

Generations of Memories – Now Ready for Young!



412± ACRES IN RANKIN COUNTY, MS

\$1,225,700

- **Family-Owned for Over 200 Years** – Rich history and generational memories
- **Diverse Landscape** – Ideal for sportsmen and outdoor enthusiasts
- **Timber Investment** – 200± acres of 12–14-year-old loblolly pine (ready for thinning), 80± acres of merchantable timber (60/40 hardwood-pine mix), and 100± acres of mature pine (25+ years old)

- **Creeks & Hardwoods** – Two creeks with well-managed hardwood SMZs
- **Pastureland** – 12± acres behind the homestead, perfect for horses or hay
- **Duck Pond & Wildlife** – 5± acre pond with a blind, plus abundant deer and turkey with no hunting pressure in decades
- **Improved Road System** – Extensive trails throughout the property

- **Homestead Potential** – Old home (not habitable) to be removed, barn in good shape, and multiple cabin or lodge sites available
- **Utilities Available** – Water and power on-site
- **Prime Location** – A valuable long-term timber investment and recreational retreat close to the metro area



**TOM
SMITH**

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Expect More. Get More.

Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



This 412± acre tract has been in the same family for over 200 years, creating cherished memories for generations. Located on Woodrow Martin Road in Rankin County, MS, this diverse property meets the needs of sportsmen and outdoor enthusiasts alike.

The land features approximately 200± acres of 12–14-year-old loblolly pine plantation ready for thinning, along with 80± acres of merchantable timber consisting of a 60/40 hardwood-pine mix, most of which is mature. Additionally, there are 100± acres of mature pine that are over 25 years old. Two creeks traverse the property, complemented by well-managed hardwood SMZs. Behind the homestead, 12± acres of pasture provide an excellent space for horses or hay production. A 5± acre duck pond with a blind near the creek has a history of wood ducks. The property is abundant with deer and turkey and has seen no hunting pressure in decades.

The road system has been recently improved, and numerous trails wind throughout the land. An old home near the front is not habitable and needs to be removed, but a barn remains in good shape. The homestead area is beautiful but requires clearing to fully reveal its potential. Should you desire to relocate the homestead from the front of the property, there are also several excellent sites for a cabin or lodge. Water and power are available.

This property presents an excellent long-term timber investment and an outstanding recreational opportunity for hunters seeking a place near the metro area that will only grow in value with time and maintenance. With the proper care, this hidden gem will shine. Call Tom today!



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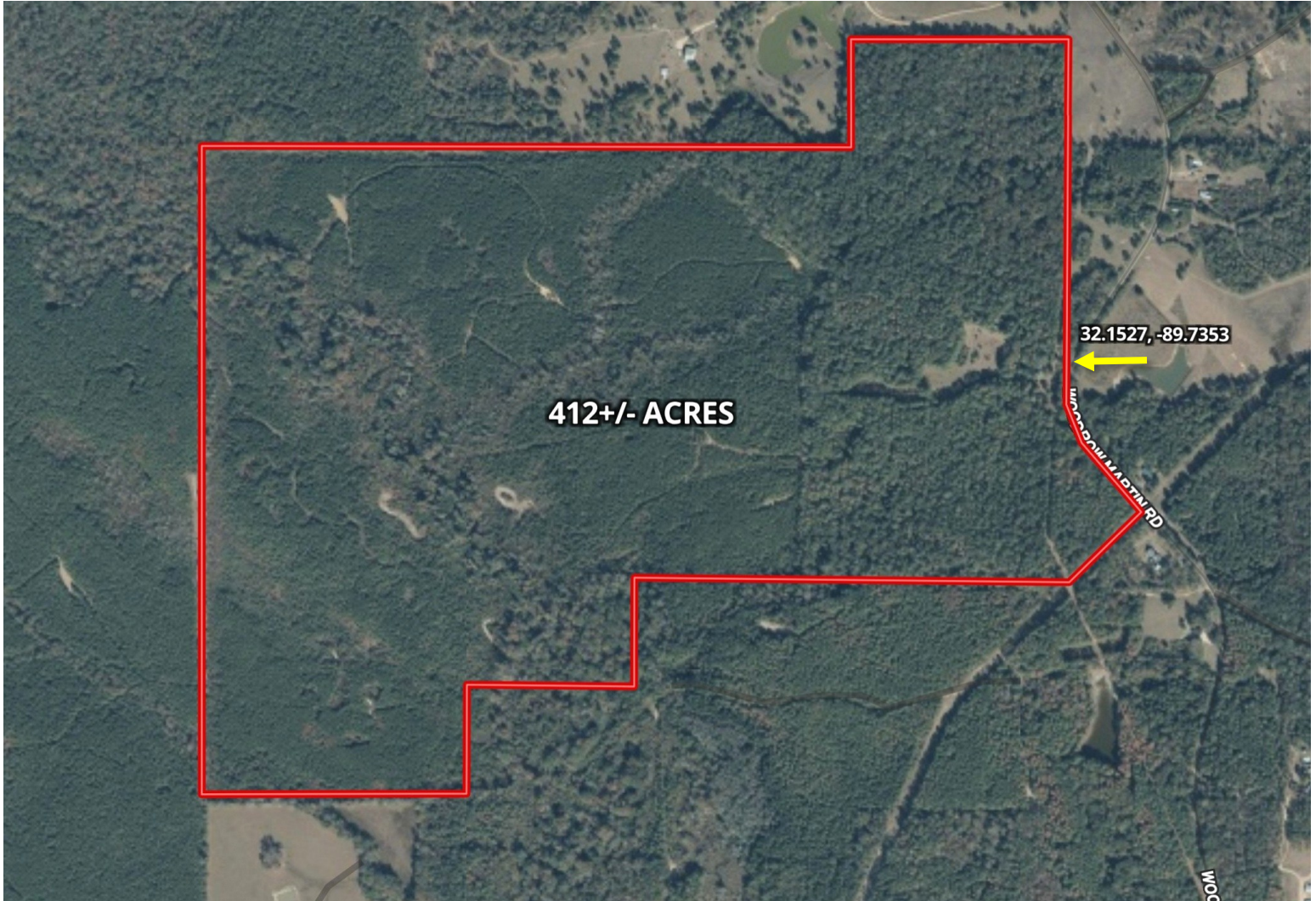


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AERIAL MAP



land **id.** [Click Here for the LandId Interactive Map Link](#)

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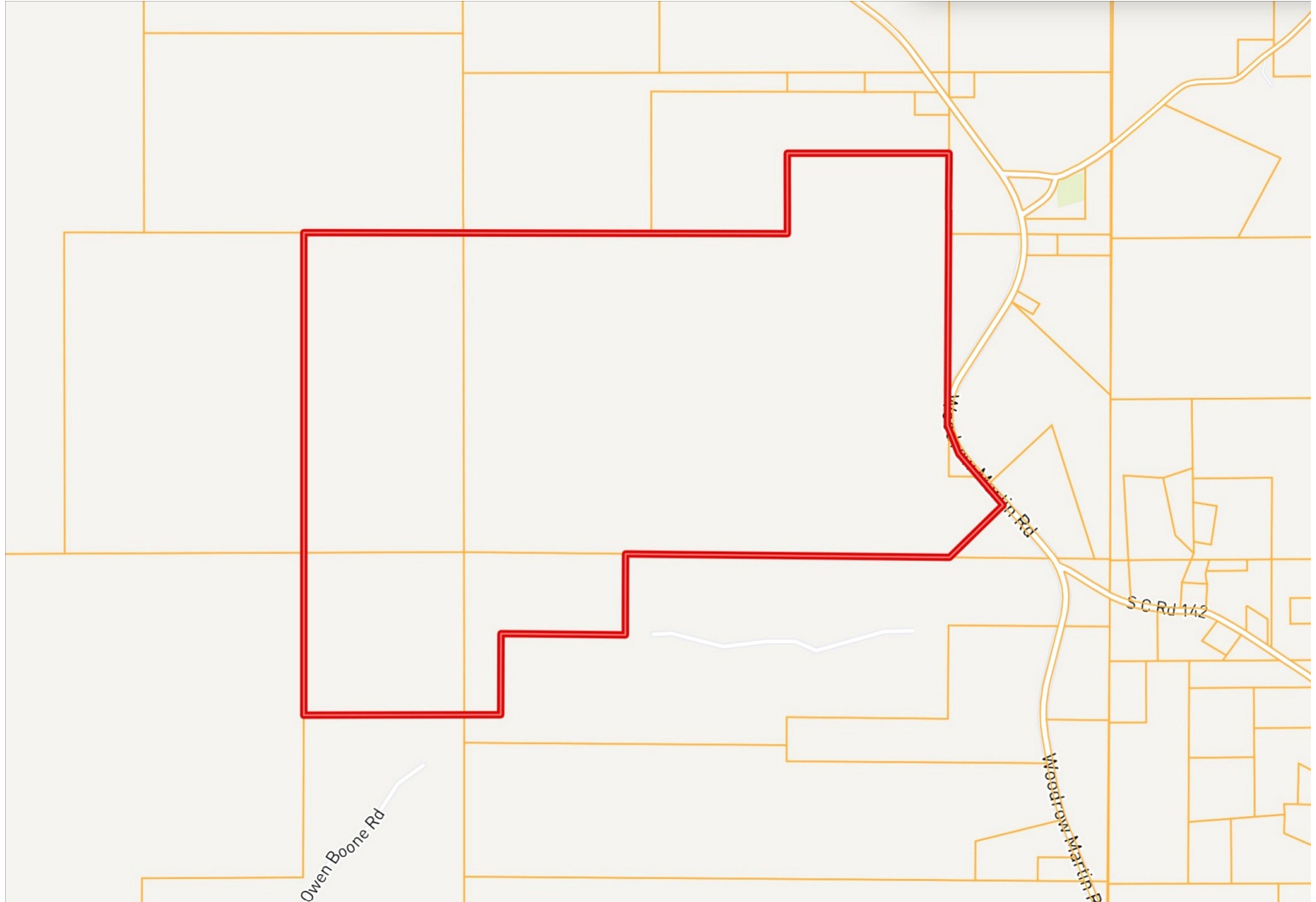


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OWNERSHIP MAP



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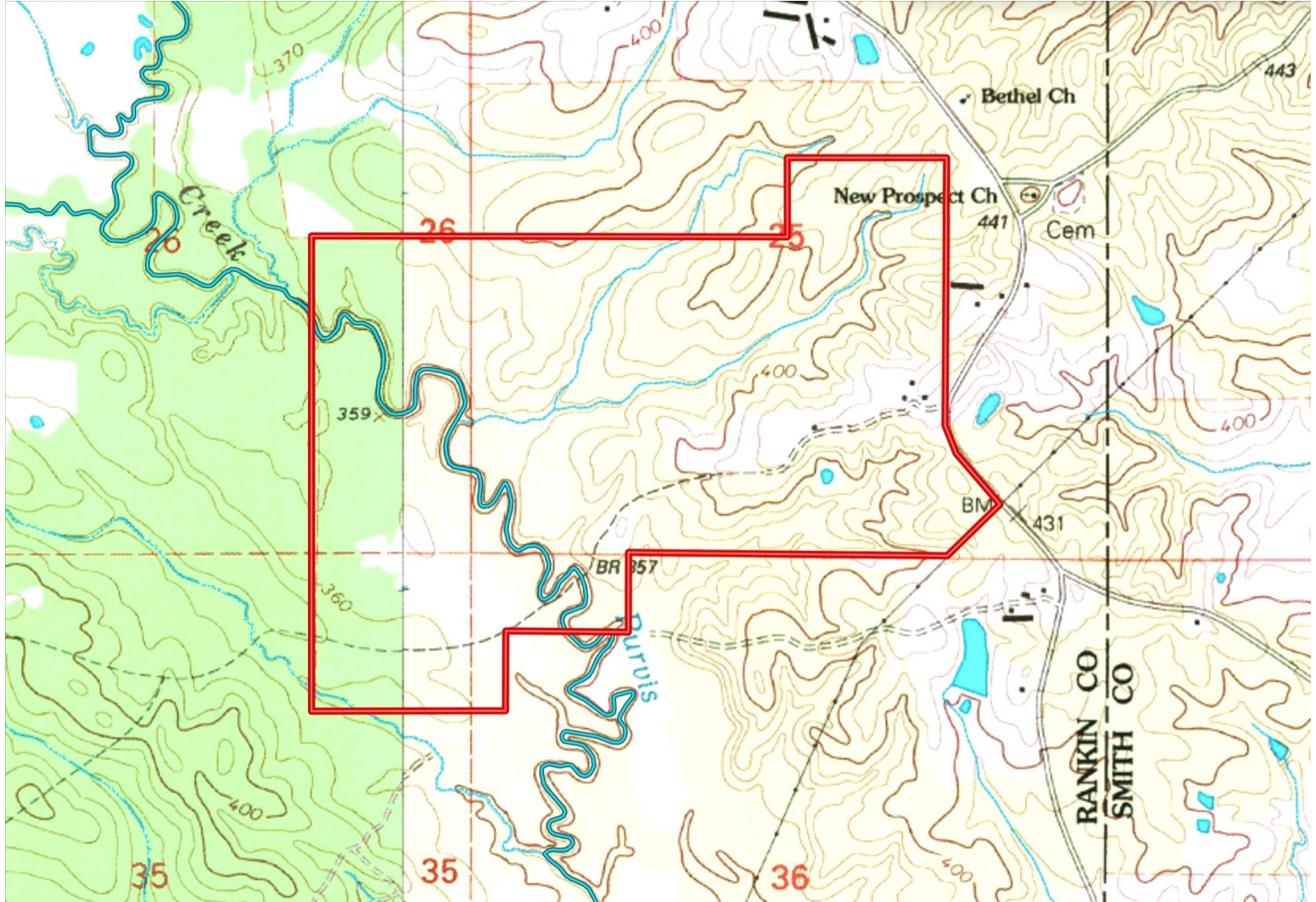


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TOPOGRAPHY MAP



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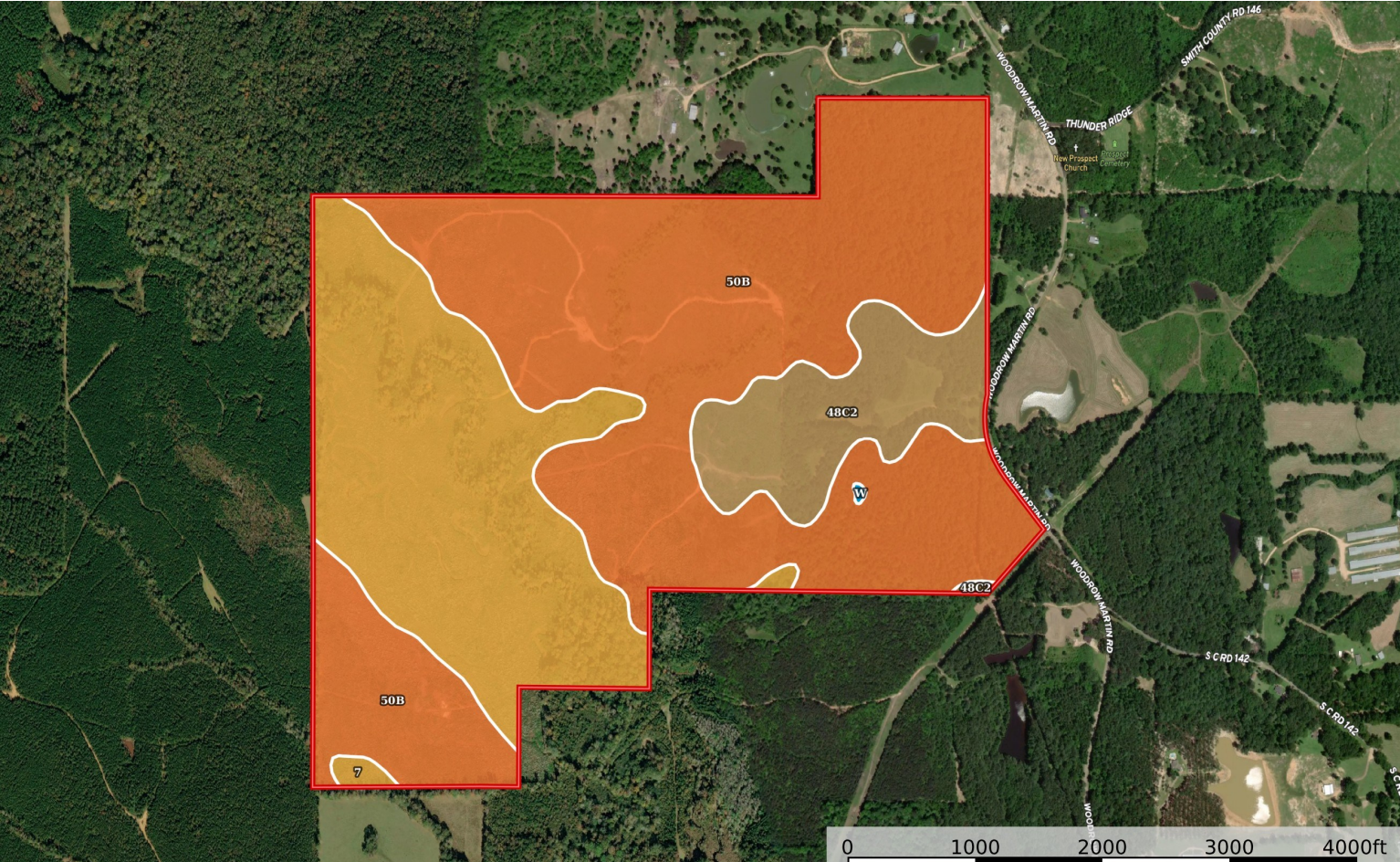


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50B	Savannah-Quitman association, undulating	245.4 2	59.44	0	62	3e
7	Kirkville fine sandy loam, 0 to 2 percent slopes, occasionally flooded	123.6 2	29.94	0	76	2w
48C2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	43.62	10.56	0	39	3e
W	Water	0.21	0.05	0	-	-

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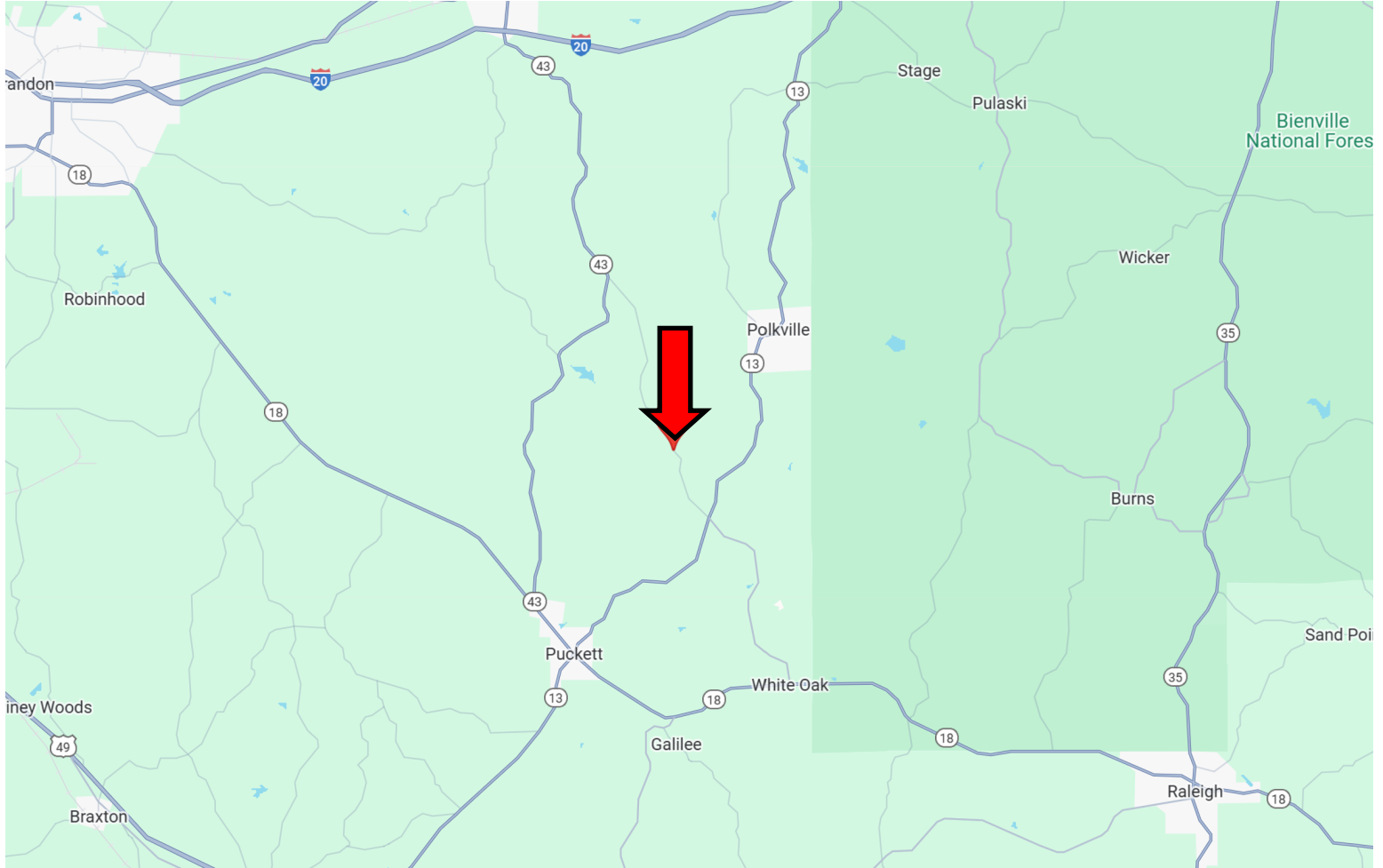


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DIRECTIONAL MAP



Directions from the intersection of Hwy 18 and Hwy 13 in Puckett, MS: Travel Hwy 13 N for 5.1 miles. Turn left onto SCR 13-1/Woodrow Martin Road and travel 1.1 miles. Continue onto Woodrow Martin Road. After 0.9 miles, the property will be on your left.

[Google Map Link](#)



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