



Expect More. Get More.

# Prime Timber Tract

60.4± ACRES IN RANKIN COUNTY, MS



**\$667,550**

Look at this prime timber tract for sale in Rankin County, offering an exceptional opportunity for investment or development. Situated in the highly coveted Pisgah School District, this 60.4+/- acre property boasts a range of desirable features that make it an attractive prospect for various purposes. With water and electric utilities available on the street, this tract provides convenience and accessibility for potential buyers. This timber tract boasts an impressive amount paved road frontage. The property offers excellent visibility and easy access, enhancing its appeal for development opportunities. The property comprises a diverse mix of planted pine stands. It features approximately 45+/- acres of 2-year-old pines and 14.5+/- acres of 3-year-old pines. Call David Belden or Clay Simmons today for your private showing!



**CLAY SIMMONS**  
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Clay@TomSmithHomes.com



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# AERIAL MAP



land **id.** [CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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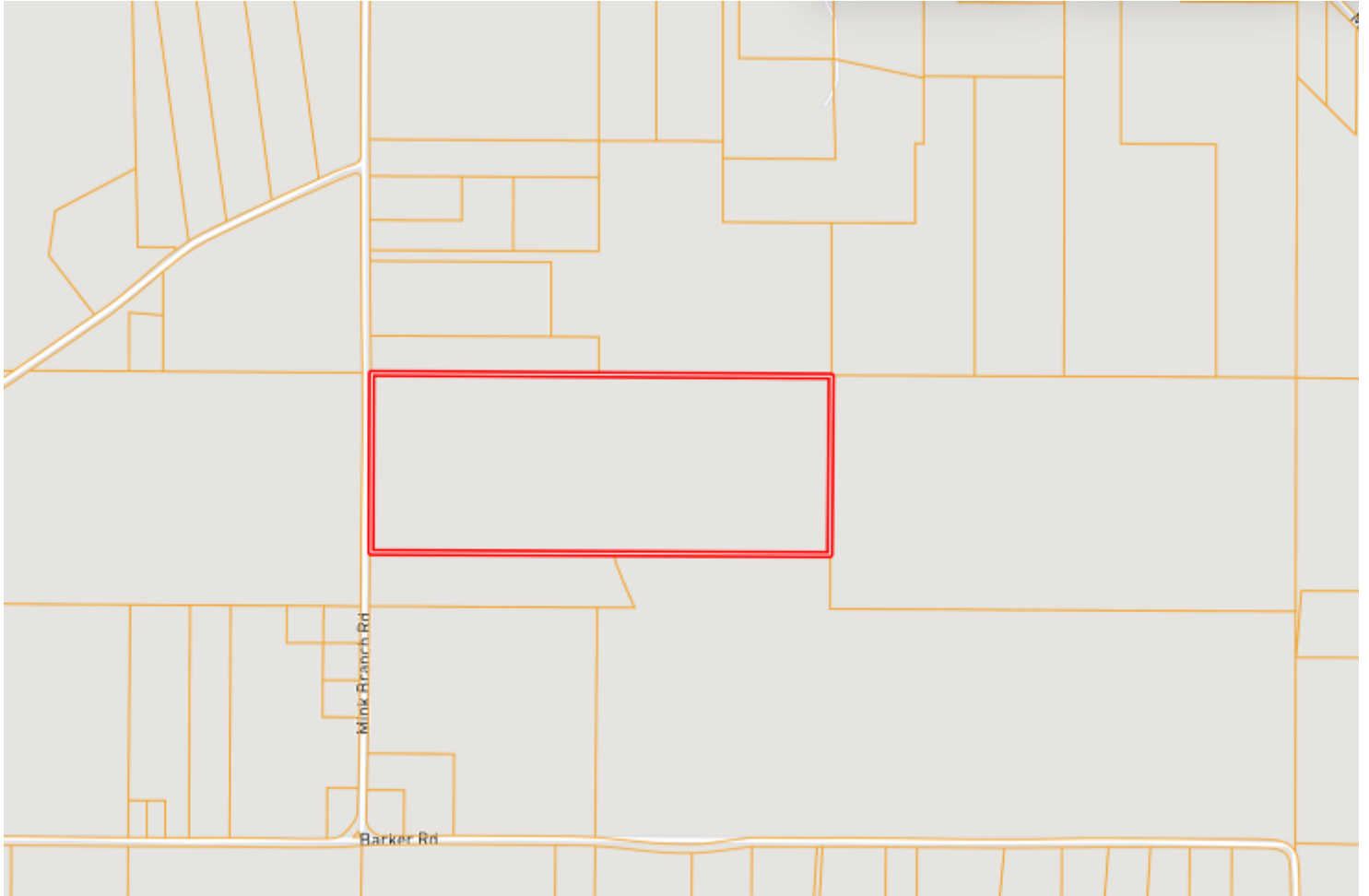
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[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

2011-2024  
BEST  
BROKERAGES

# OWNERSHIP MAP



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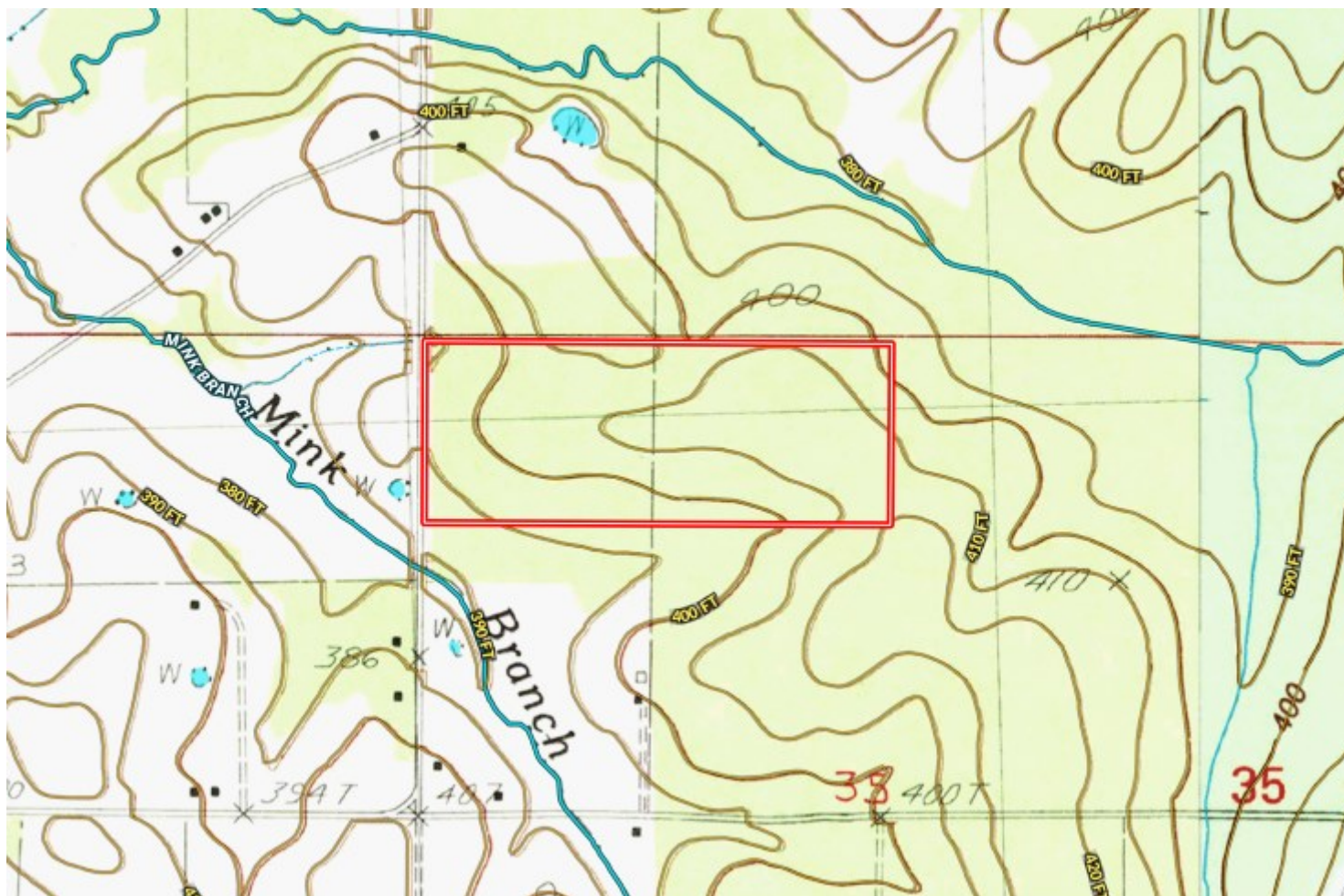


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# TOPO MAP



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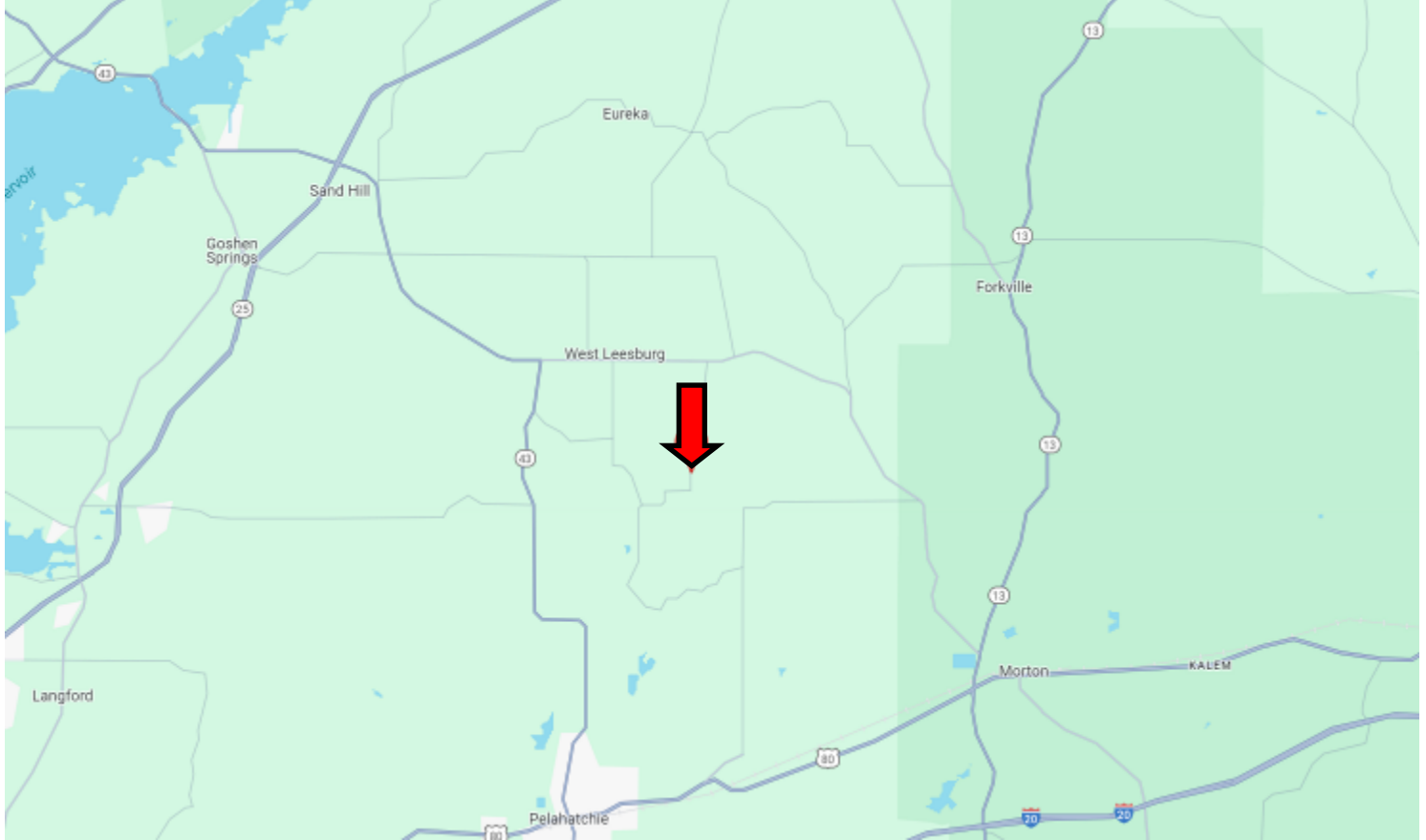
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BEST  
DEALERS

# DIRECTIONAL MAP



**DIRECTIONS FROM HWY 80 AND HWY 43 IN PELAHATCHIE MS:** Travel Hwy 80 for 2.7 miles. Turn left onto Old Hwy 80 and travel 1 mile. Turn left onto Barker Rd. and travel 6 miles. Turn right onto Mink Branch Road. After 0.4 miles, the property will be on the right.

[GOOGLE MAP LINK](#)



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