



330.5+/- Acres of Pastureland & Timber Rankin County, MS



\$2,644,000

Harrell Road, Pelahatchie, MS 39145

Discover the perfect blend of pasture and timberland with this exceptional 330.5+/- acre property in Rankin County, located within the highly sought-after Pisgah School District. Ideal for cattle and horses, this expansive property features 131+/- acres of cross-fenced pastureland, 185+/- acres of thriving timber, and two large barns for ample hay storage. A picturesque small pond offers a water source for livestock and an inviting spot for fishing. With water and electricity already connected, this property provides an excellent opportunity to build your dream home or establish a small farm. Additional acreage is available, making this a versatile and valuable investment for your agricultural and residential aspirations. Please note that the sale is subject to a survey, and mineral rights are not conveyed.

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.



**DAVID
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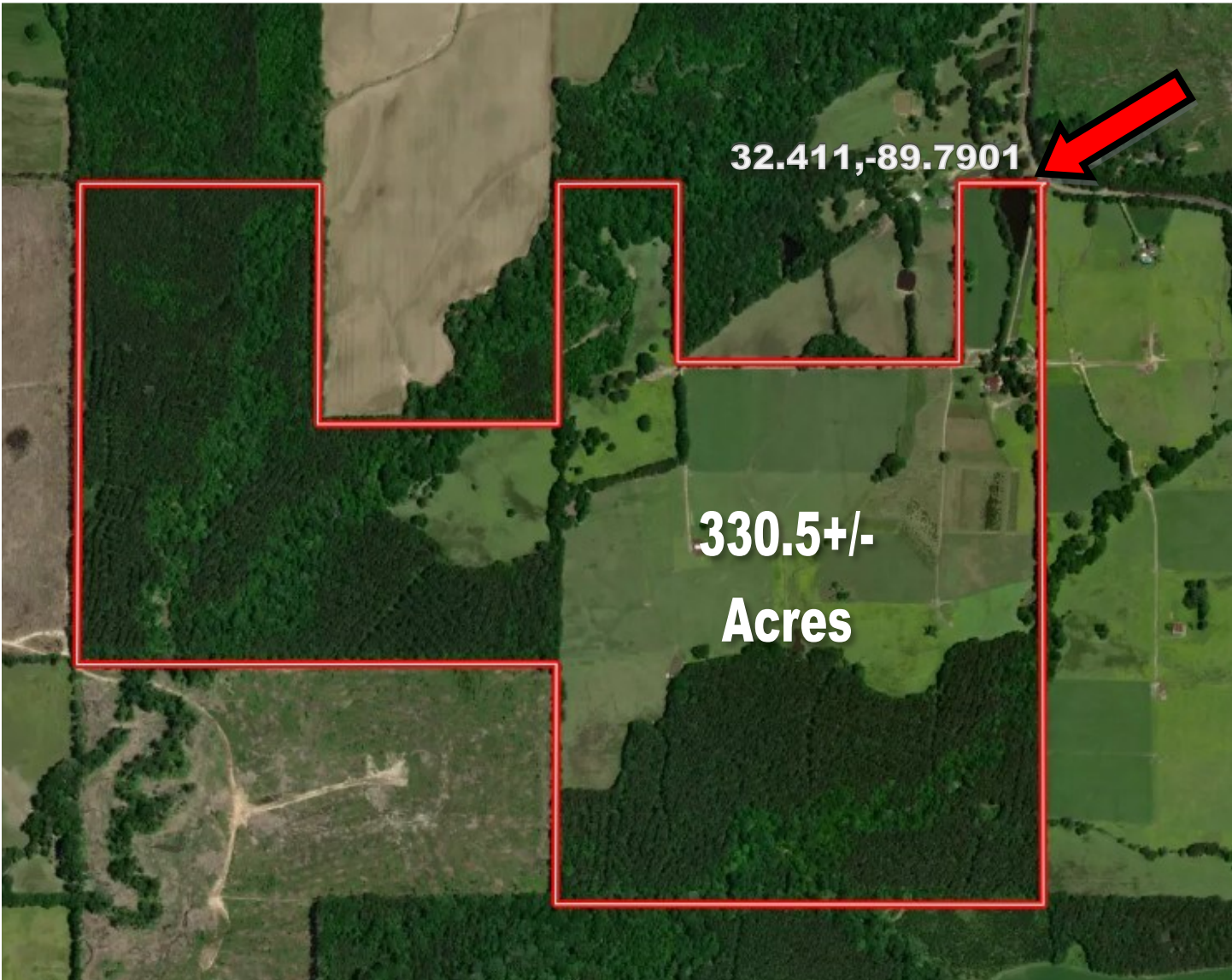
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Aerial Map



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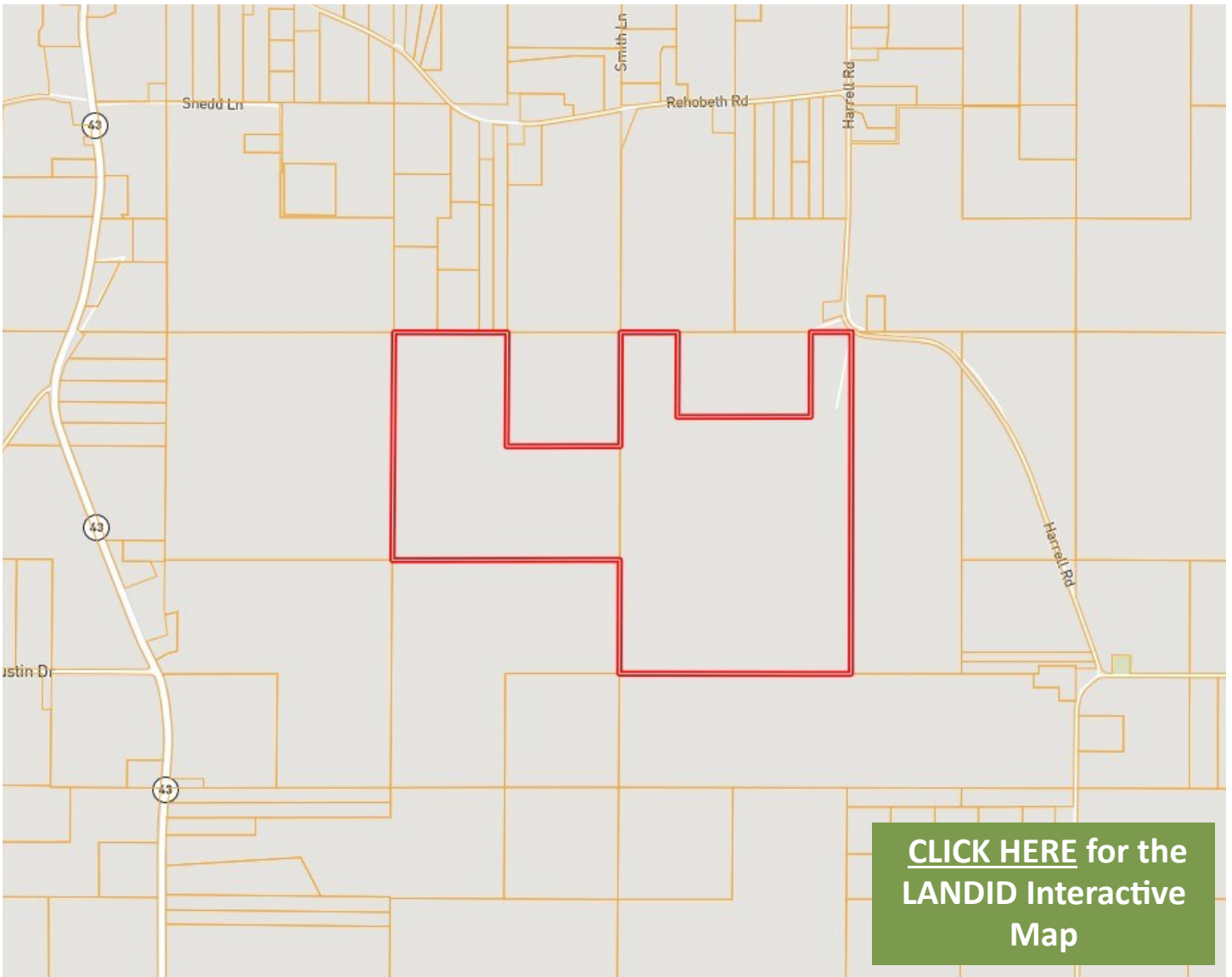


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Ownership Map



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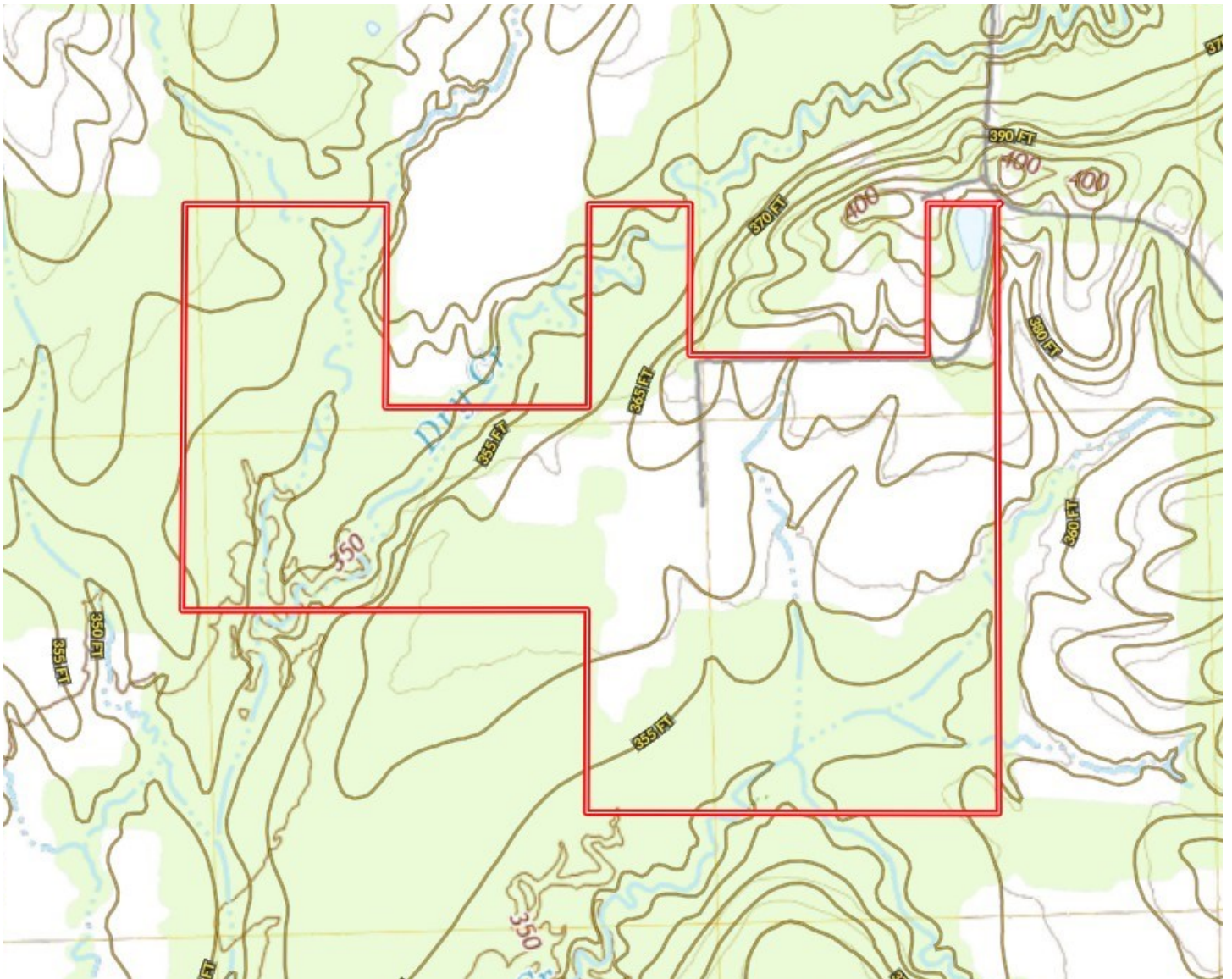
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Topography Map



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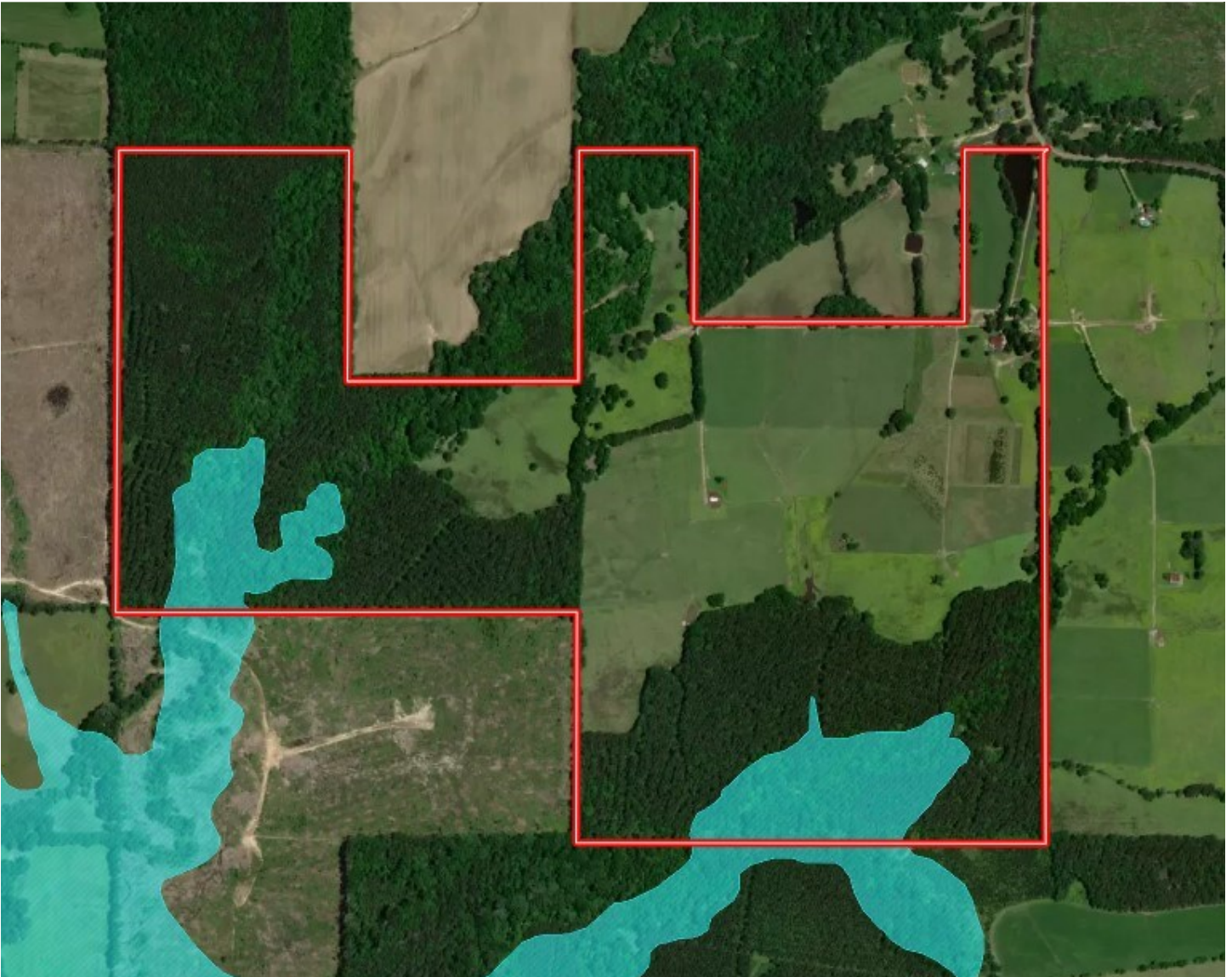
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Flood Map



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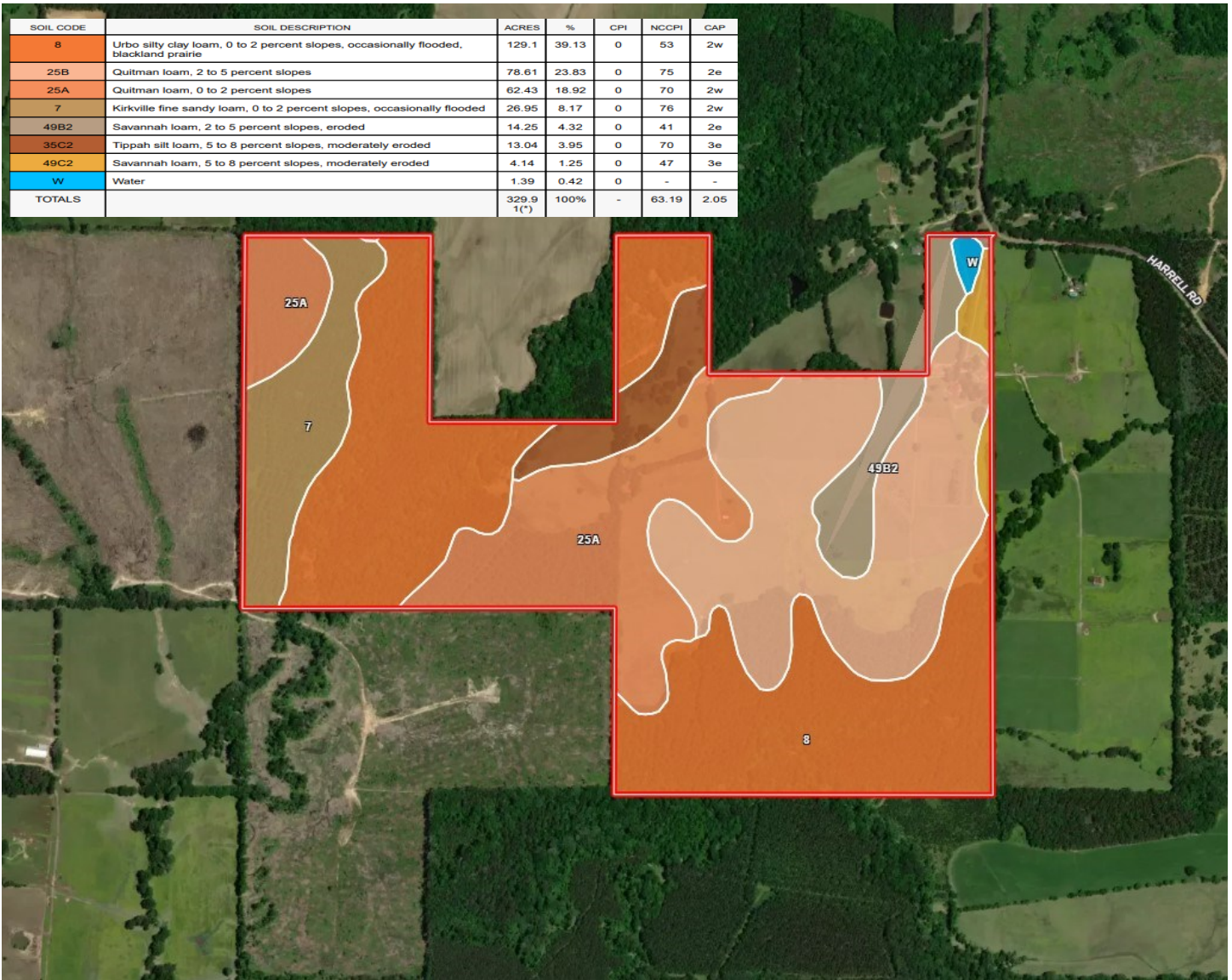
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Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8	Urbo silty clay loam, 0 to 2 percent slopes, occasionally flooded, blackland prairie	129.1	39.13	0	53	2w
25B	Quitman loam, 2 to 5 percent slopes	78.61	23.83	0	75	2e
25A	Quitman loam, 0 to 2 percent slopes	62.43	18.92	0	70	2w
7	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	26.95	8.17	0	76	2w
49B2	Savannah loam, 2 to 5 percent slopes, eroded	14.25	4.32	0	41	2e
35C2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	13.04	3.95	0	70	3e
49C2	Savannah loam, 5 to 8 percent slopes, moderately eroded	4.14	1.25	0	47	3e
W	Water	1.39	0.42	0	-	-
TOTALS		329.9 1(*)	100%	-	63.19	2.05



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Directional Map



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