

# PRIME DEVELOPMENT & RECREATIONAL OPPORTUNITY

**420± ACRES IN RANKIN COUNTY, MS • \$2,100,000**



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# 420± ACRES IN RANKIN COUNTY, MS • \$2,100,000

This 420± acre property in Rankin County, MS, features primarily cutover land with scattered pockets of hardwood and pine mix, offering a diverse landscape ideal for multiple uses. The land has high-quality dirt that meets MDOT specifications and is currently being utilized on the Treetops Blvd/ Pearson Road intersection project.

The east side of the property has 52± acres located in the county, with the remainder situated within the city limits of Richland. Approximately 40± acres are zoned R-E (Residential Estate District), while the remaining 330± acres is zoned A-1 (Agricultural District), offering flexibility for recreational activities, residential development, and agricultural use.

The property includes a scenic 3± acre pond stocked with quality fish and two additional smaller ponds. Abundant wildlife signs are present throughout, with multiple deer spotted during visits, making this an excellent location for development, recreation, or a peaceful homestead.

This is a rare opportunity to own a large, versatile tract with development potential, recreational appeal, and natural beauty. Call Colby to schedule your tour today!

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### **Property Highlights:**

**Location:** Rankin County, MS – majority within Richland city limits

**Topography:** Primarily cutover land with scattered pockets of hardwood and pine

**Soil Quality:** High-grade dirt meets MDOT specs; currently used on a major intersection project (Treetops Blvd/Pearson Road)

### **Water Features:**

- Scenic **3± acre pond** (stocked)
- **Two smaller ponds**

### **Zoning:**

- **40± acres** zoned R-E (Residential Estate District)
- **330± acres** zoned A-1 (Agricultural District)
- Remaining **52± acres in Rankin County (unincorporated)**



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## ***Opportunities & Potential Uses:***

- **Residential Development**
- **Recreational Retreat/Hunting** – Signs of abundant wildlife, deer sightings
- **Agricultural Use** – Flexible zoning, quality soils
- **Investment Property** – Located near developing infrastructure

## ***Additional Features:***

- Diverse terrain with hardwood and pine pockets
- Quiet, secluded areas for a homestead or weekend retreat
- Rare combination of **size, location, and zoning flexibility**



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# AERIAL MAP



[Click Here for the Land id Interactive Map Link](#)

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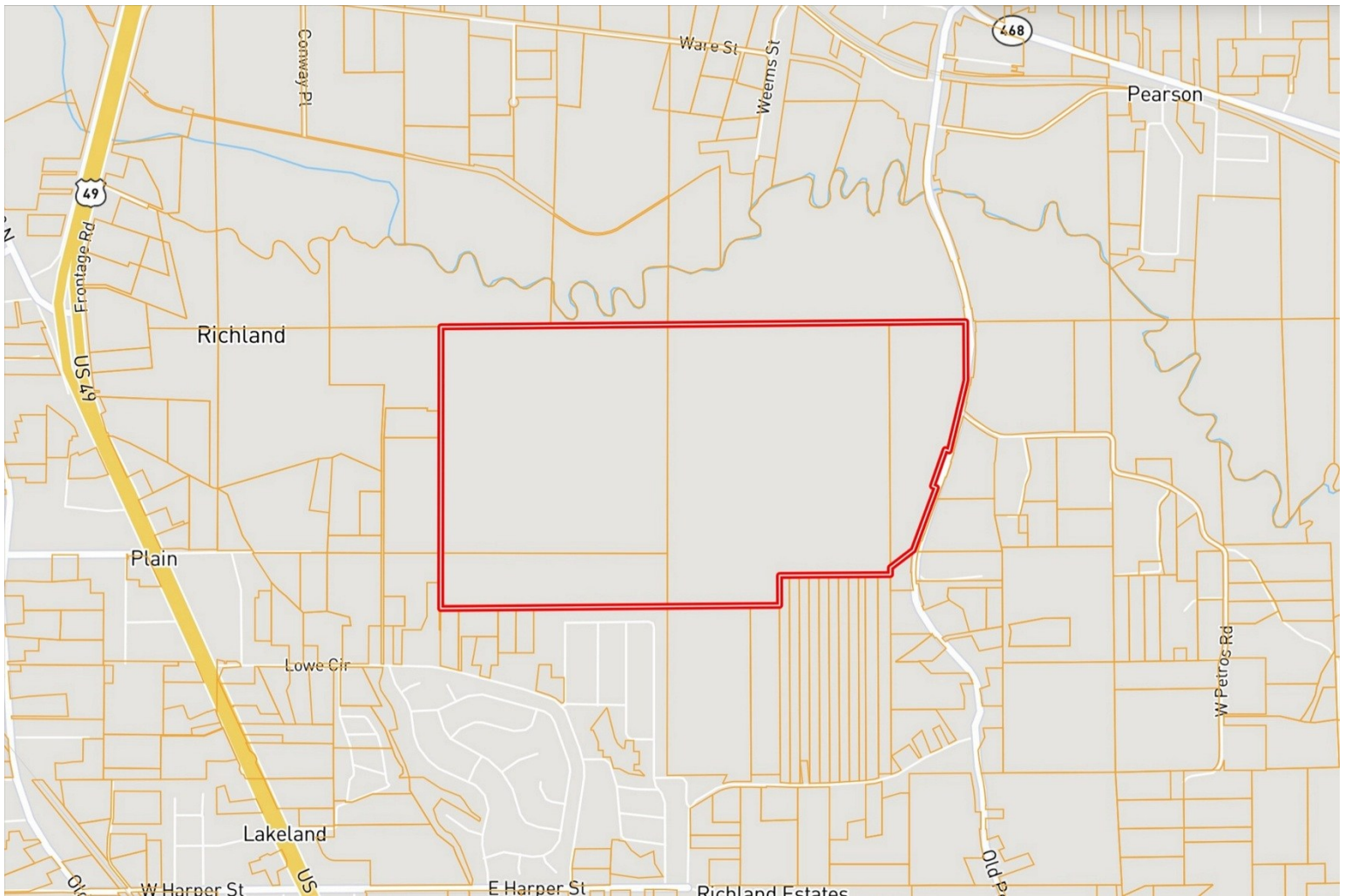
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# OWNERSHIP MAP



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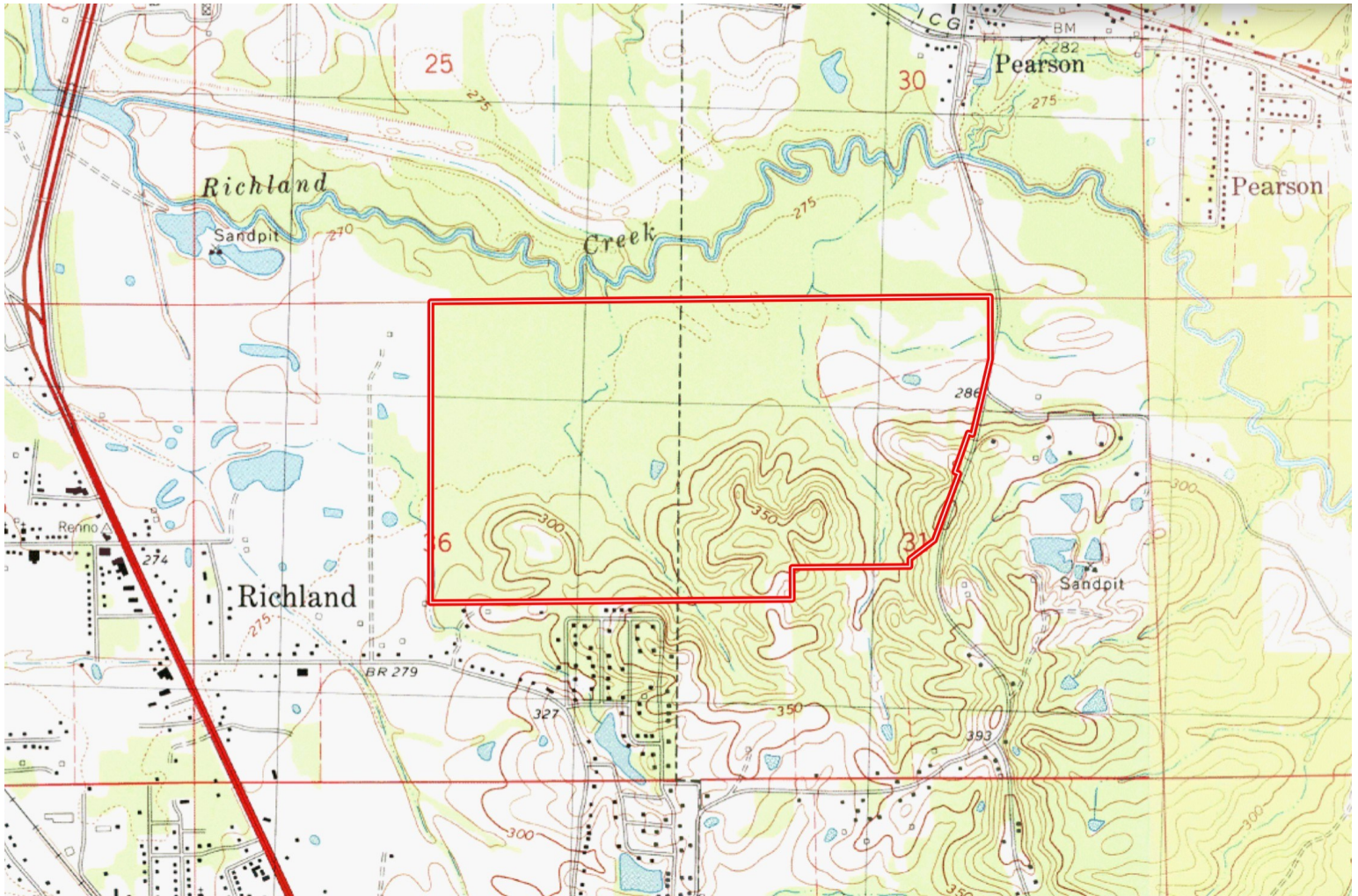
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# TOPOGRAPHY MAP



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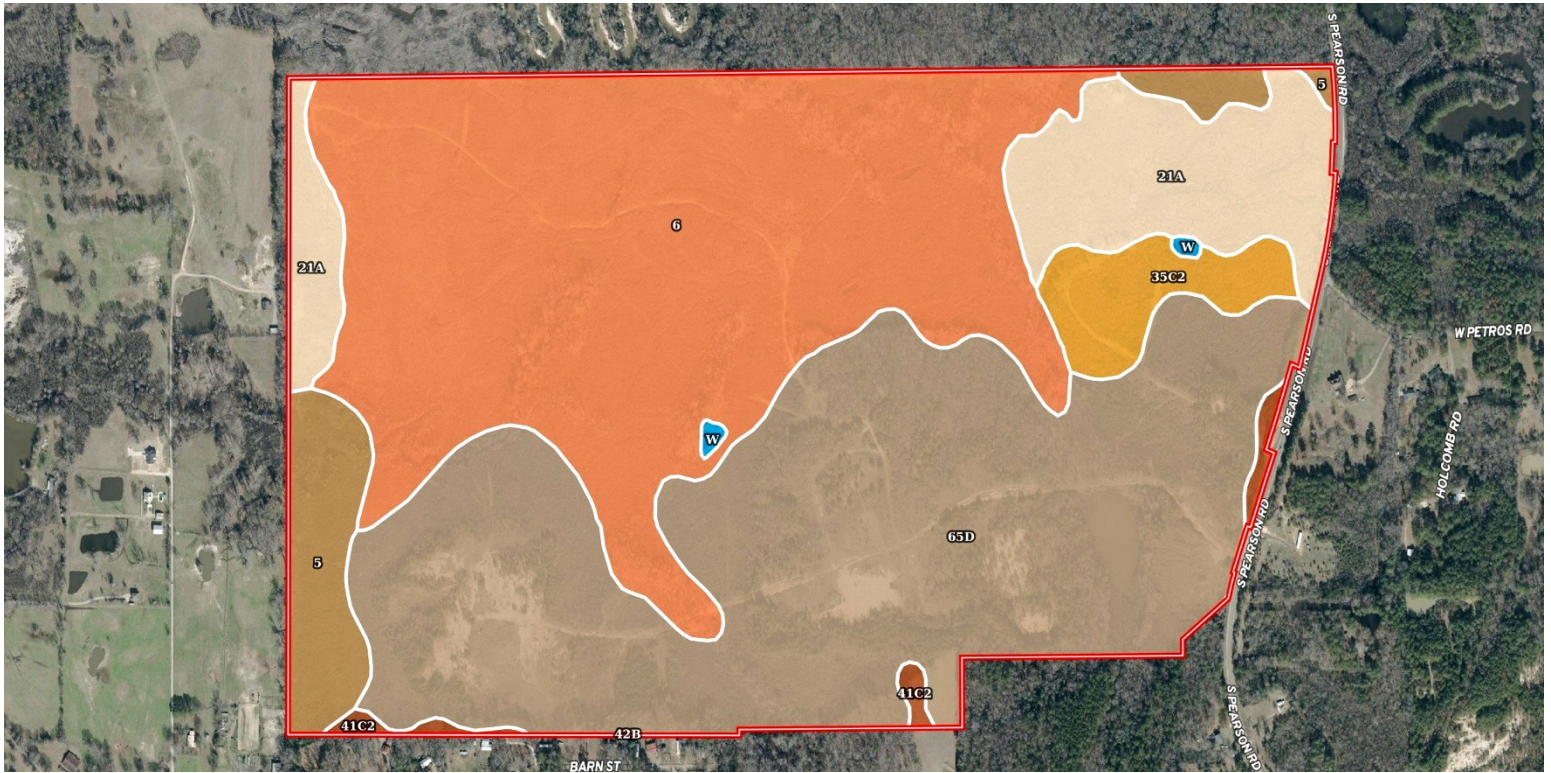
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
65D	Smithdale-Providence complex, 8 to 17 percent slopes	180	41.23	0	67	6e
6	Oaklimeter-Gillsburg association, frequently flooded	174.9 4	40.07	0	78	4w
21A	Leverett silt loam, 0 to 2 percent slopes	42.11	9.64	0	86	1
5	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	20.73	4.75	0	40	2w
35C2	Tippah silt loam, 5 to 8 percent slopes, moderately eroded	13.97	3.2	0	70	3e
41C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	4.03	0.92	0	32	3e
W	Water	0.79	0.18	0	-	-
42B	Providence-Urban land complex, 2 to 8 percent slopes	0.03	0.01	0	62	3e

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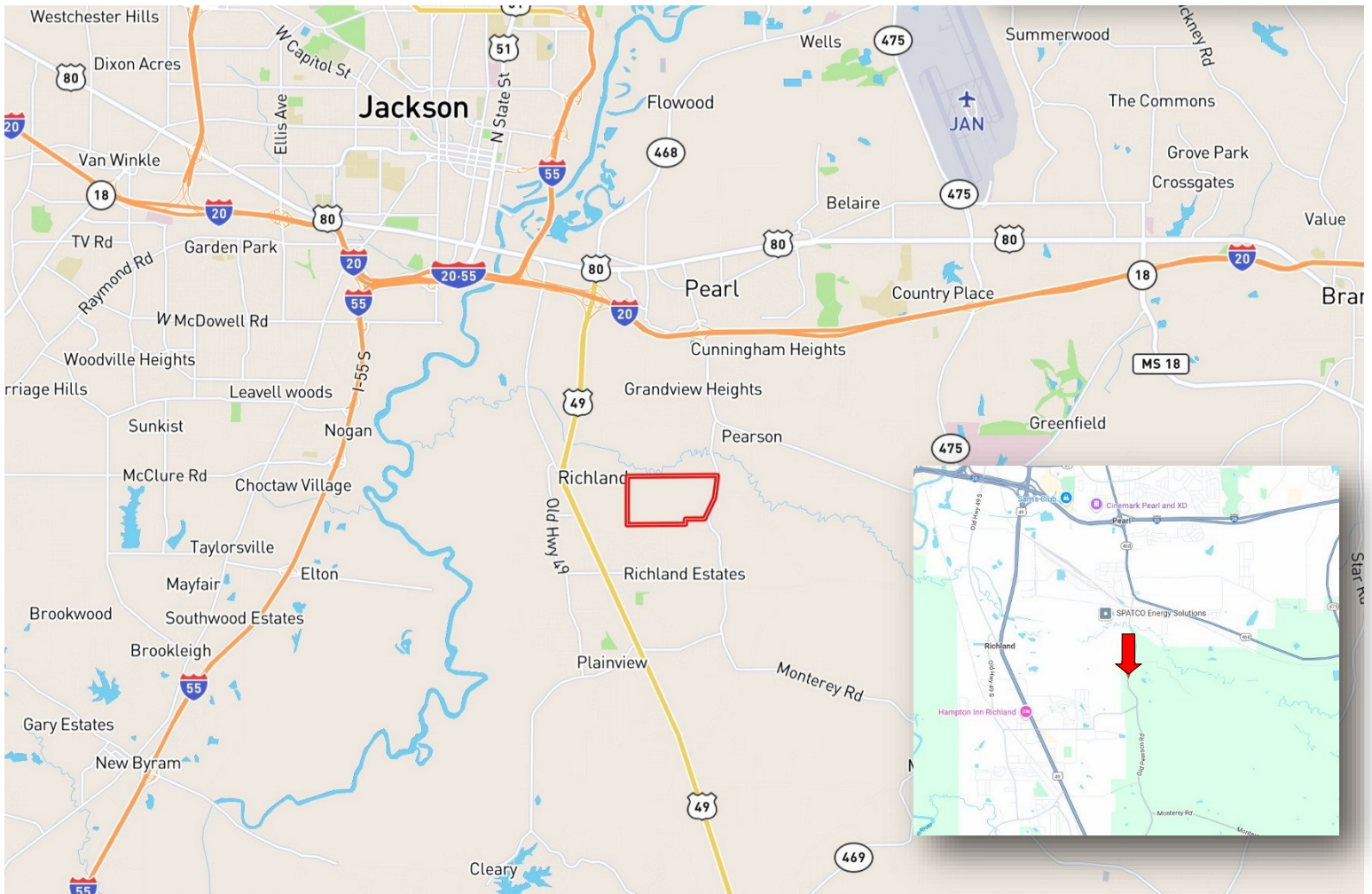
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# DIRECTIONAL MAP



Directions from I-20 and Pearson Road in Pearl, MS: Take exit 48 for MS-468. Turn onto MS-468/Pearson Road and travel 1.1 miles. Take a slight right onto S Pearson Road and travel 1.2 miles. The property will be on your right. [GOOGLE MAP LINK](#)



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