

# 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  
WATSON**

REALTOR®

Office: 601.898.2772

Cell: 601.668.8096

[Colby@TomSmithLand.com](mailto:Colby@TomSmithLand.com)



Expect More. Get More.

### A Real Estate Expert You Can Trust

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

Information is believed to be accurate but not guaranteed.







## A Real Estate Expert *You Can Trust!*

**COLBY WATSON**  
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.





## A Real Estate Expert *You Can Trust!*

**COLBY WATSON**  
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.





## A Real Estate Expert *You Can Trust!*

**COLBY WATSON**  
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.





## A Real Estate Expert *You Can Trust!*

**COLBY WATSON**  
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.





**A Real Estate Expert**  
*You Can Trust!*

**COLBY WATSON**  
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



# AERIAL MAP



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

**A Real Estate Expert**  
*You Can Trust!*

**COLBY WATSON**  
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.

# OWNERSHIP MAP



**A Real Estate Expert**  
*You Can Trust!*

**COLBY WATSON**  
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



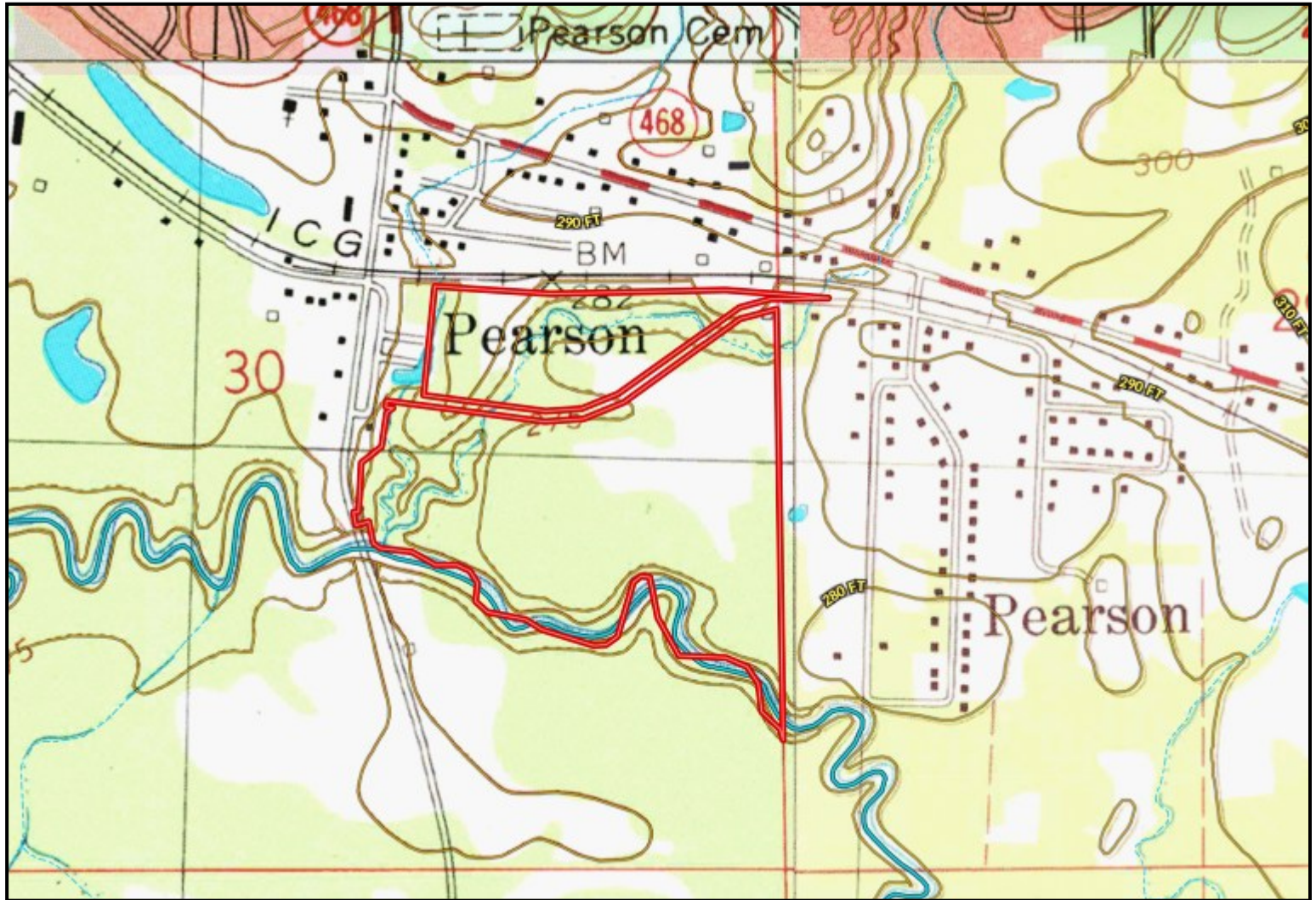
Expect More. Get More.

Information is believed to be accurate but not guaranteed.





# TOPOGRAPHY MAP



**A Real Estate Expert**  
*You Can Trust!*

**COLBY WATSON**  
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com

**Tom  
Smith**  
LAND AND  
HOMES

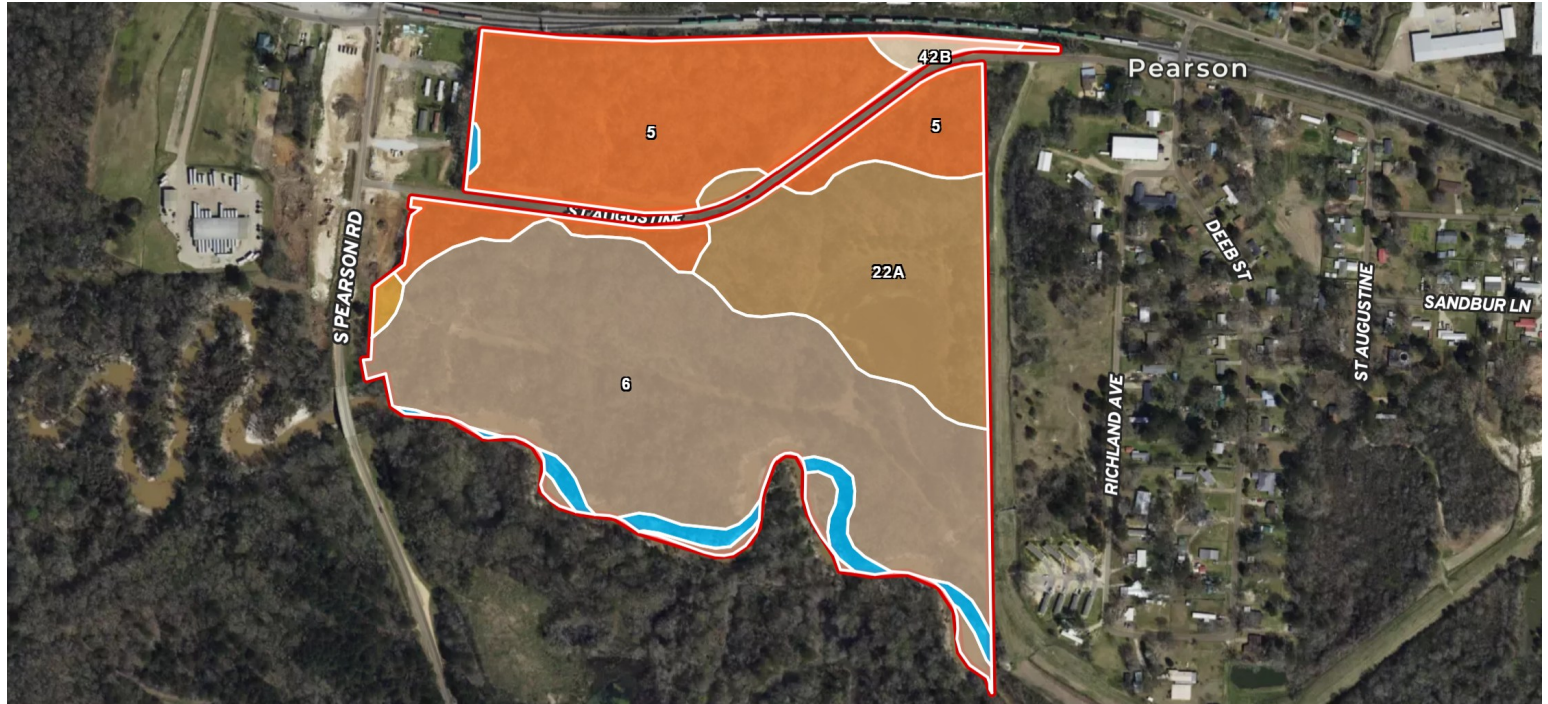
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

2011-2024  
BEST  
BROKERAGES



# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6	Oaklimeter-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

**A Real Estate Expert**  
*You Can Trust!*

**COLBY WATSON**  
REALTOR®

O: 601.898.2772 C: 601.668.8096

Colby@TomSmithLand.com

TomSmithLandandHomes.com



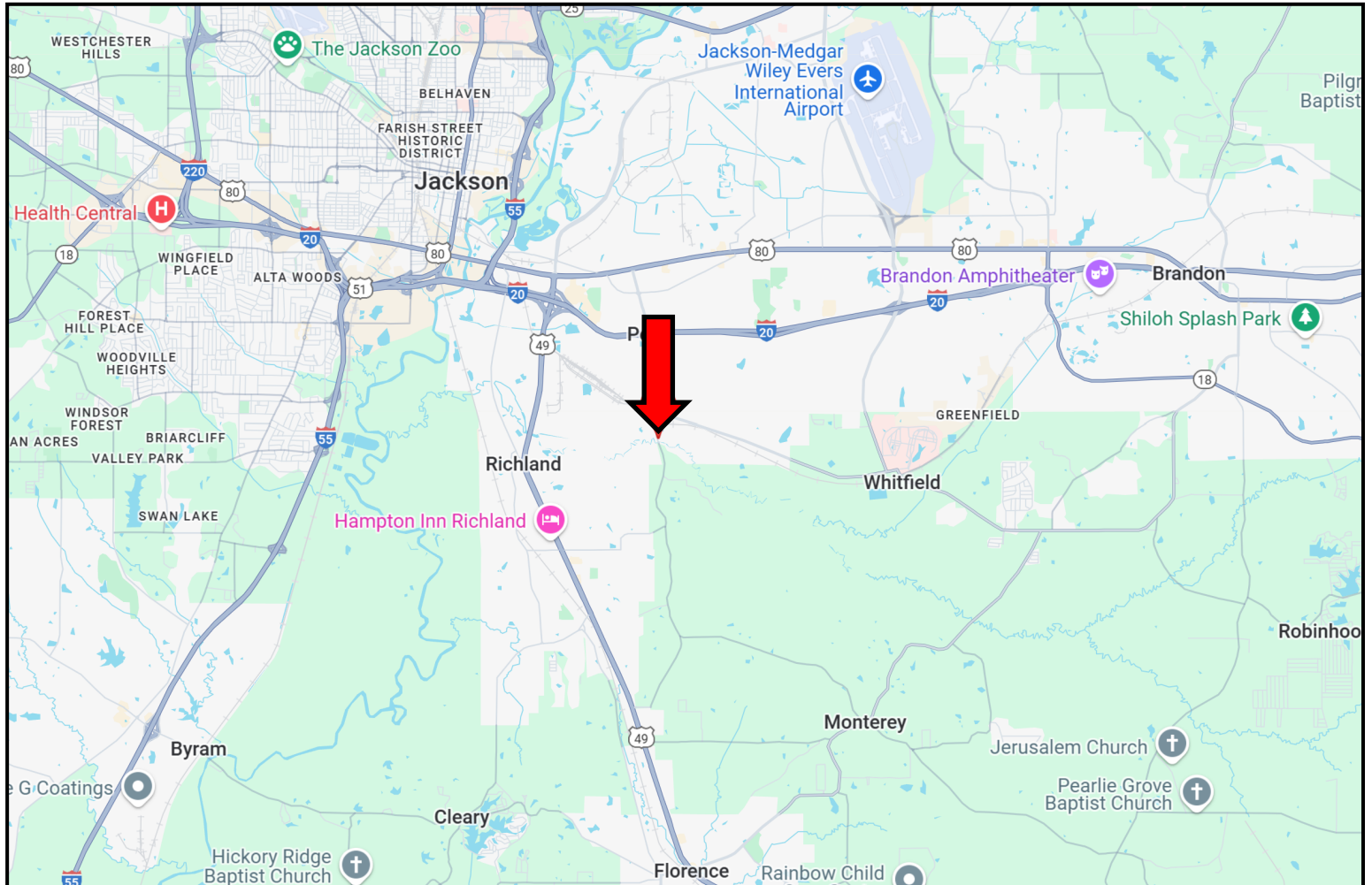
Expect More. Get More.



Information is believed to be accurate but not guaranteed.



# 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](#)



**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.

