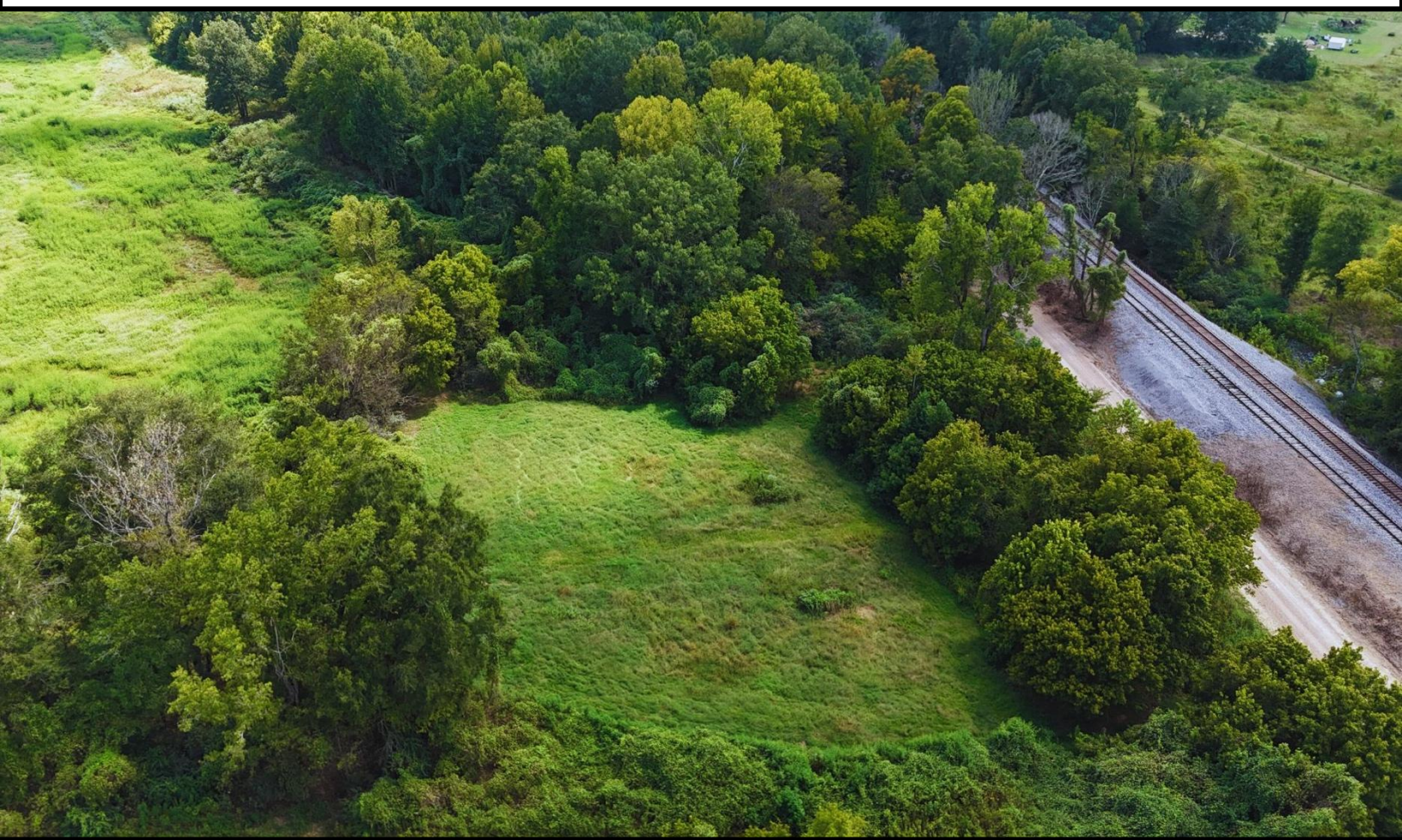


Madison County Homesite on 11.14± Acres

Ratliff Road, Flora, MS 39071 | \$149,000



11.14± acres for sale in Madison County, MS, conveniently located off Ratliff Road in Flora. This timber tract would make an excellent homesite, featuring a backyard view of a 22± acre pond. The property has a gated entrance down your private driveway to your perfect homesite, already cleared off and ready for you to build on. Build your forever home, sit back, and relax from your back porch while watching the wildlife walk by. For a private showing, please call Anthony Steen or Brady Richardson today.



BRADY RICHARDSON
REALTOR®

O: 601.898.2772 | C: 662.418.8791
Brady@TomSmithLand.com



Expect More. Get More.



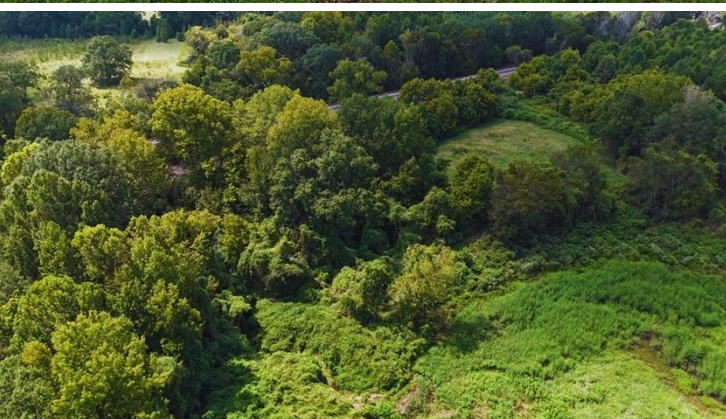
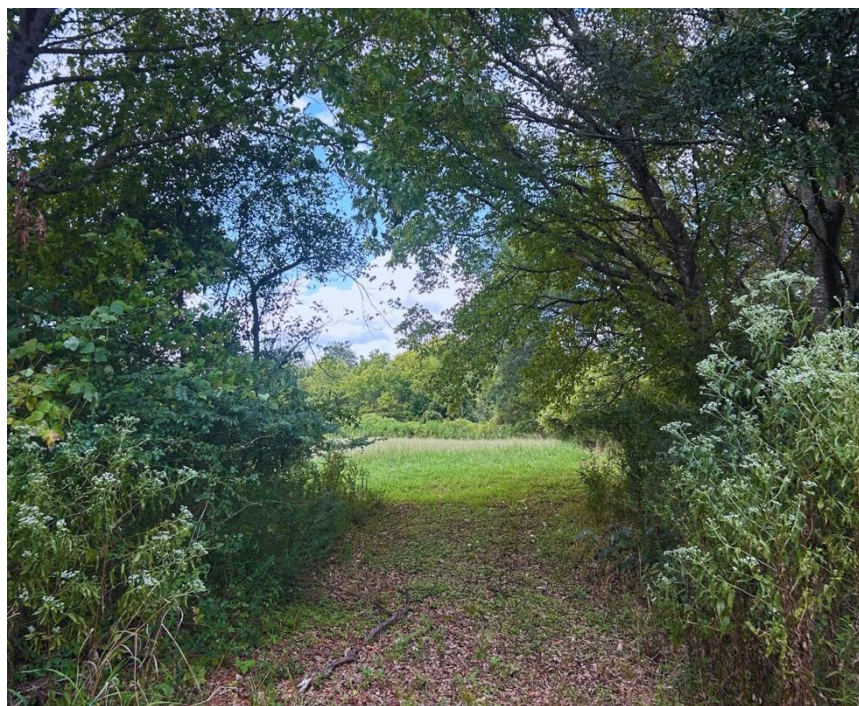
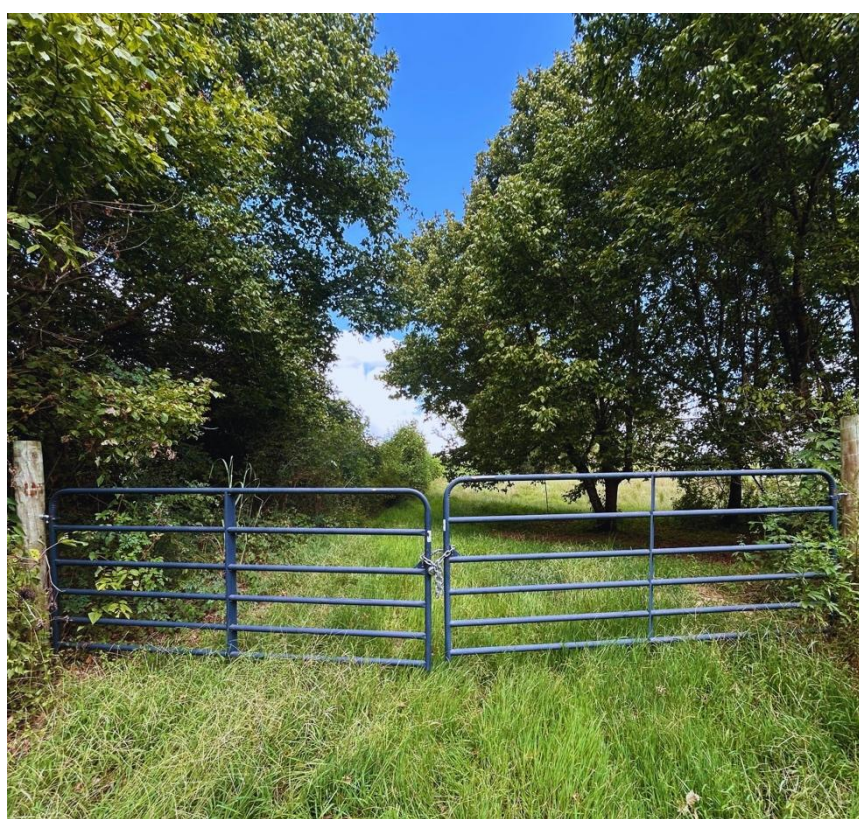
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Information is believed to be accurate but not guaranteed





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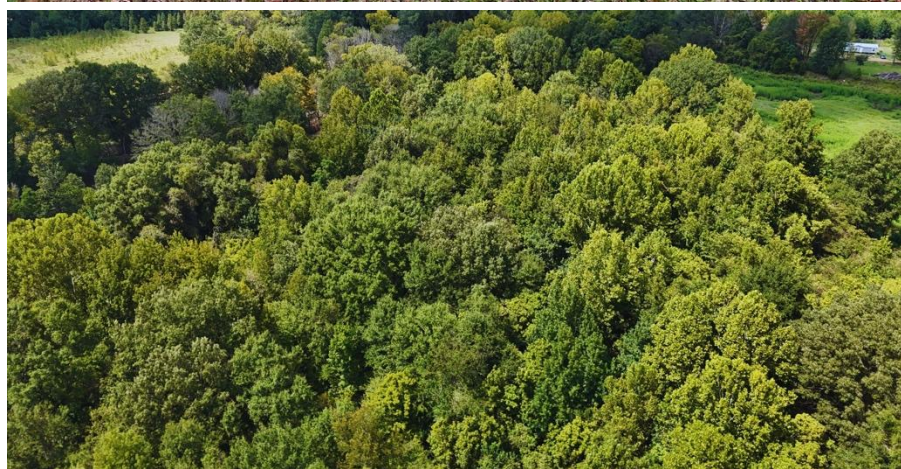


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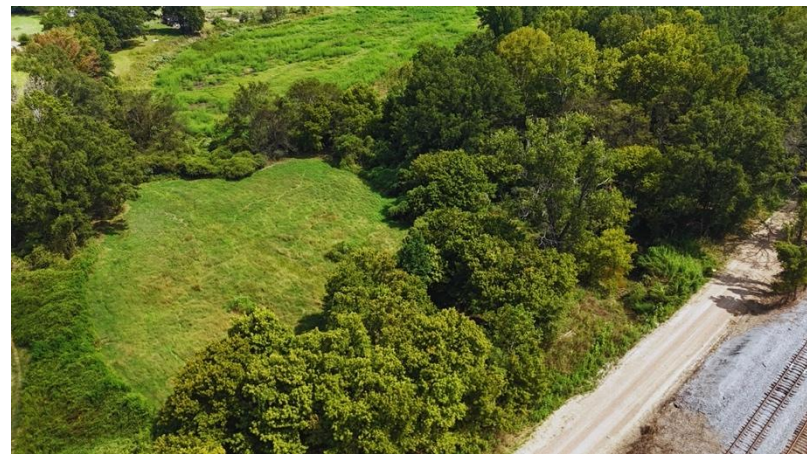
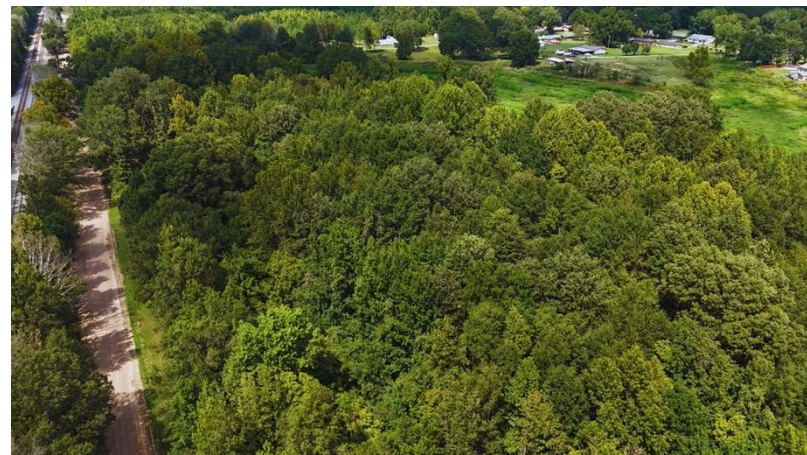


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AERIAL MAP

[Click for the Interactive Map](#)



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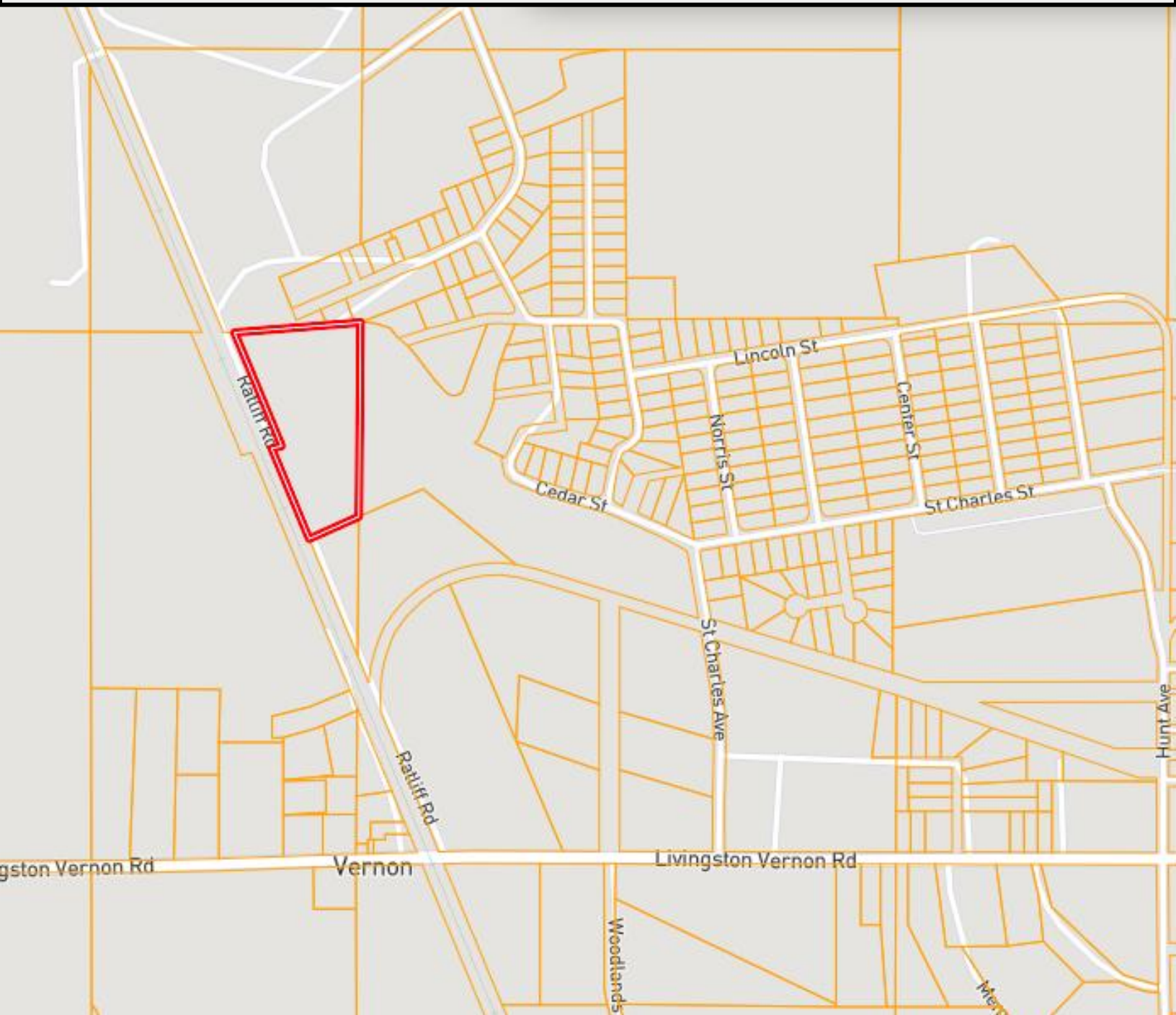
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OWNERSHIP MAP



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TOPOGRAPHY MAP



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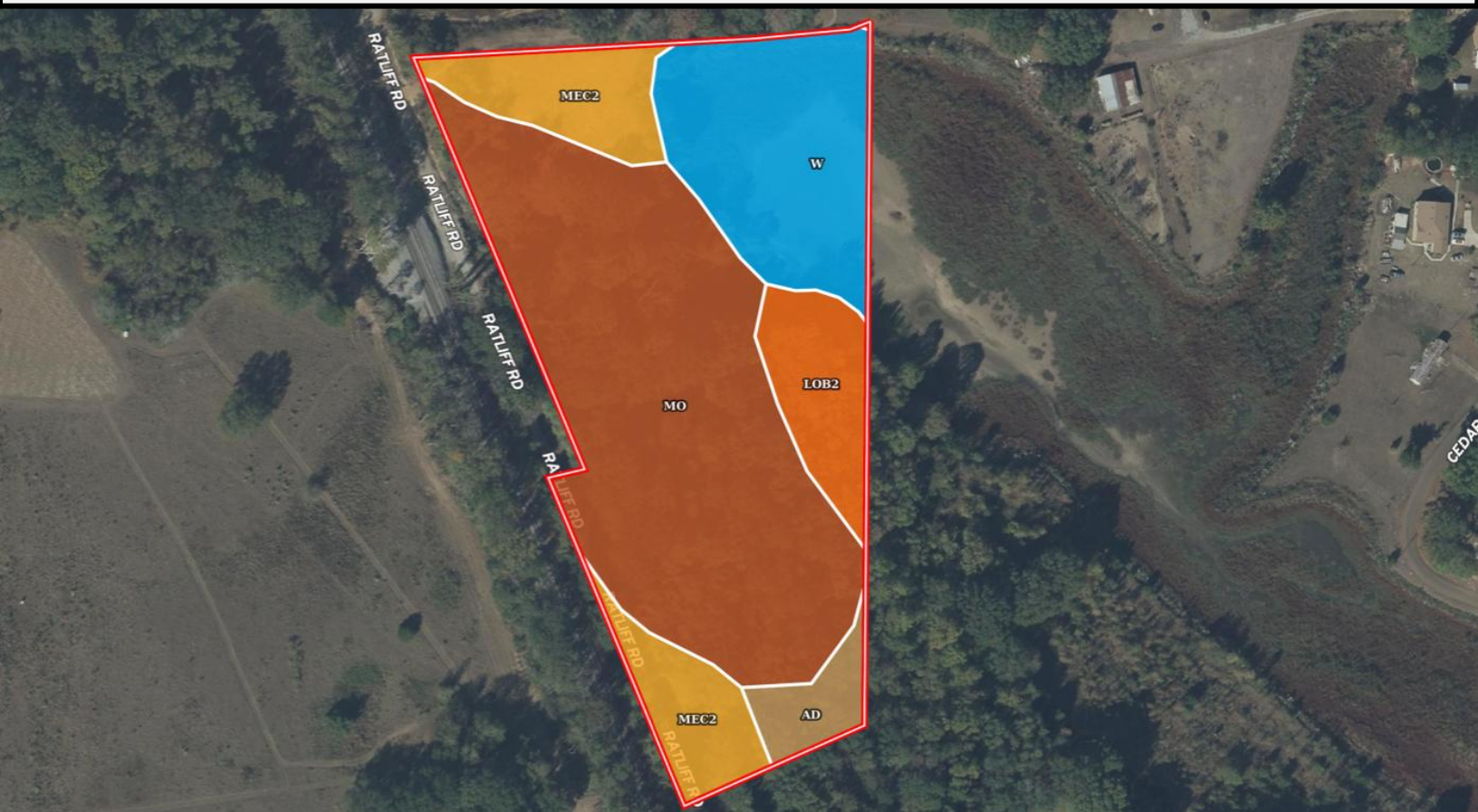
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	5.39	53.95	0	77	2w
W	Water	1.97	19.72	0	-	-
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	1.46	14.61	0	82	3e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	0.79	7.91	0	55	3e
Ad	Adler silt loam	0.39	3.9	0	86	2w
TOTALS		10.0(*))	100%	-	61.24	2.28

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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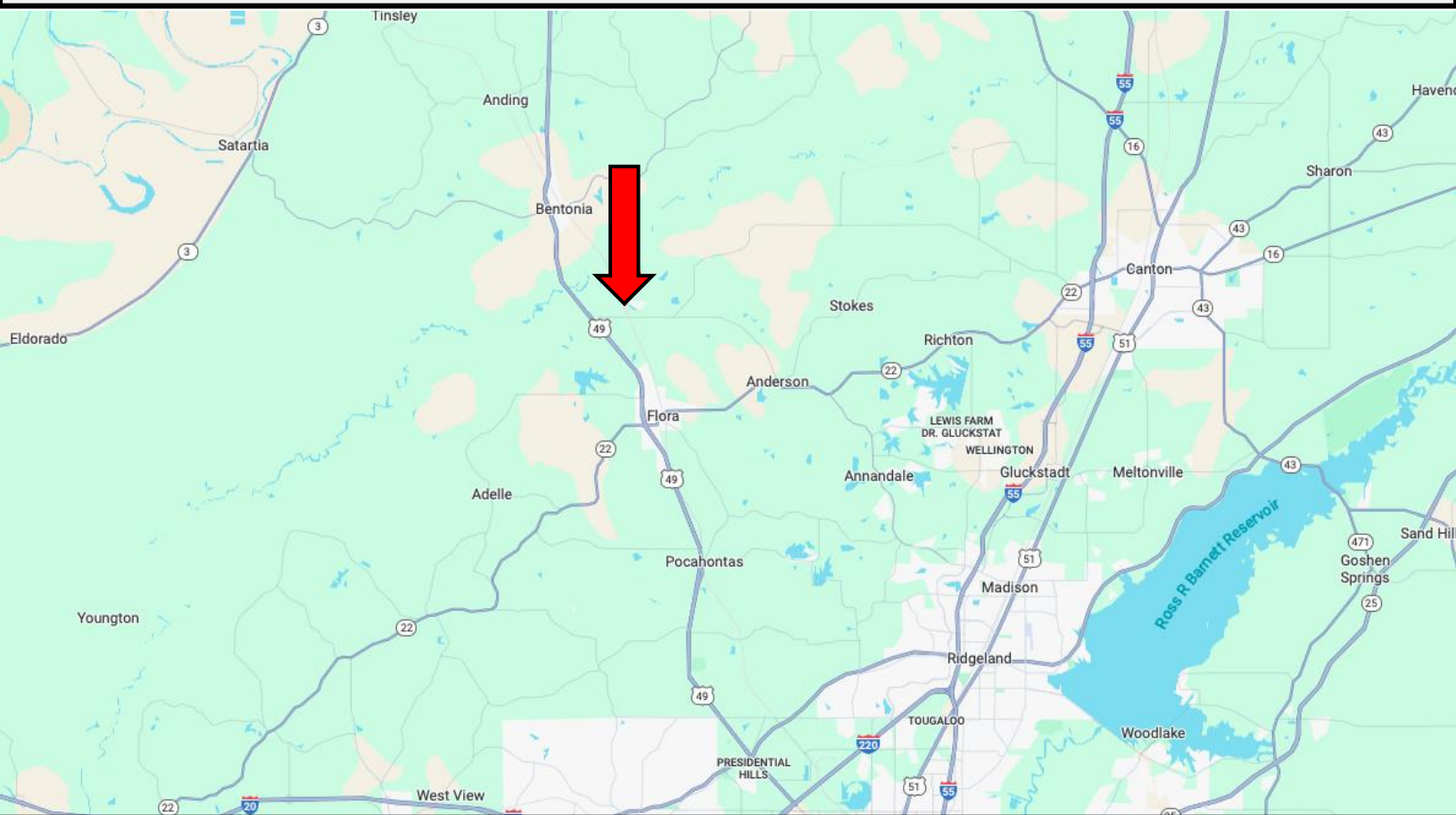
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DIRECTIONAL MAP



Address: Ratliff Road, Flora, MS 39071

Directions from US 49 & MS-22, Flora, MS:

Travel northwest on US 49 N for 3.8 miles. Turn right onto Livingston Vernon Road for 1.3 miles. Turn left onto Ratliff Road. After 0.5 miles, the land will be on the right. [Google Maps Link](#)



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