



Expect More. Get More.



\$548,900

PotlatchDeltic Preferred BROKER

Prime Timber Tract

**45.8± ACRES IN
RANKIN COUNTY, MS**



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 45.8+/- 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 road, this tract provides convenience and accessibility for potential buyers. This timber tract boasts an impressive amount of 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 24+/- acres of 3-year-old pines, 15.4+/- acres of 21-year-old pines, and 6+/- acres of mature hardwood pine mix. Call David Belden or Clay Simmons today for your private showing!



CLAY SIMMONS
REALTOR®

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Clay@TomSmithHomes.com



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DAVID BELDEN
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Information is believed to be accurate but not guaranteed.





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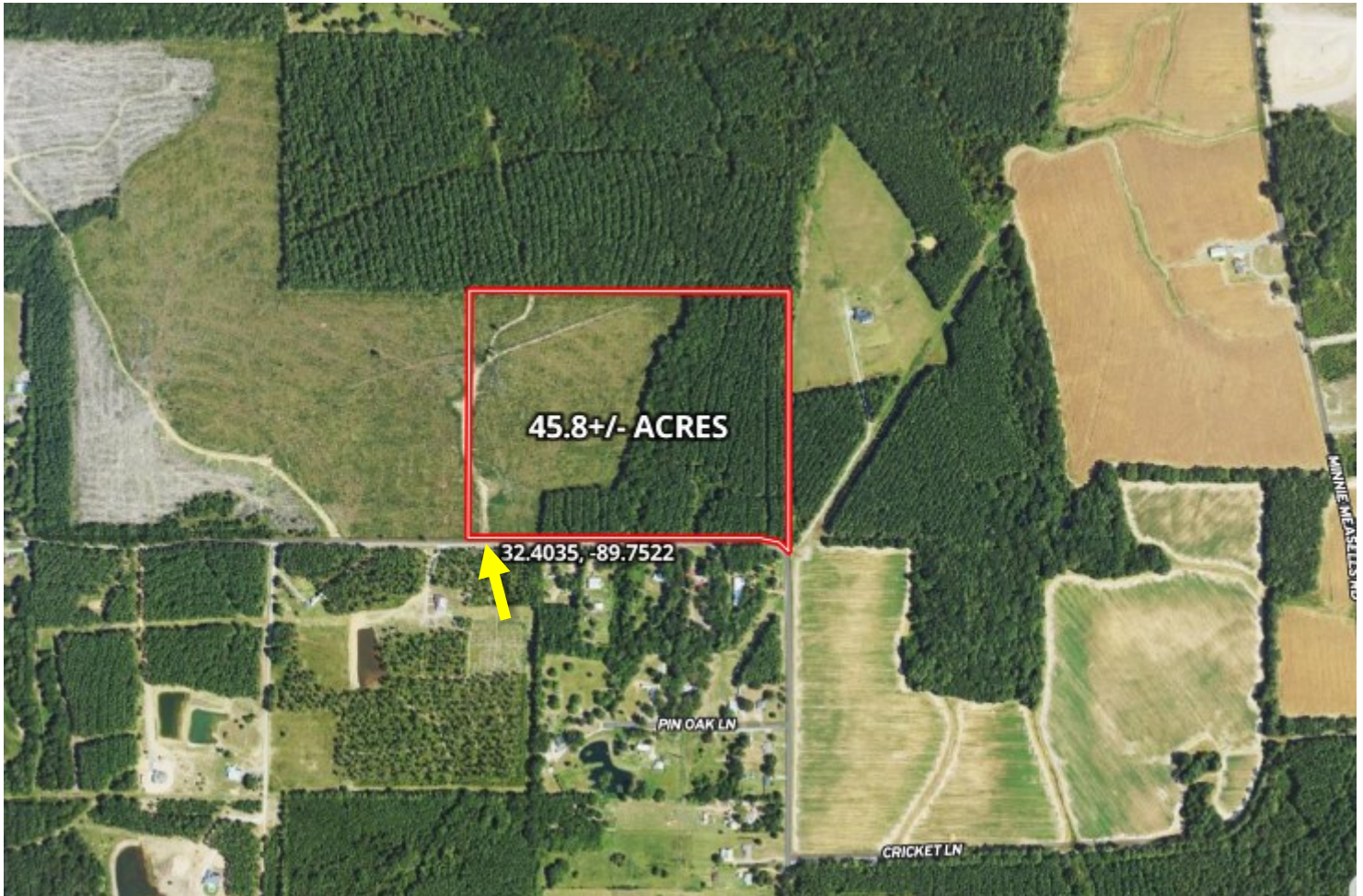
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AERIAL MAP



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

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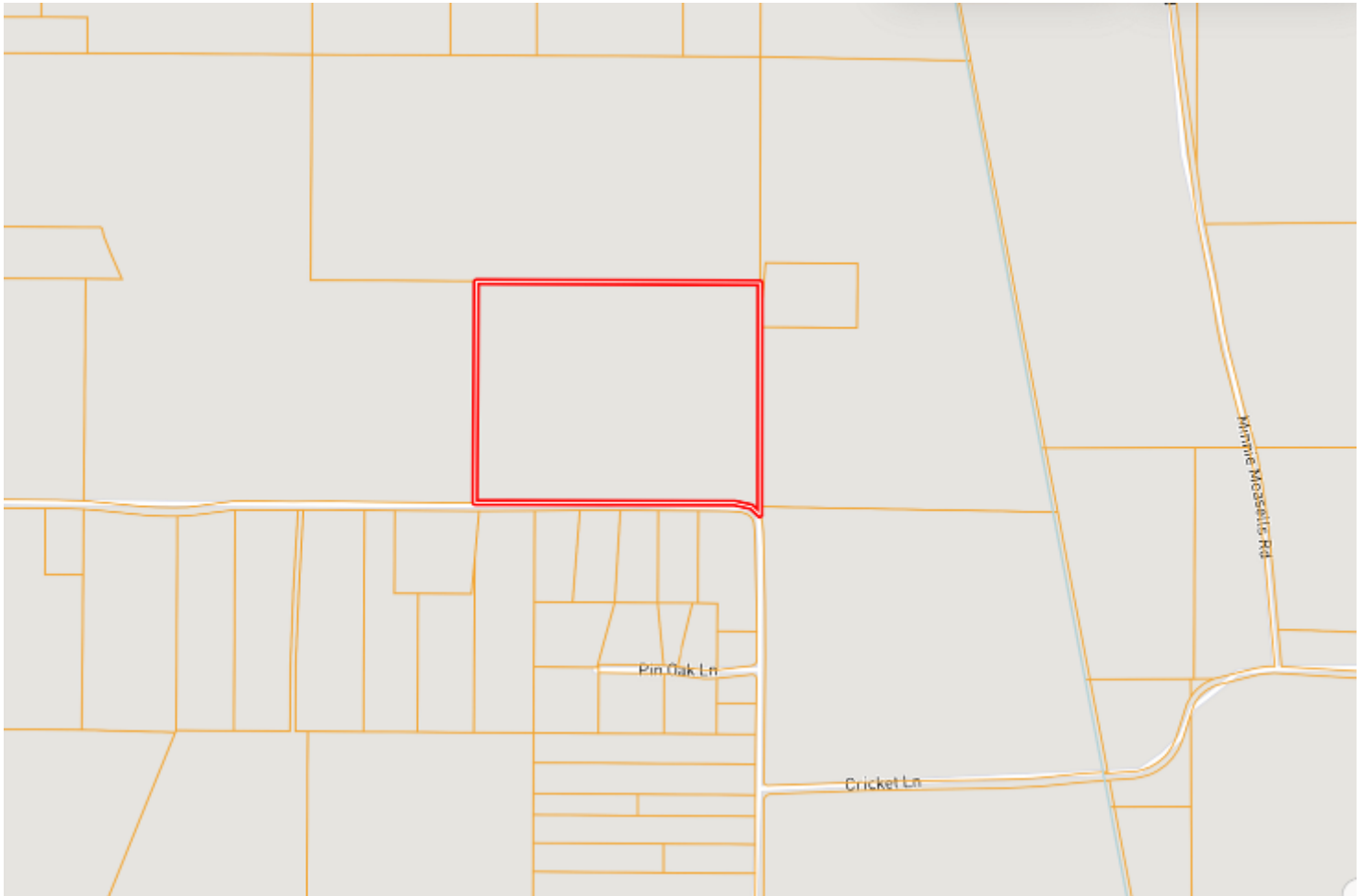
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OWNERSHIP MAP



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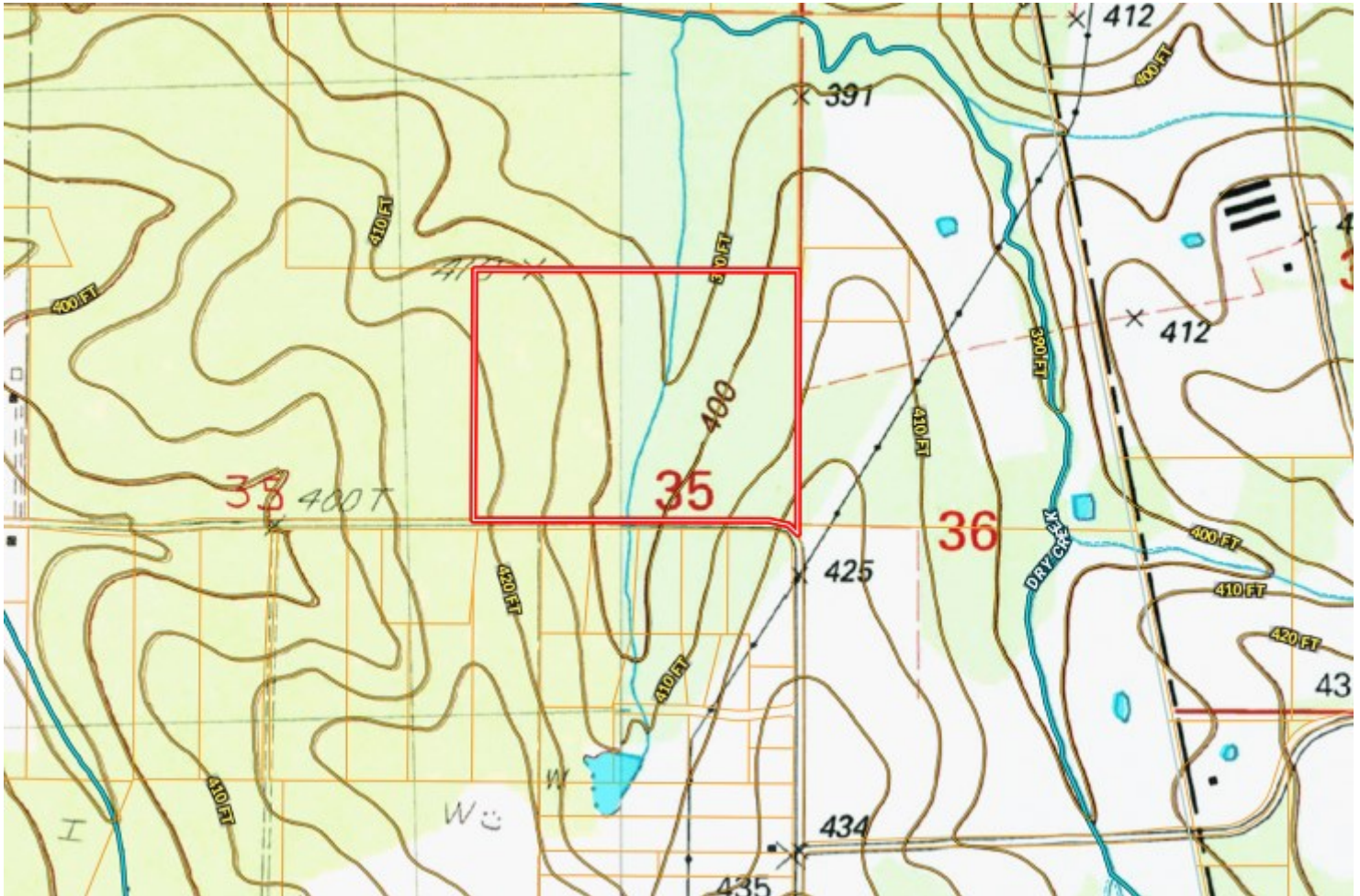
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TOPO MAP



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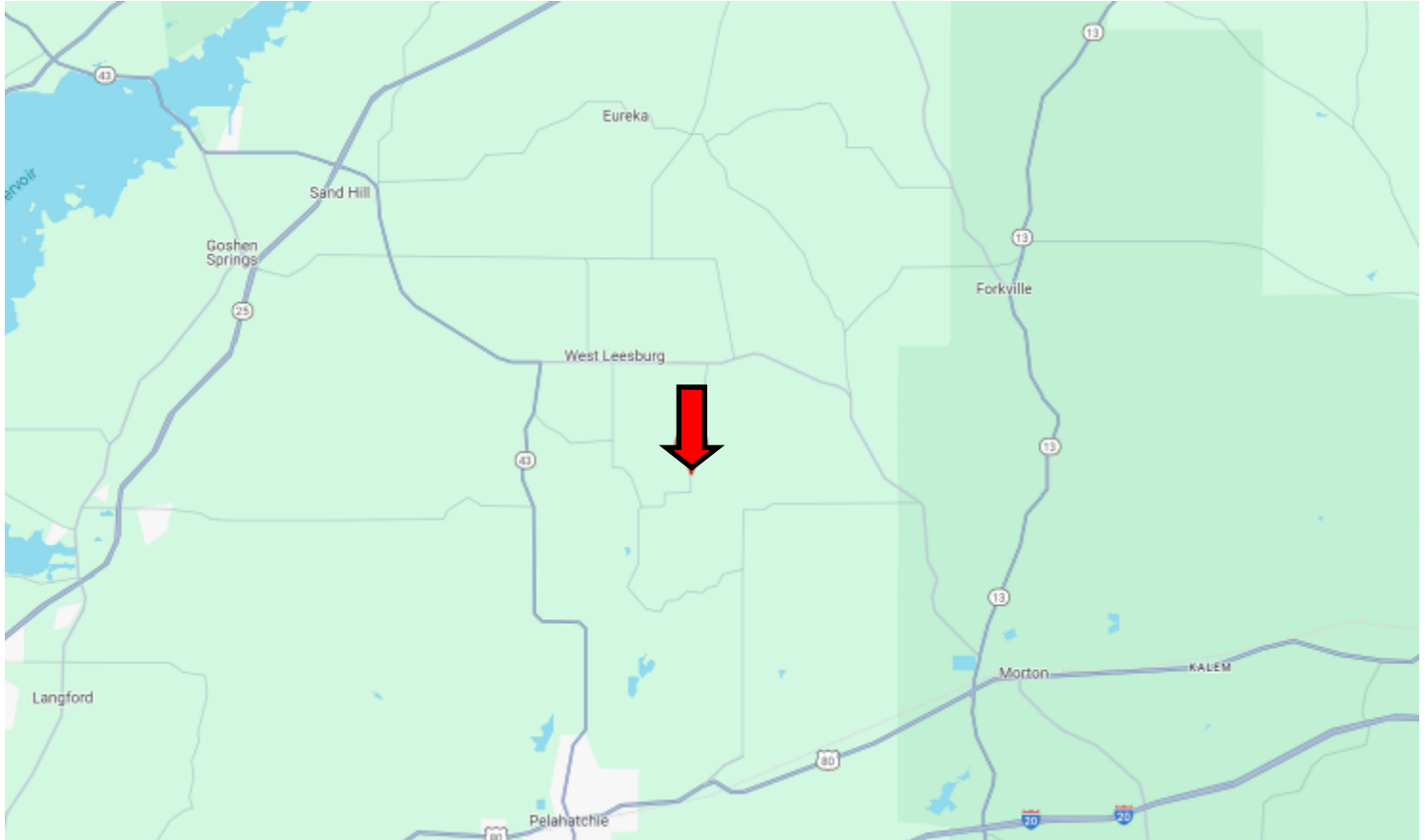
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DIRECTIONAL MAP



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. After 5.3 miles, the property will be on the right.

[GOOGLE MAP LINK](#)



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