

ESTATE LOT - RATLIFF TRACE FARMS SUBDIVISION

17.05± Acres in Madison County, MS



\$179,000

Discover a rare opportunity to own a 17.05± acre estate lot in Ratliff Trace Farms Subdivision in Madison County, MS. Conveniently located next to the Natchez Trace Parkway just outside Canton, this property offers a peaceful, private setting while remaining conveniently close to local amenities. With blacktop frontage on Ratliff Ferry Road, access is easy, and utilities are available for seamless development. A well-maintained driveway leads into the heart of the property, creating an ideal homesite. Located just minutes from Canton, Madison, and Flowood, this property is less than a mile from Ratliff Ferry Trading Post and near the Pearl River and Ross Barnett Reservoir—perfect for boating, fishing, and outdoor recreation. Ratliff Trace Farms features thoughtfully designed restrictive covenants, ensuring a high standard of living while preserving the community's beauty, privacy, and value. Don't miss this chance to own a premium homesite in this sought-after estate-lot community.



DALE WILDS
REALTOR®

O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com



DAVID BELDEN
ALC®, REALTOR®

O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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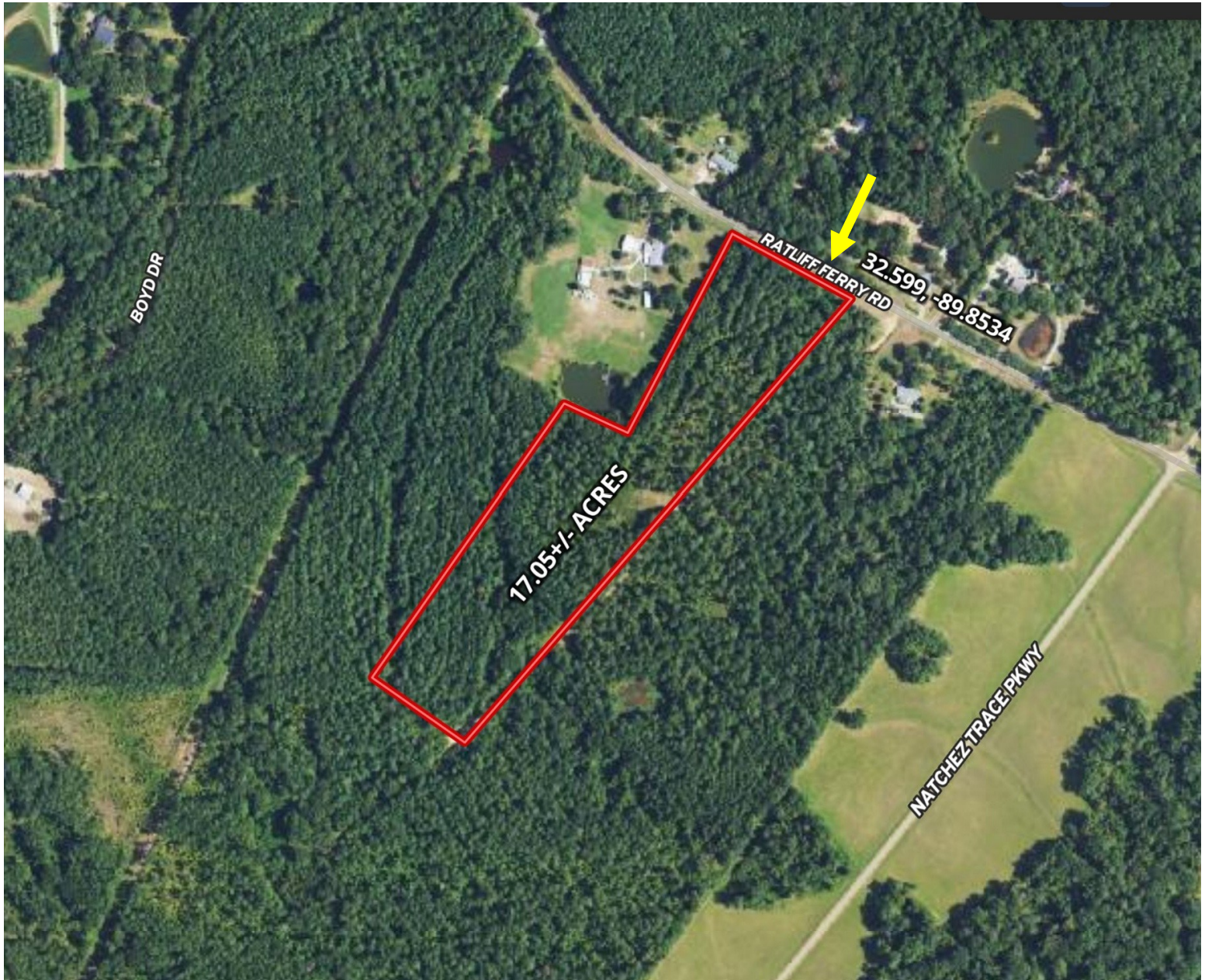
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AERIAL MAP



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

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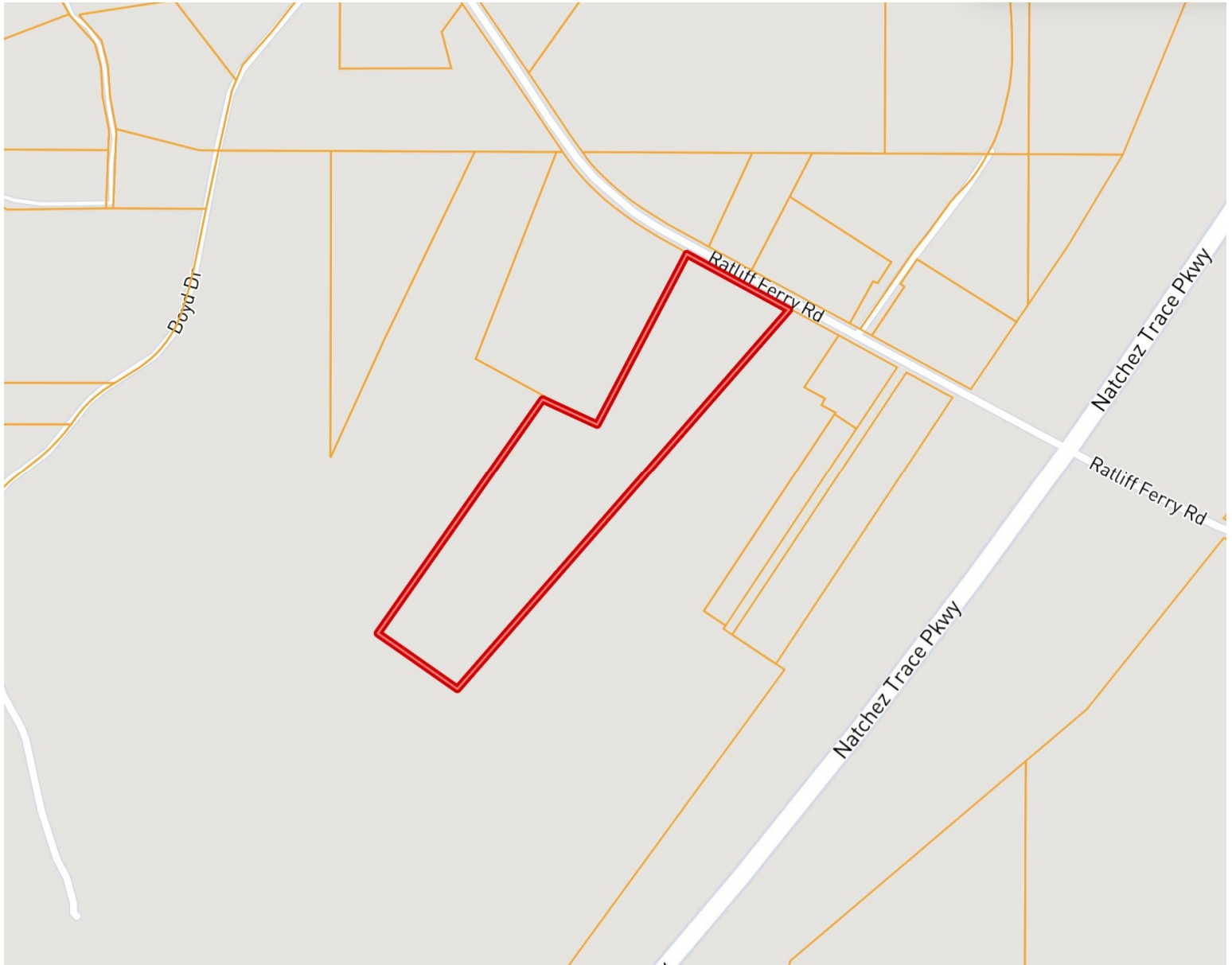
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OWNERSHIP MAP



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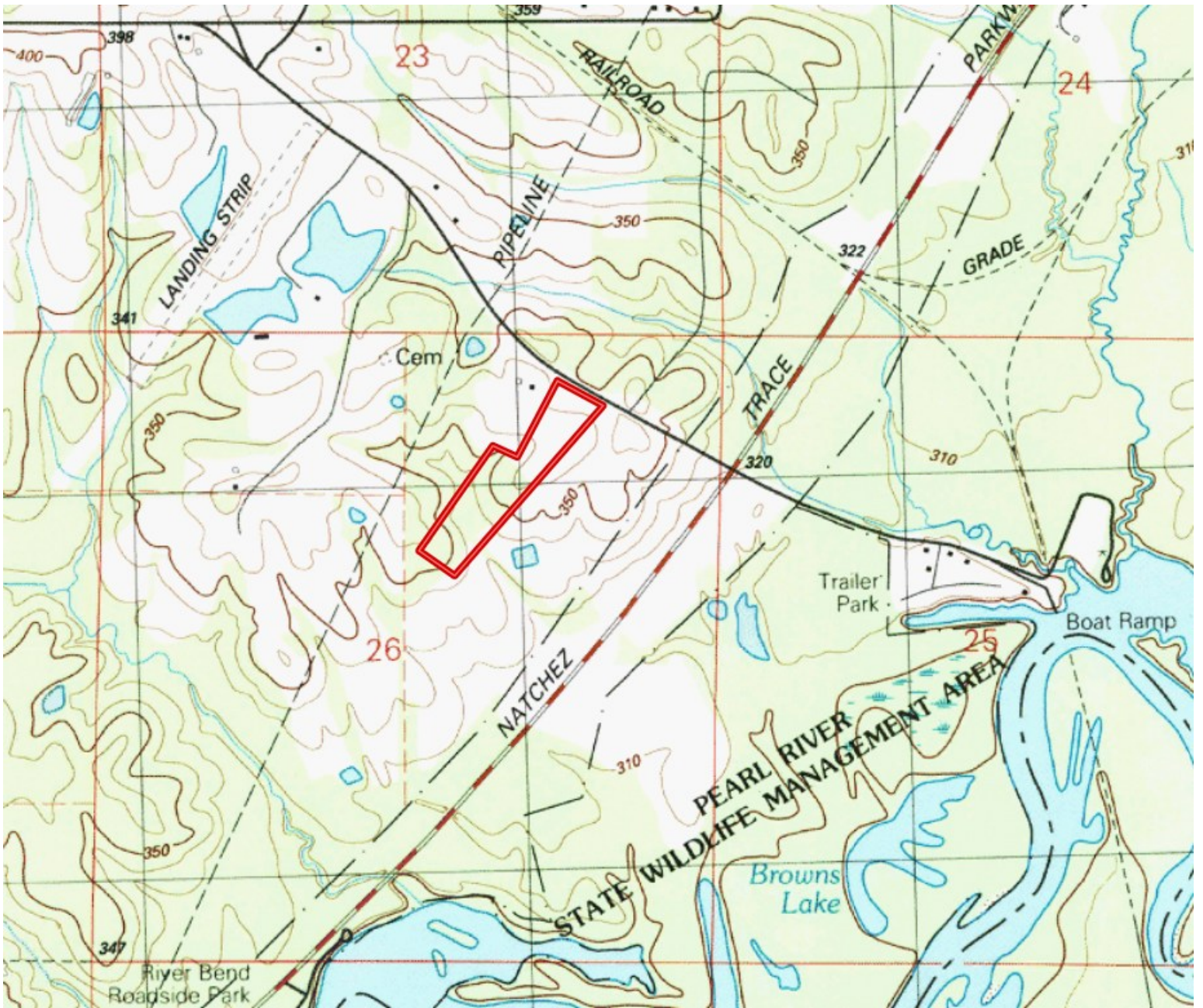
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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	9.74	56.86	0	28	3e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	7.39	43.14	0	55	3e

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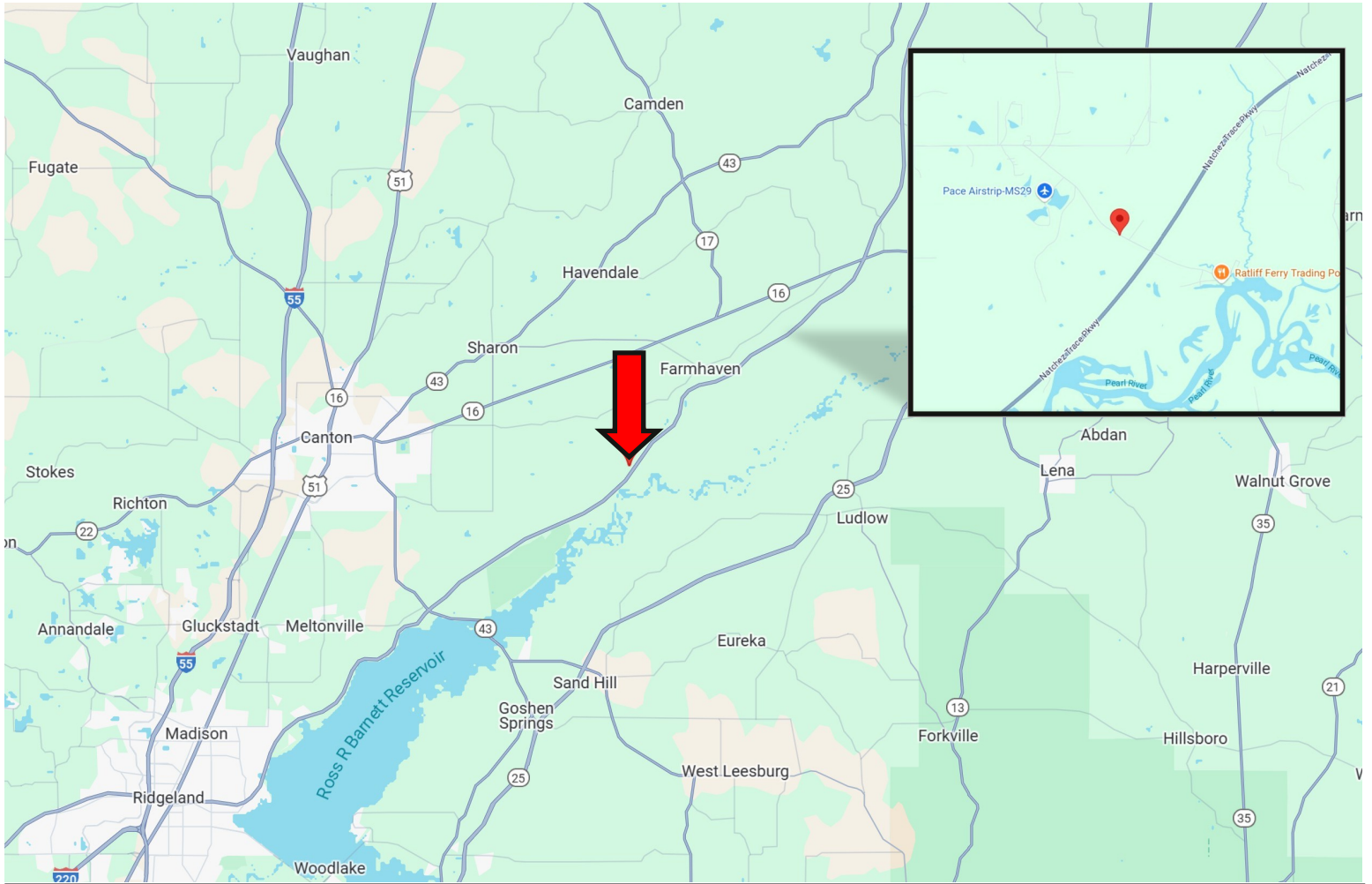
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DIRECTIONAL MAP



Directions from Canton, MS: Travel east on Hwy 16 for 7.9 miles. Turn right onto Ratliff Ferry Rd. and travel 4.2 miles. Make a slight right to stay on Ratliff Ferry Rd. After 0.8 miles, the property will be on your right. [GOOGLE MAP LINK](#)



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