

RECREATIONAL TRACT OR HOMESITE

40.34± Acres in Rankin County, MS



\$605,100

Have you been searching for a spot to build your dream home with plenty of space to enjoy? This 40.34± acre property in Rankin County, located in the highly sought-after Pisgah School District, is just what you need. Located just outside Brandon, MS, this location offers easy access to the Jackson, MS, metro area, and the Ross Barnett Reservoir, just minutes from Highway 25 and 43. With over 100 feet of road frontage on Stump Ridge Road and available utilities, this property is convenient and accessible. It features two entry points on Stump Ridge Road—one at the north end and one at the south. The land includes mixed timber and some trails, making exploring easy. Call or Text Colby to schedule your viewing today!



**COLBY
WATSON**

REALTOR®

Office: 601.898.2772

Cell: 601.668.8096

Colby@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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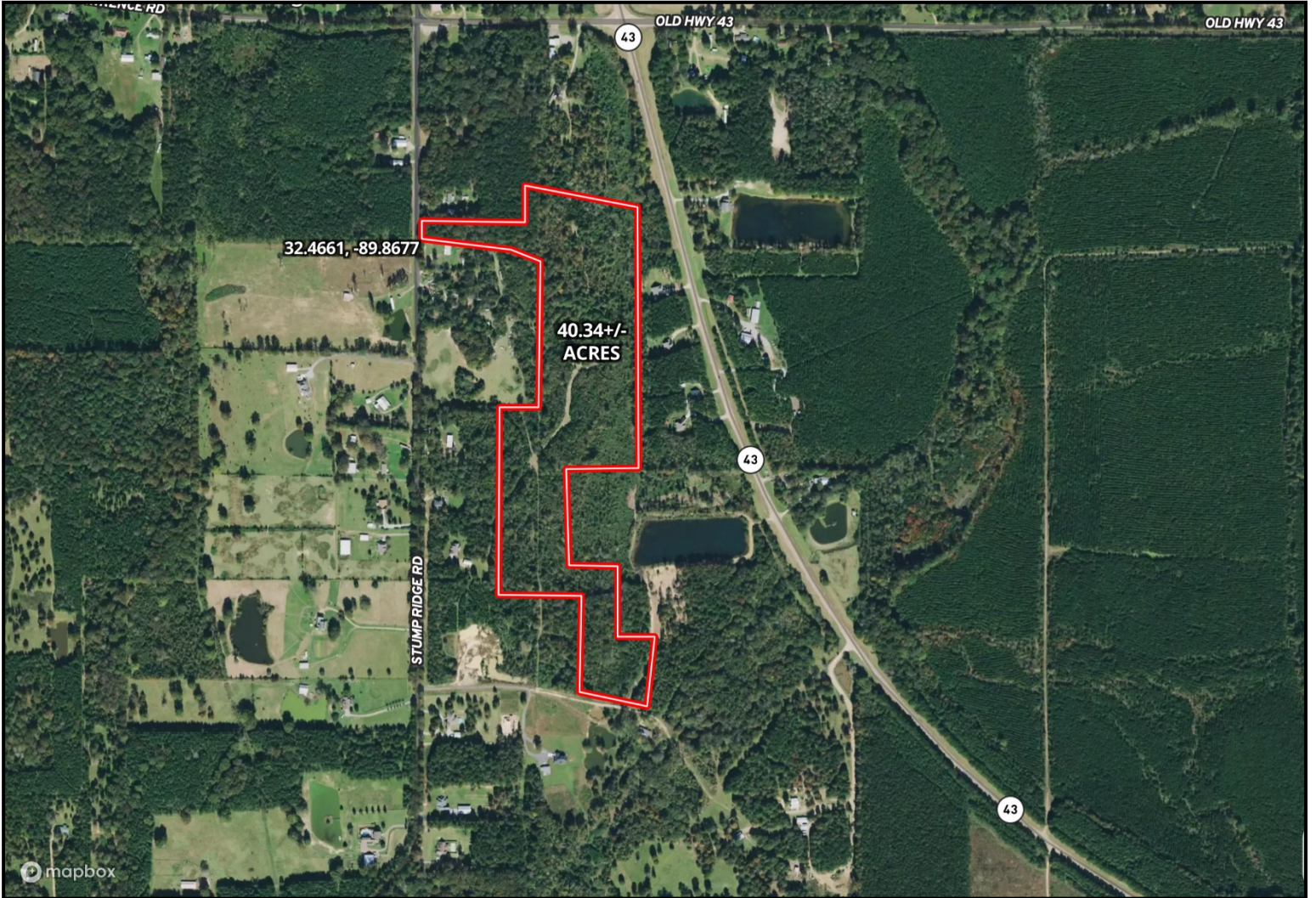


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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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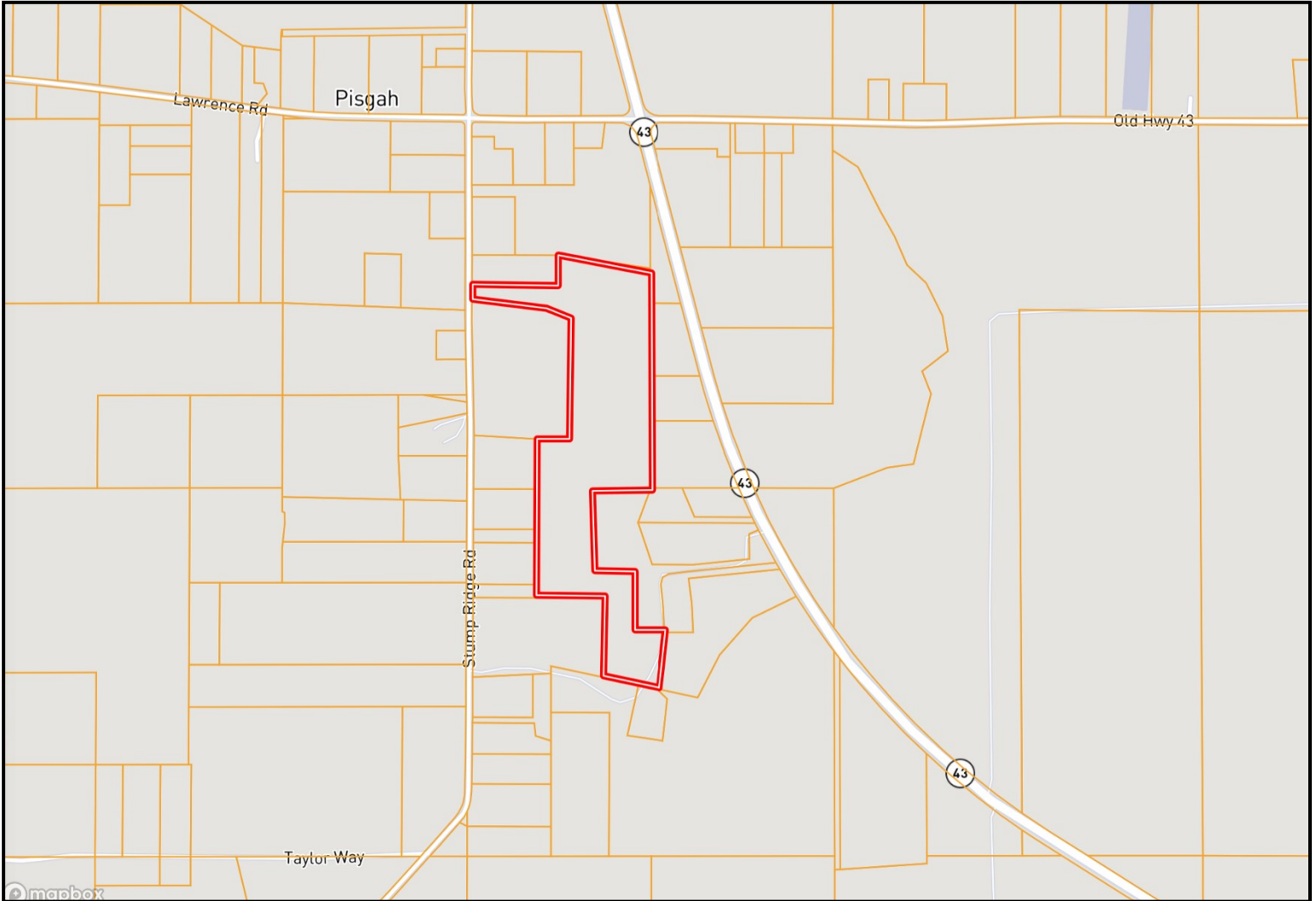


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OWNERSHIP MAP



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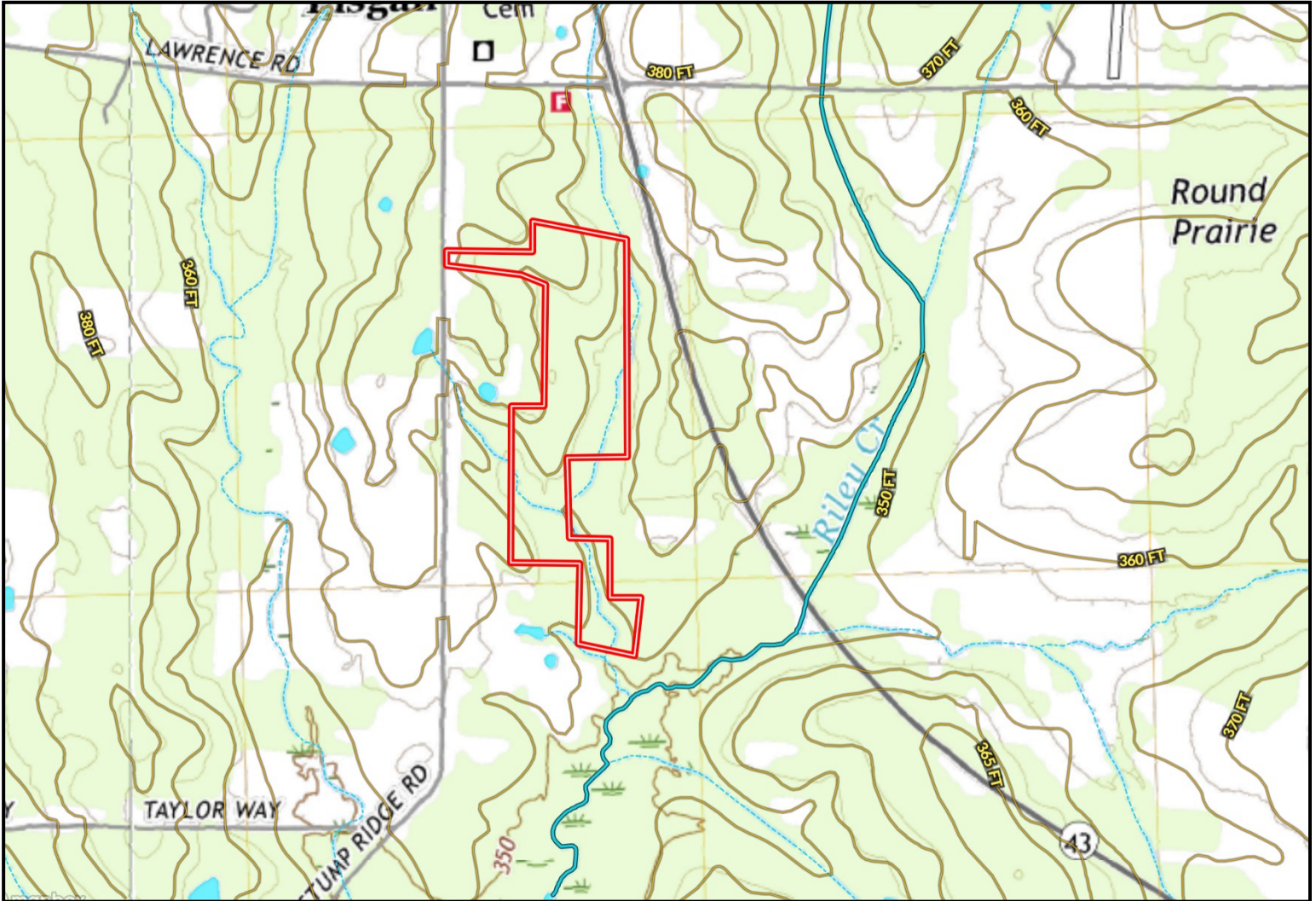


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TOPOGRAPHY MAP



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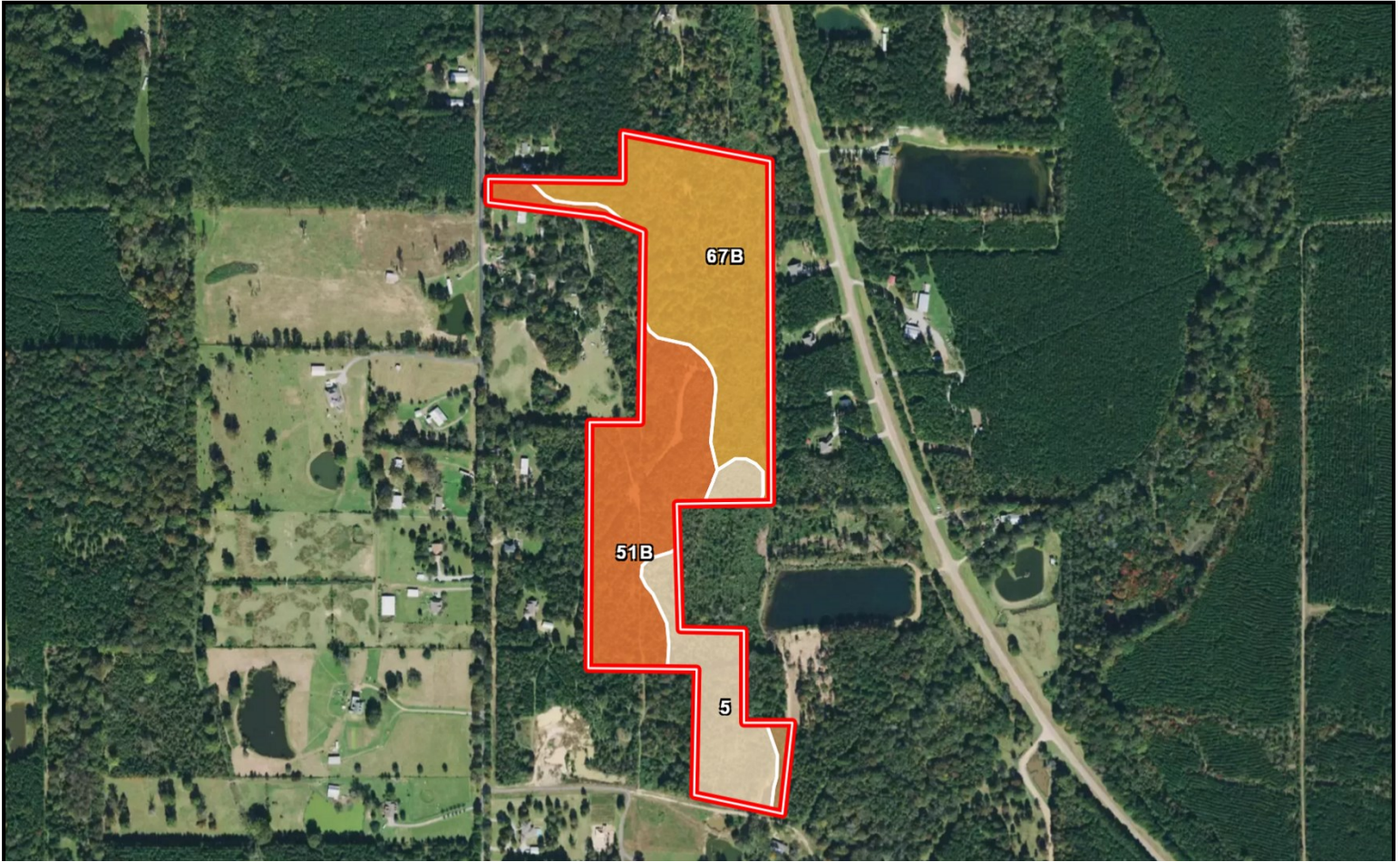


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
67B	Kipling-Falkner association, undulating	17.37	43.16	0	73	4e
51B	Falkner silt loam, 2 to 5 percent slopes	14.57	36.2	0	60	3e
5	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	7.72	19.18	0	40	2w
55B	Kipling silt loam, 2 to 5 percent slopes	0.59	1.47	0	67	3e

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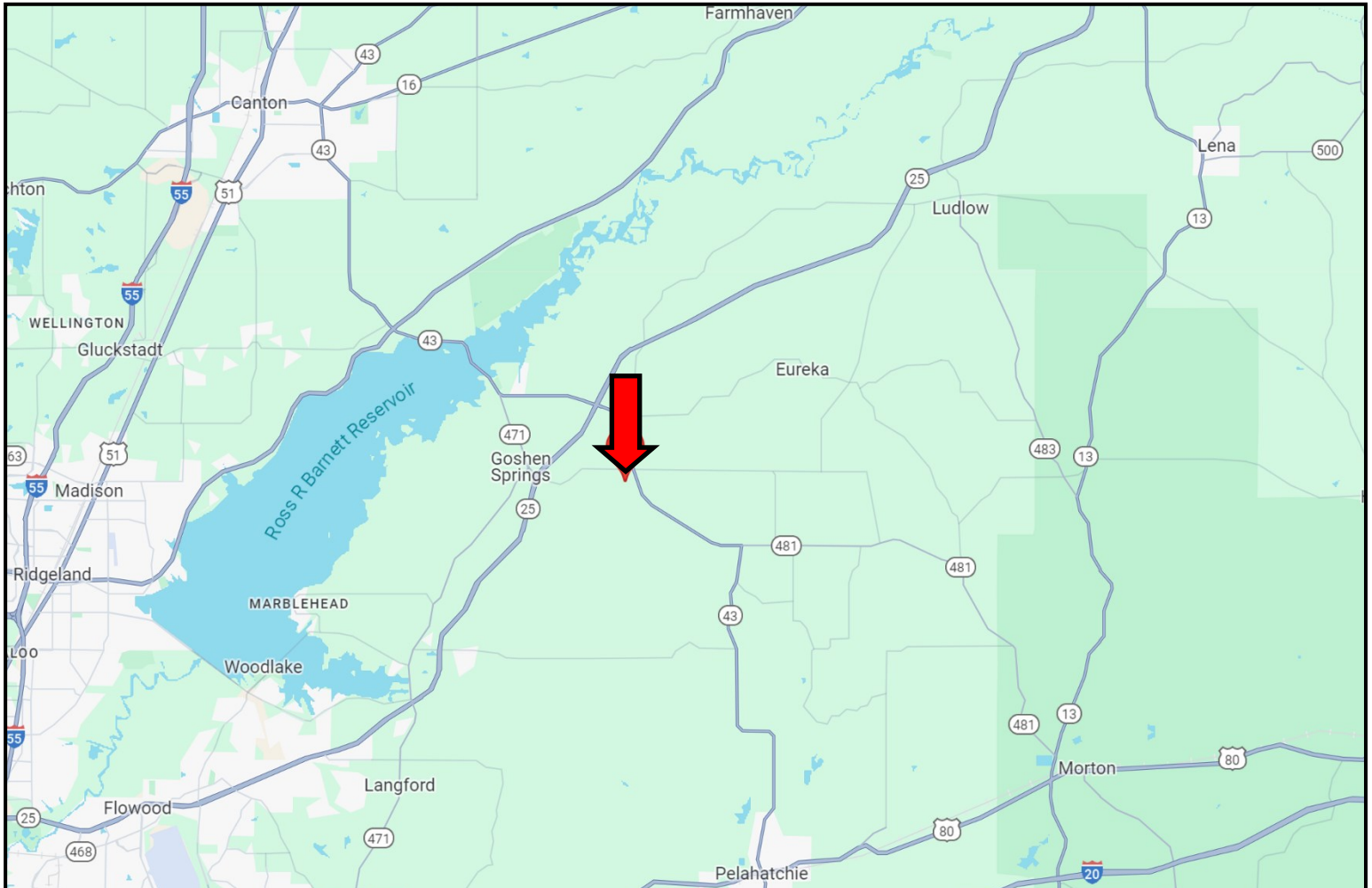


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DIRECTIONAL MAP



Directions from Hwy 25 and Sandhill Road: Take the exit for Hwy 471/Goshen Springs and turn right onto Sandhill Road. Travel 1.3 miles, then turn right onto Lawrence Road. Travel 1.2 miles, then turn right onto Stump Ridge Road. After .2 miles, the property will be on your right. [GOOGLE MAP LINK](#)



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