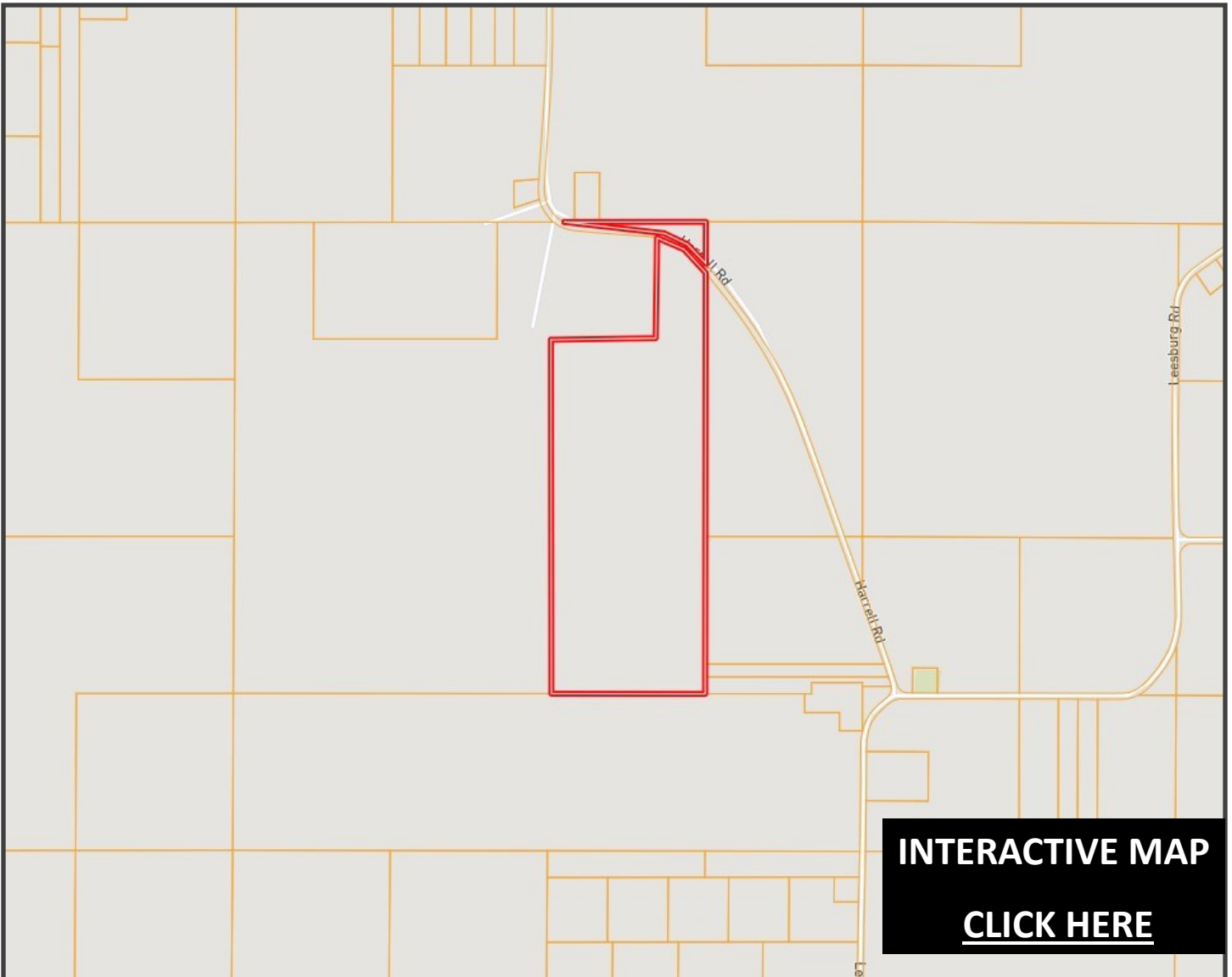
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Ownership Map



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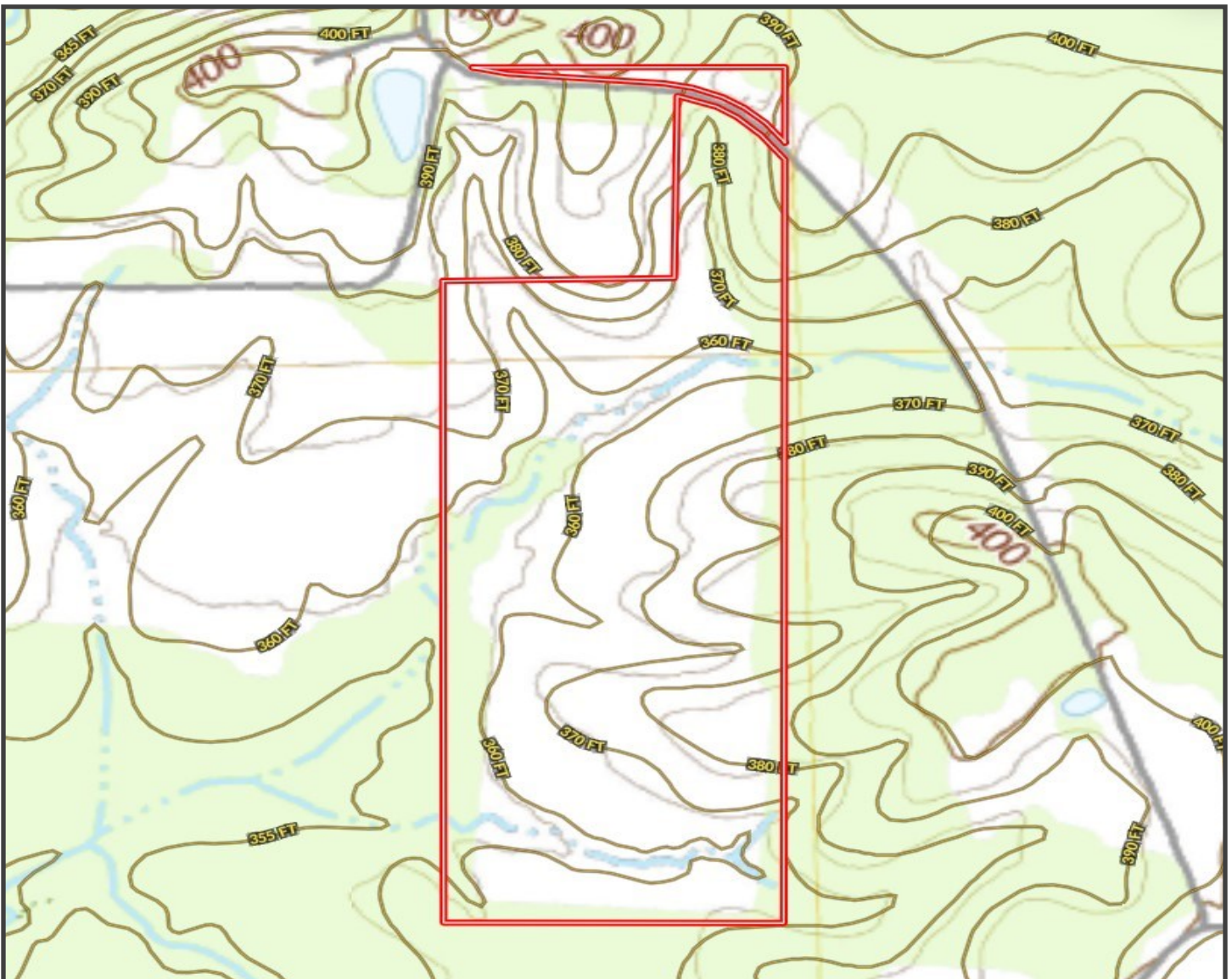
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Topography Map



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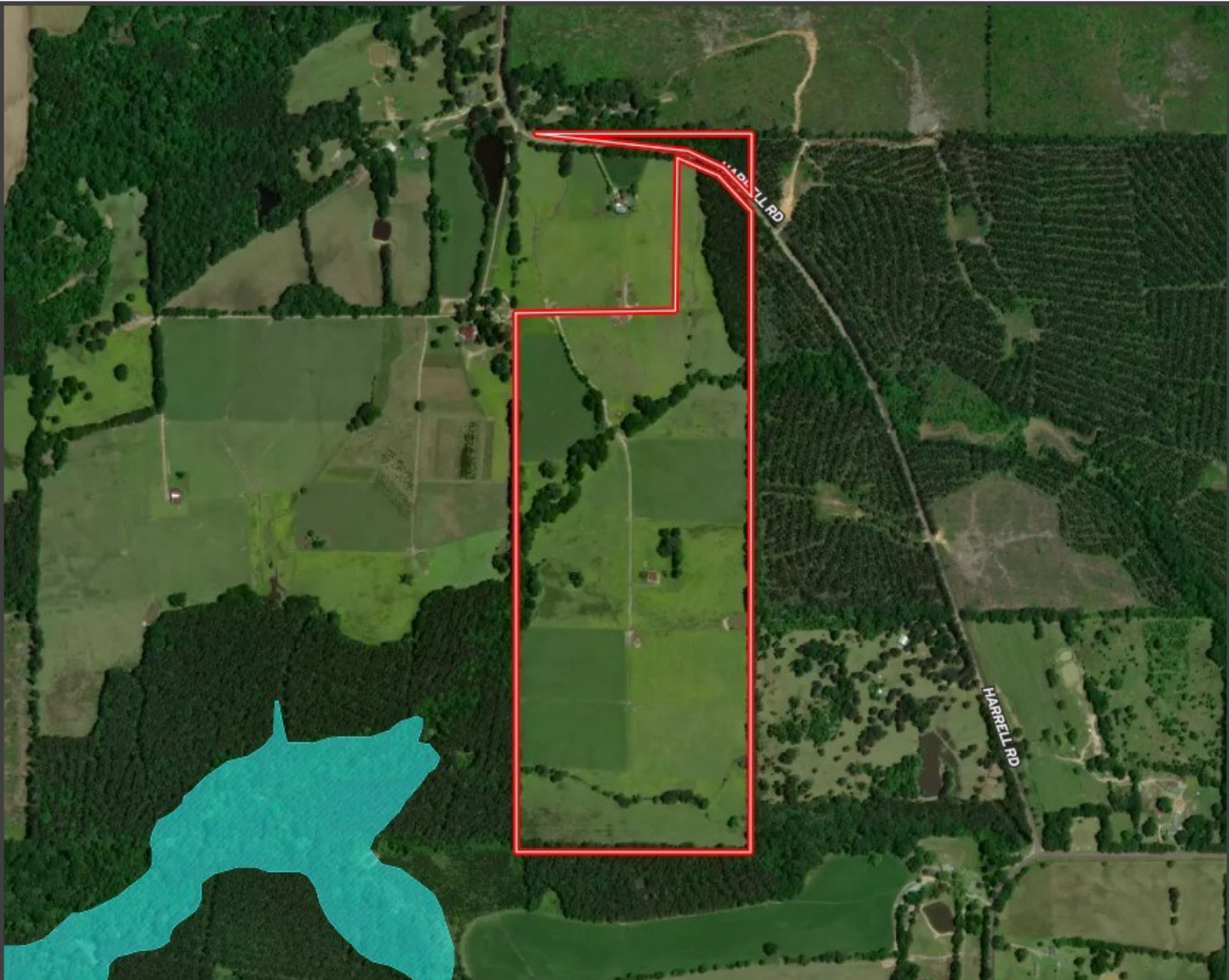
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Flood Map



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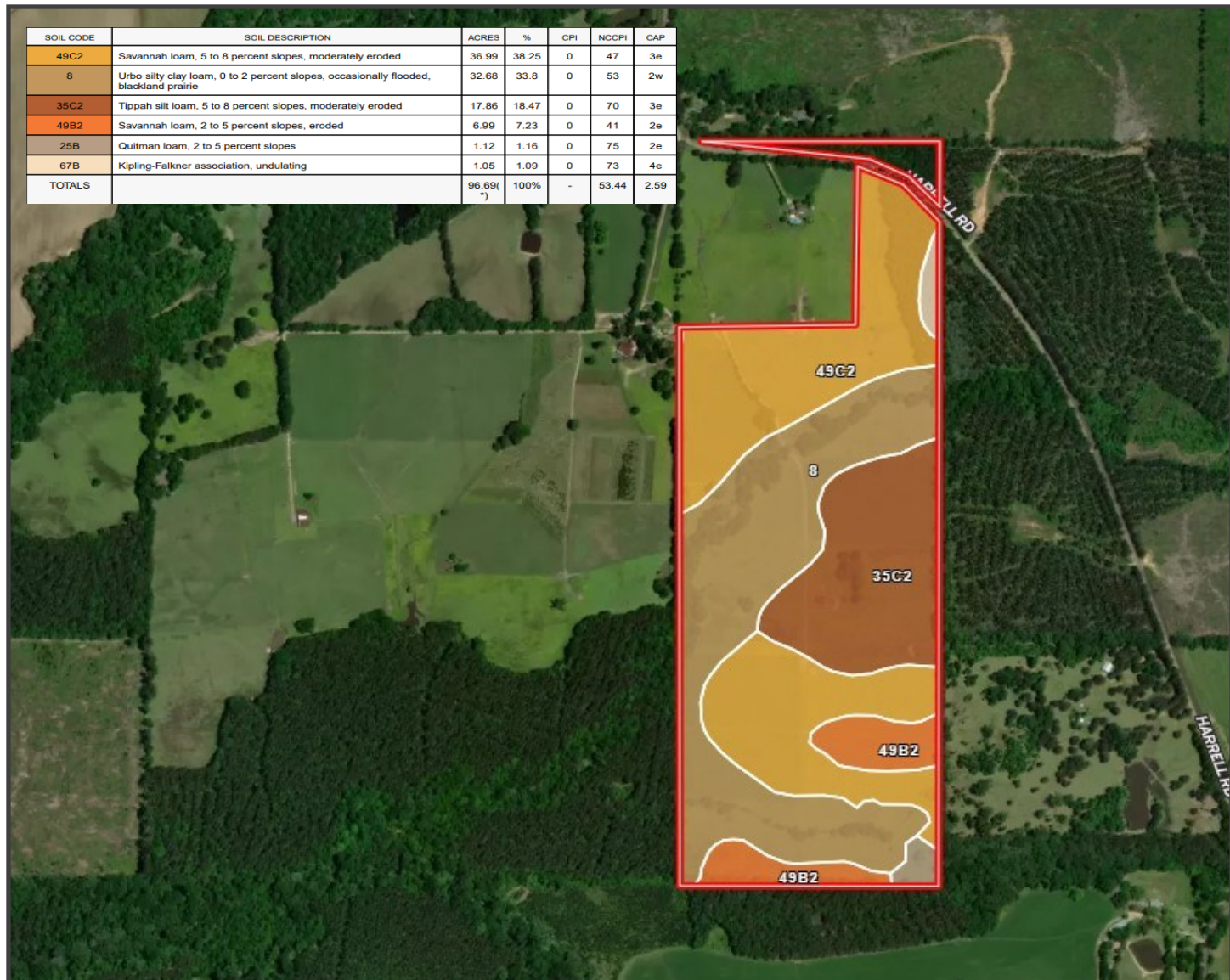
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
49C2	Savannah loam, 5 to 8 percent slopes, moderately eroded	36.99	38.25	0	47	3e
8	Urbo silty clay loam, 0 to 2 percent slopes, occasionally flooded, blackland prairie	32.68	33.8	0	53	2w
35C2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	17.86	18.47	0	70	3e
49B2	Savannah loam, 2 to 5 percent slopes, eroded	6.99	7.23	0	41	2e
25B	Quitman loam, 2 to 5 percent slopes	1.12	1.16	0	75	2e
67B	Kipling-Falkner association, undulating	1.05	1.09	0	73	4e
TOTALS		96.69	100%	-	53.44	2.59



Soil Map



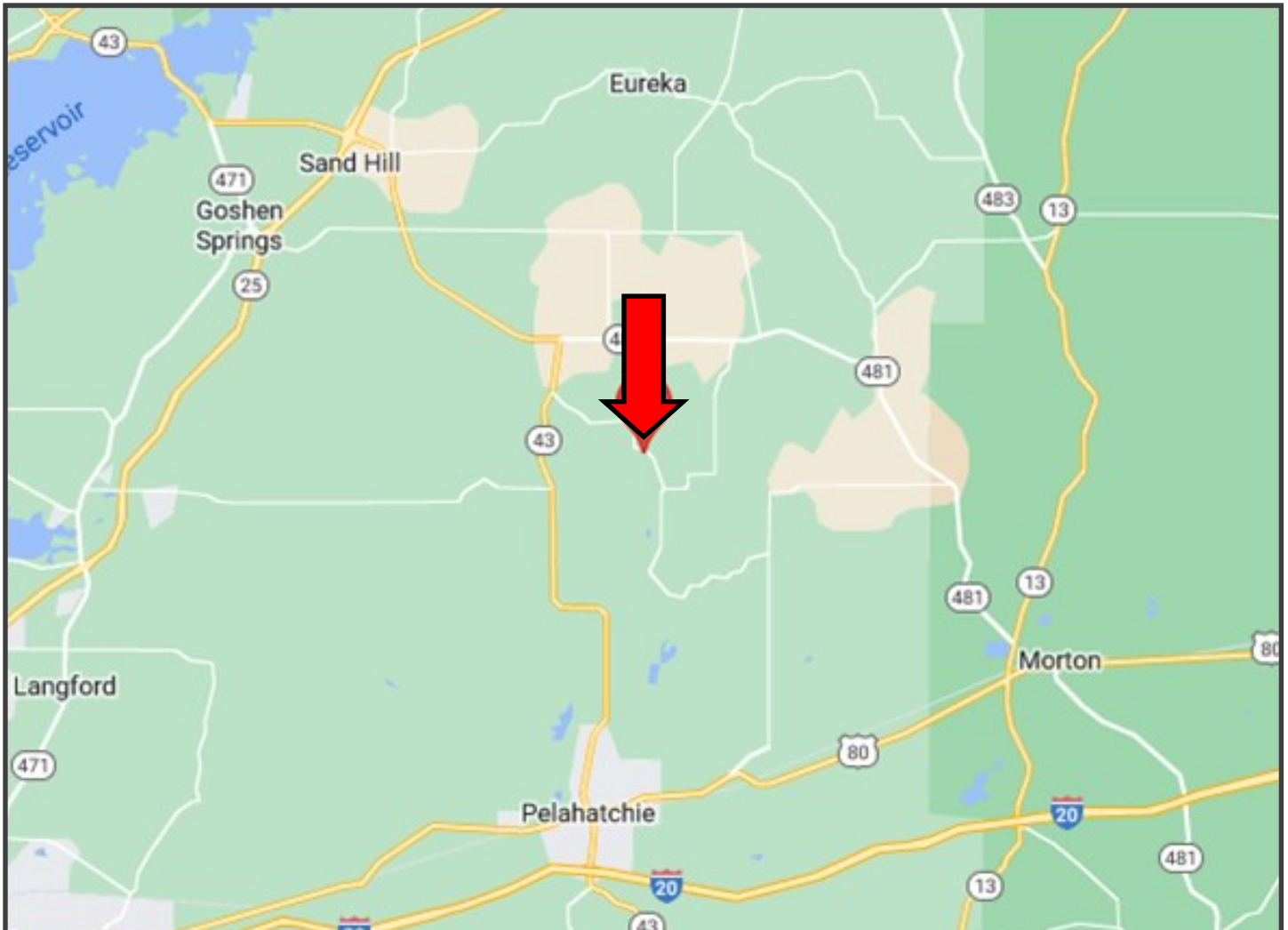
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Directional Map

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Expect More. Get More.



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