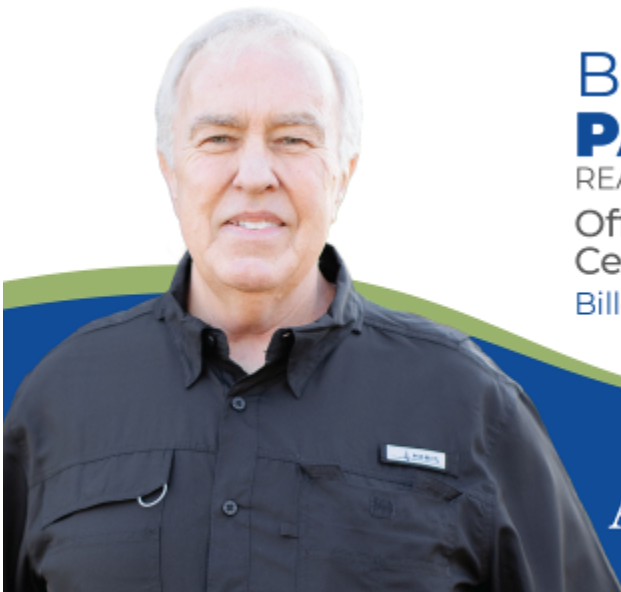


# Home Site • Timber Investment • Hunting Tract

23.9± Acres in Rankin County, MS

\$160,130

If you're searching for a potential home site, a small timber investment, or a hunting tract, this property might be just what you need! Situated in the Johns Community of southern Rankin County and within the Puckett School zone, this land features a mix of plantation pine trees and natural regrowth. It is quiet and peaceful, with paved road frontage and minimal traffic. The property is conveniently located just half a mile from MS Highway 18. With utilities already available and a water meter in place, small tracts like this are rare. Call Bill today to schedule your private showing.



**BILL  
PATRICK**  
REALTOR®

Office: 601.898.2772  
Cell: 601.573.0749  
Bill@TomSmithLand.com



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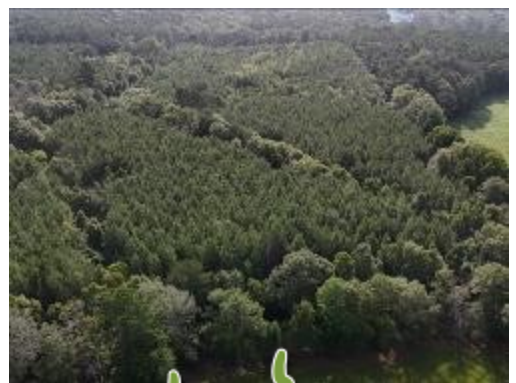
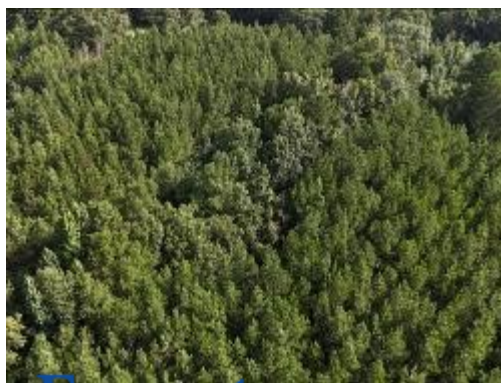
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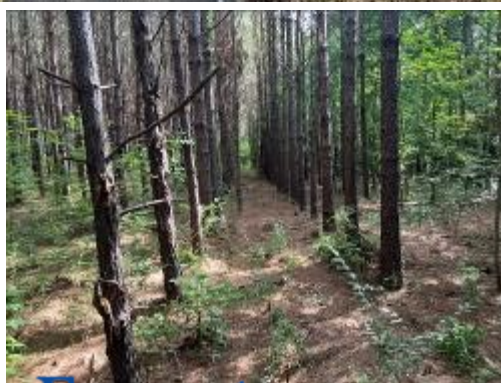
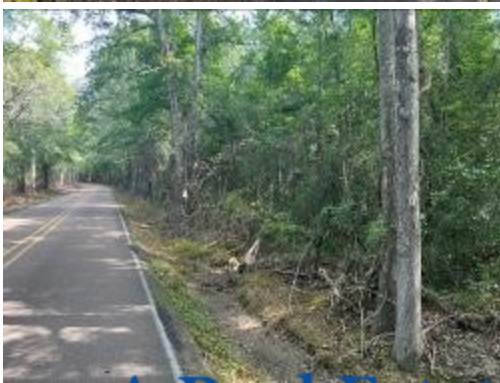


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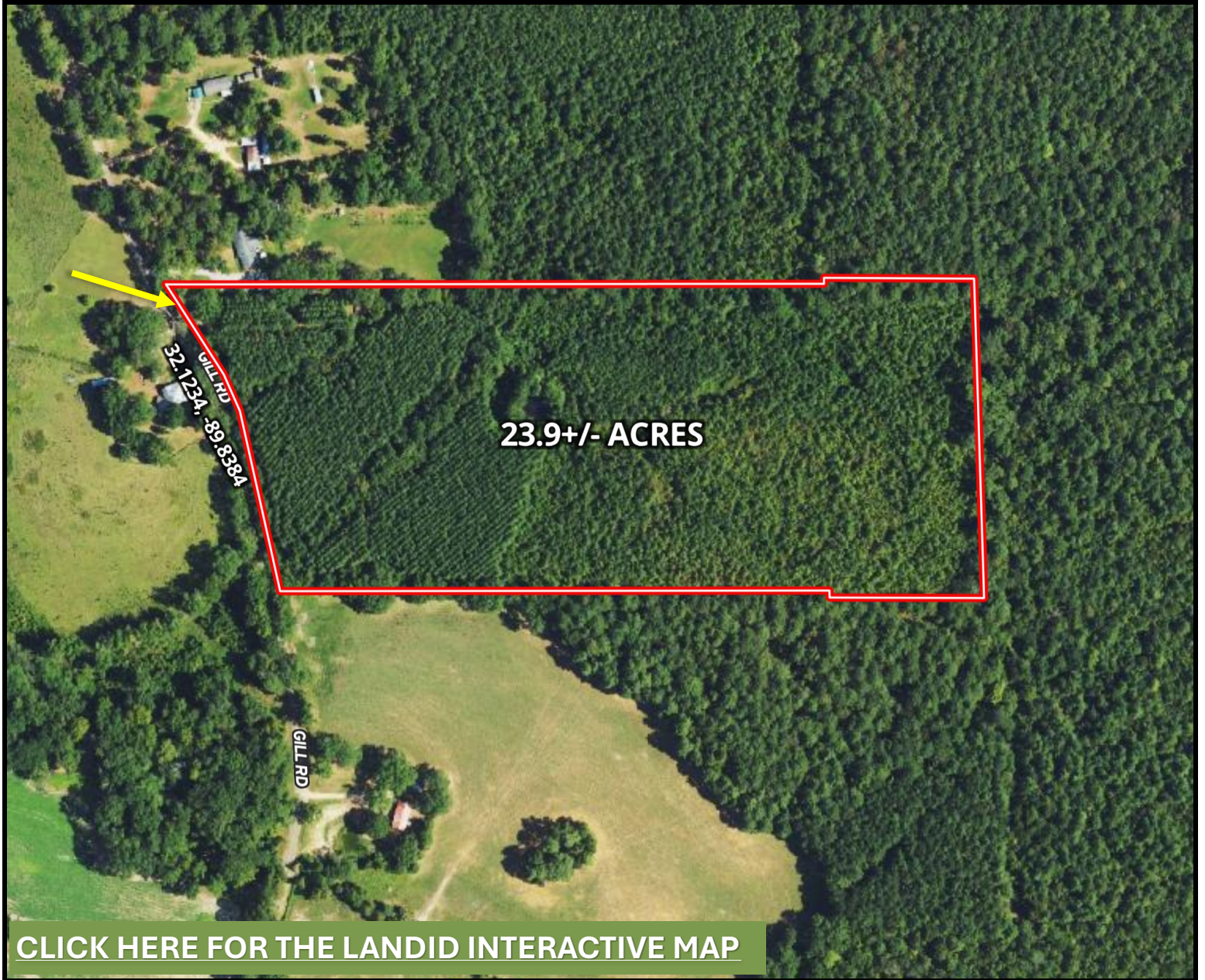
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# AERIAL MAP



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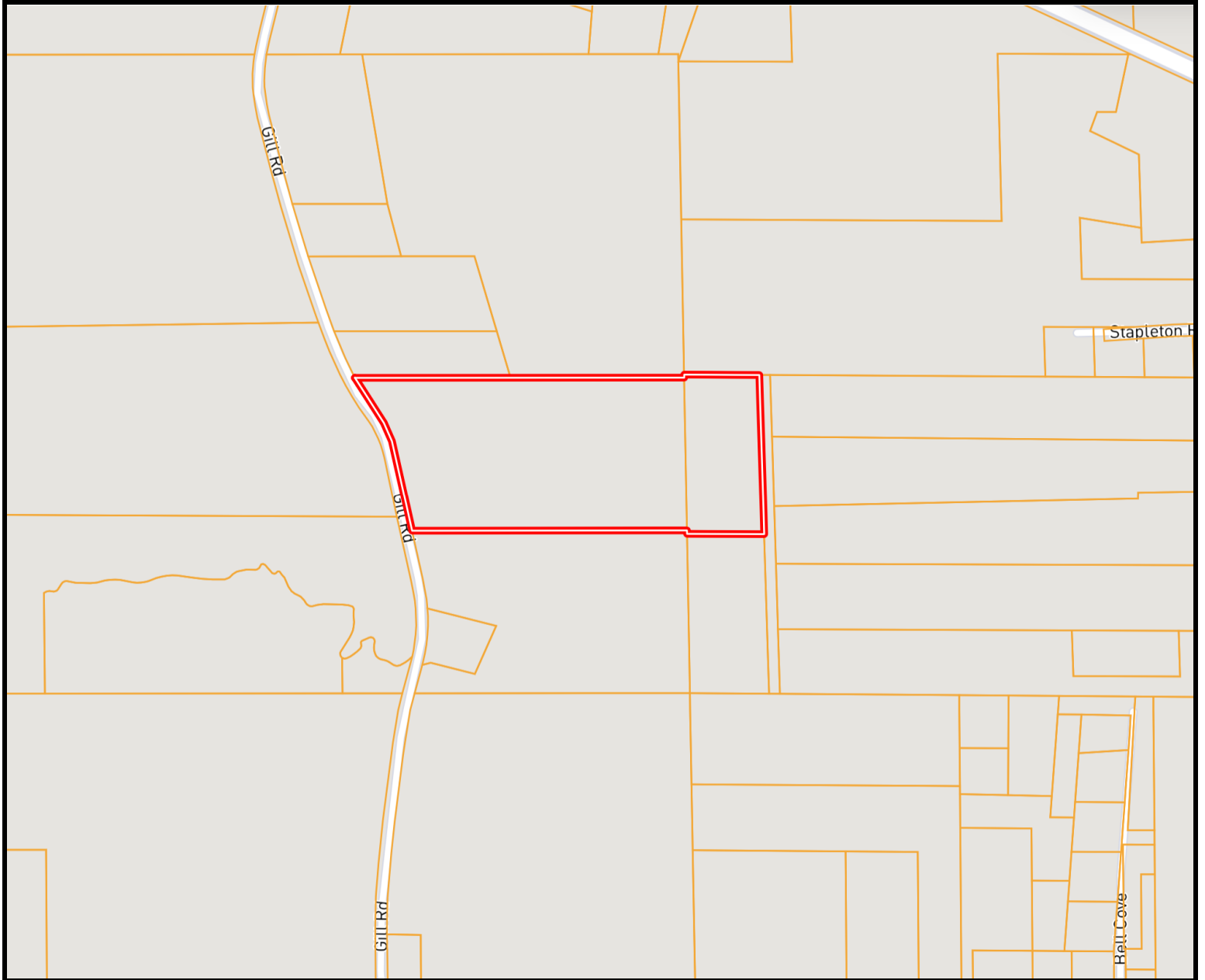


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# OWNERSHIP MAP



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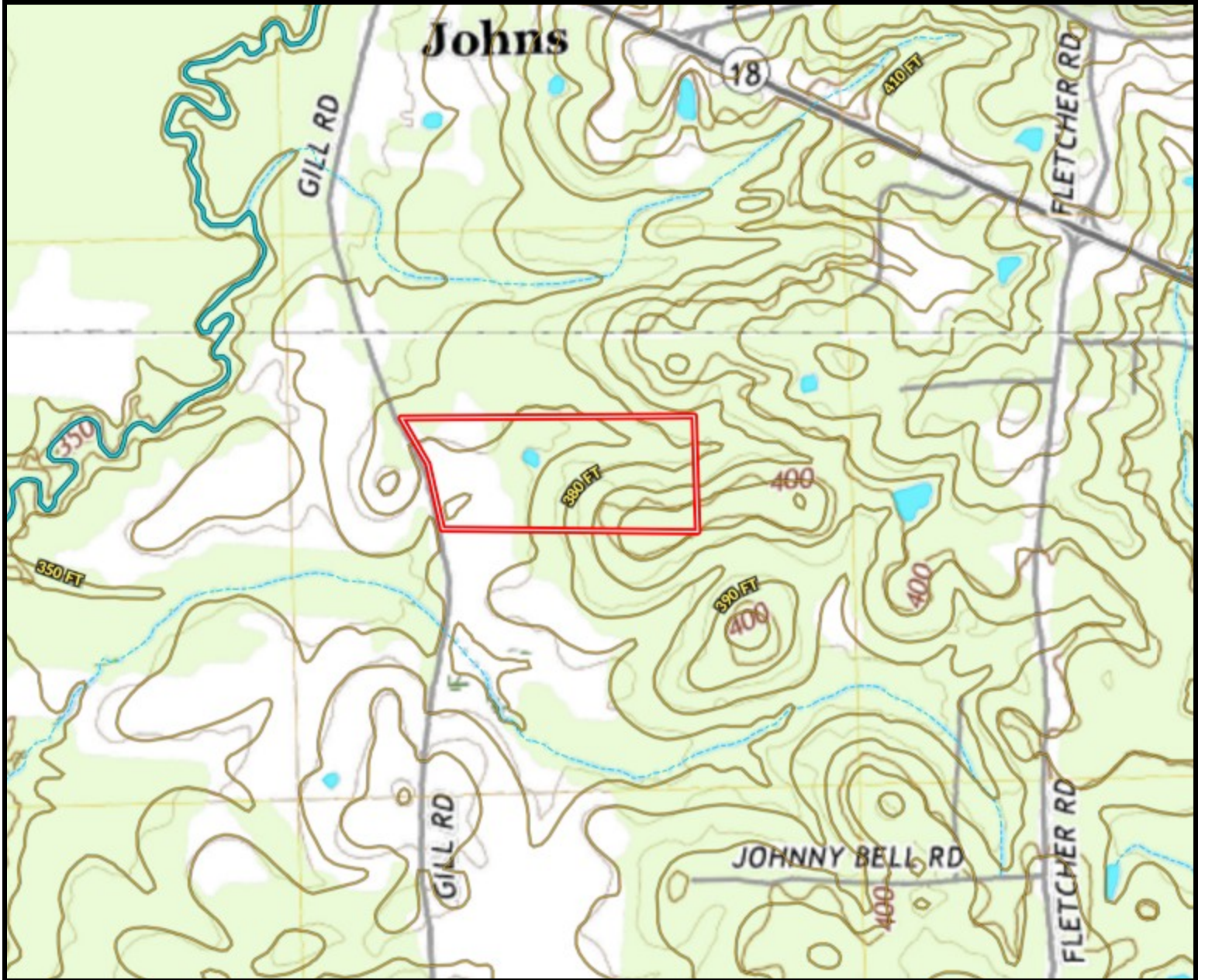
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# TOPOGRAPHY MAP



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# SOIL MAP



| SOIL CODE | SOIL DESCRIPTION  | ACRES | %     | CPI | NCCPI | CAP |
|-----------|---|-------|-------|-----|-------|-----|
| 49C2      | Savannah loam, 5 to 8 percent slopes, moderately eroded | 17.42 | 74.03 | 0   | 47    | 3e  |
| 25A       | Quitman loam, 0 to 2 percent slopes                     | 3.08  | 13.09 | 0   | 70    | 2w  |
| 49B2      | Savannah loam, 2 to 5 percent slopes, eroded            | 3.04  | 12.92 | 0   | 41    | 2e  |

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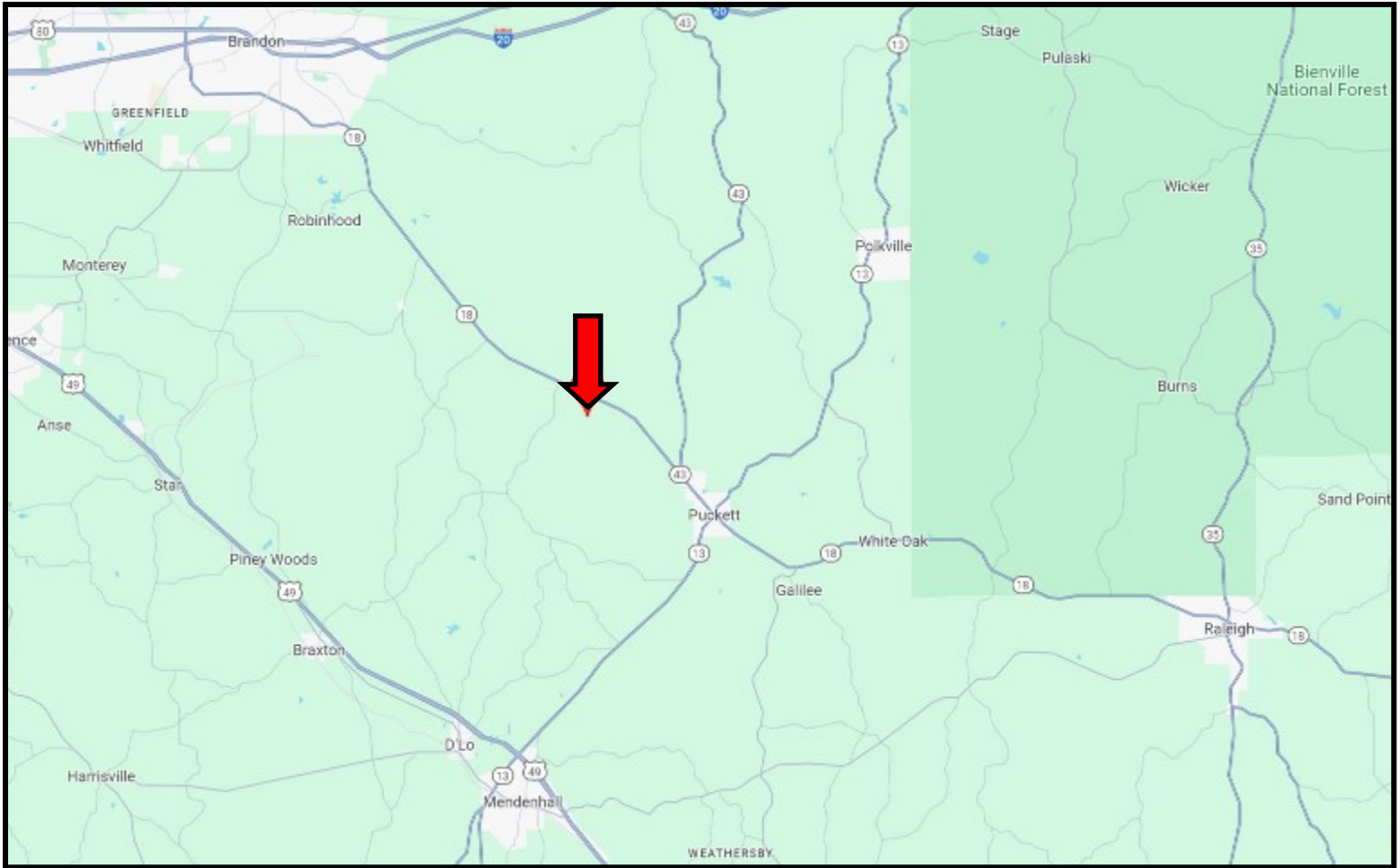
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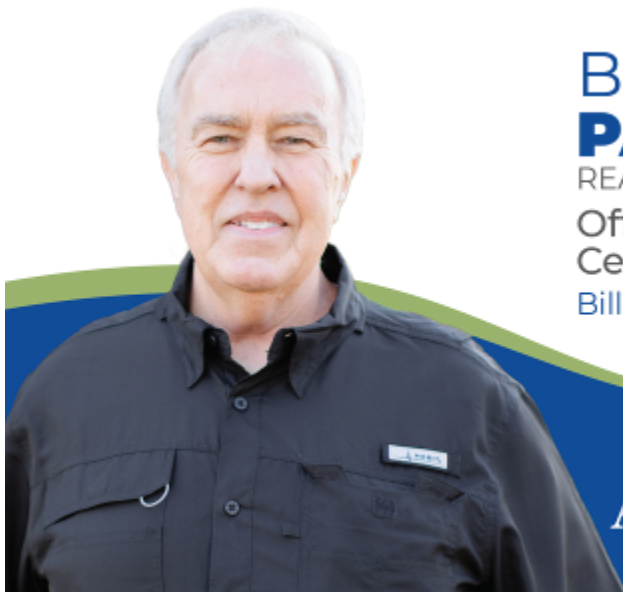


# DIRECTIONAL MAP



**DIRECTIONS FROM I-20 AND HWY 18 W IN BRANDON, MS:** Take the exit for Hwy 18 E toward Puckett/Raleigh. Travel Hwy 18 for 16.8 miles. Turn right onto Gill Road. After 0.6 miles, the property will be on your left.

[GOOGLE MAP LINK](#)



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