

MULTIPURPOSE RECREATIONAL TRACT 65± ACRES IN RANKIN COUNTY, MS



\$260,000

This 65± acre Rankin County recreational property, located within the city limits of Pearl, MS, offers a rare opportunity to own a tract that combines abundant natural beauty with significant commercial potential. Zoned C-3, this property is ideal for various uses, making it a valuable investment. The land features good soil, which adds further versatility and appeal. A mature mix of hardwood and pine timber creates a beautiful setting home to abundant wildlife, making it perfect for outdoor enthusiasts. Additionally, the property includes frontage along Richland Creek, providing a scenic water feature, and has a 3± acre pond. Whether you're looking for a recreational retreat or an investment property, this tract has all the attributes to meet your needs. Call Colby to schedule your tour today!



COLBY
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Information is believed to be accurate but not guaranteed.





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AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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OWNERSHIP MAP



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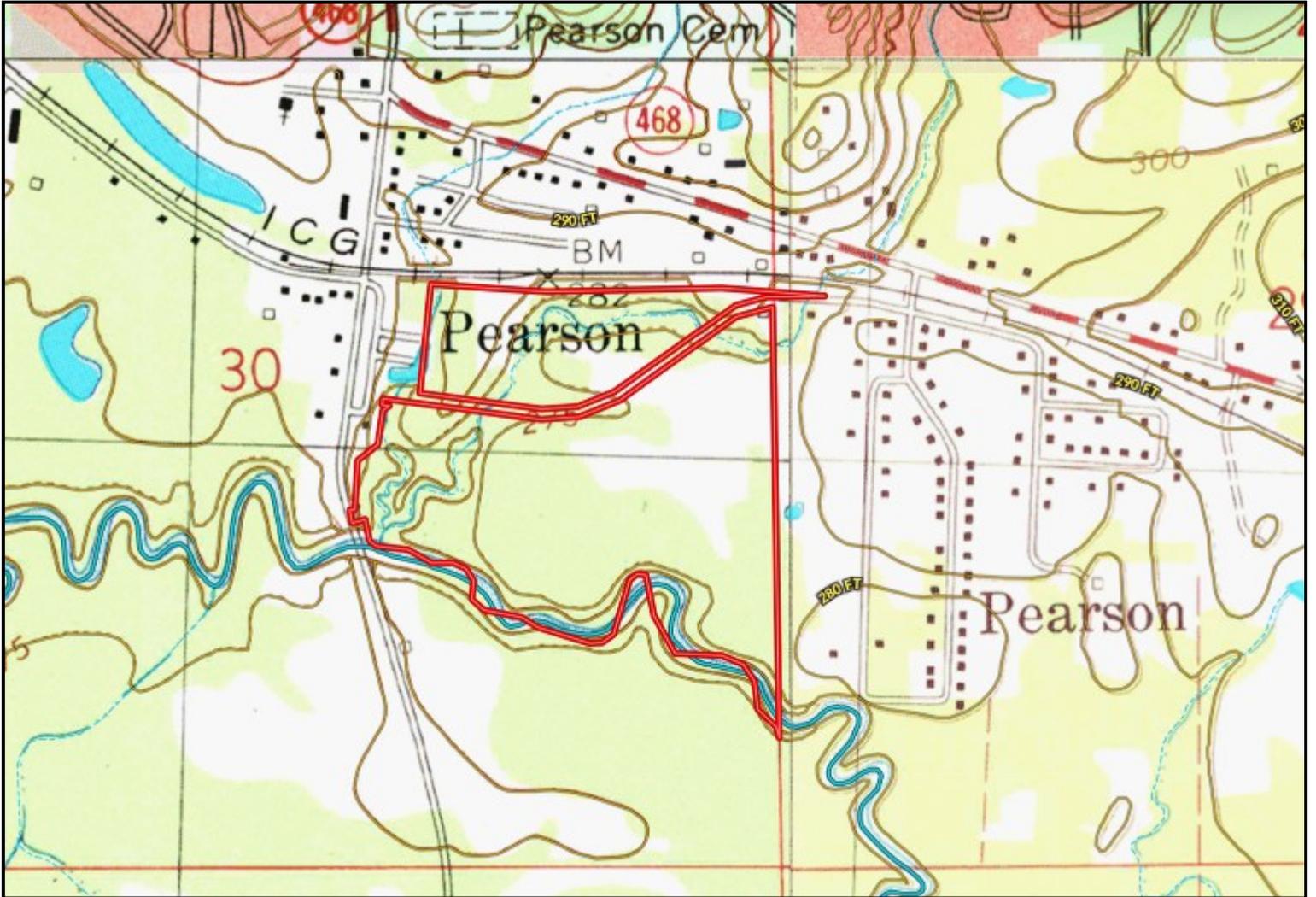


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TOPOGRAPHY MAP



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SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-------|-------|-----|-------|-----|
| 6 | Oaklimer-Gillsburg association, frequently flooded | 30.95 | 46.64 | 0 | 78 | 4w |
| 5 | Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded | 19.93 | 30.03 | 0 | 40 | 2w |
| 22A | Tippo silt loam, 0 to 2 percent slopes, occasionally flooded | 12.5 | 18.84 | 0 | 86 | 2w |
| W | Water | 2.02 | 3.04 | 0 | - | - |
| 42B | Providence-Urban land complex, 2 to 8 percent slopes | 0.64 | 0.96 | 0 | 33 | 3e |
| 21A | Leverett silt loam, 0 to 2 percent slopes | 0.3 | 0.45 | 0 | 86 | 1 |

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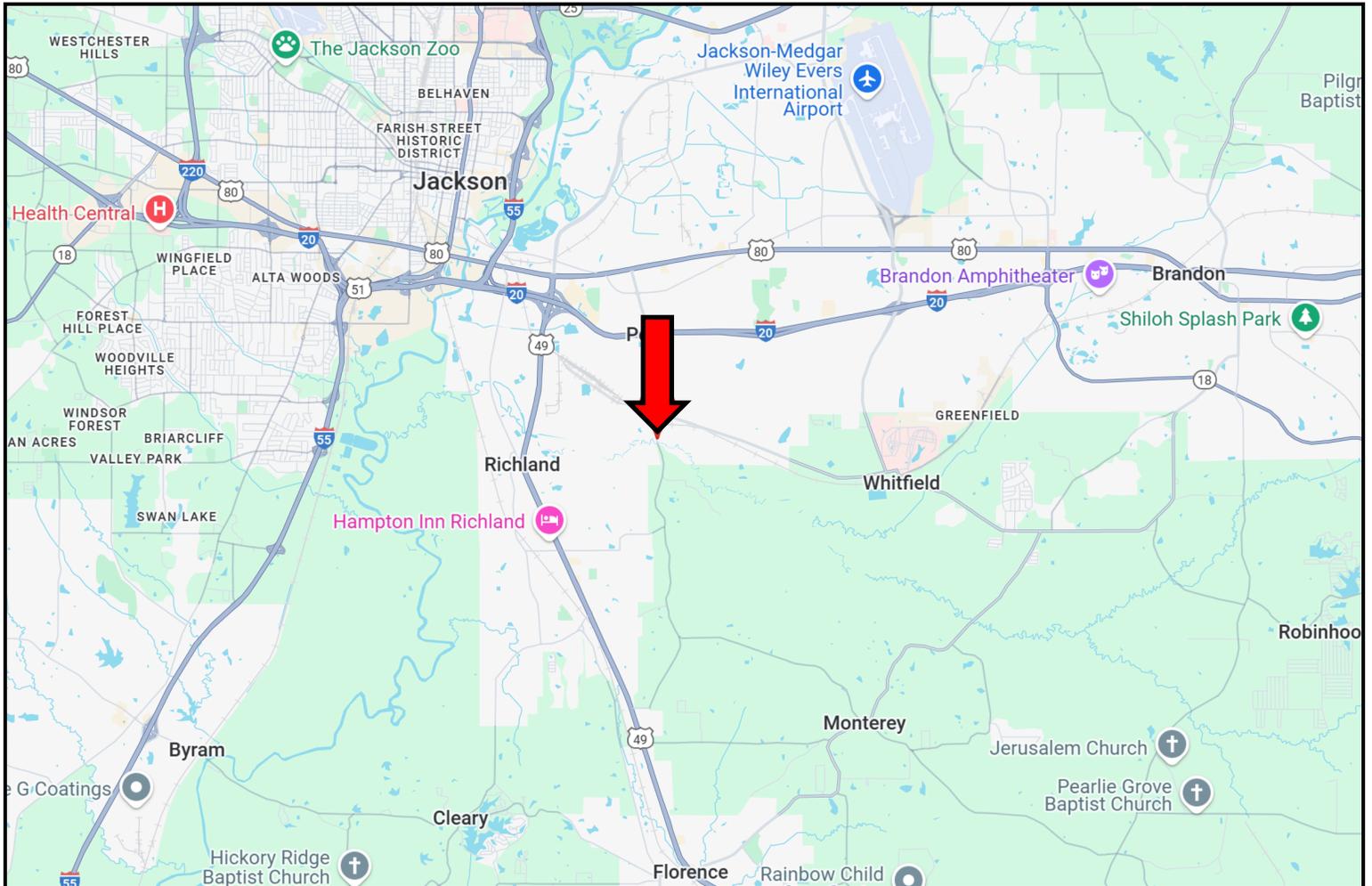


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DIRECTIONAL MAP



Directions from I-20 and Pearson Road in Pearl, MS: Take exit 48 for Hwy 468 towards Pearl. Turn onto Hwy 468/Pearson Road and travel 1.1 miles. Make a slight right onto S Pearson Road and travel 0.4 miles. The property will be on the left. [GOOGLE MAP LINK](#)



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