

# Residential Estate with Hunting

40.40 ± Acres in Rankin County, MS



Welcome to your new homeplace located in the Brandon School District! This Rankin County property is covered in pine timber and ready for you to pick and clear your homeplace. The paved road frontage will keep your truck clean while living on that country estate tract! Don't count the wildlife out; your yard will be full of deer. Electric and water are available along the road. A small pond is located on the back of the property and could possibly be a great bream hole. Restrictive Covenants in Place (Included but not limited to 2,250 SF Minimum / No Manufactured Homes / No further Subdivision). If you are looking for a great tract to call home in the county but still close to town, give Michael Oswalt a call today! !

**DIRECTIONS:** From Brandon, MS travel Hwy 80 East for 4.7 miles. Turn left on to Andrew Chapel Road and travel approximately 1.8 miles. The property will be on your left. [GOOGLE MAPS LINK](#)



*Call me today!*

**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





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## AERIAL MAP

CLICK [HERE](#) FOR AN INTERACTIVE MAP



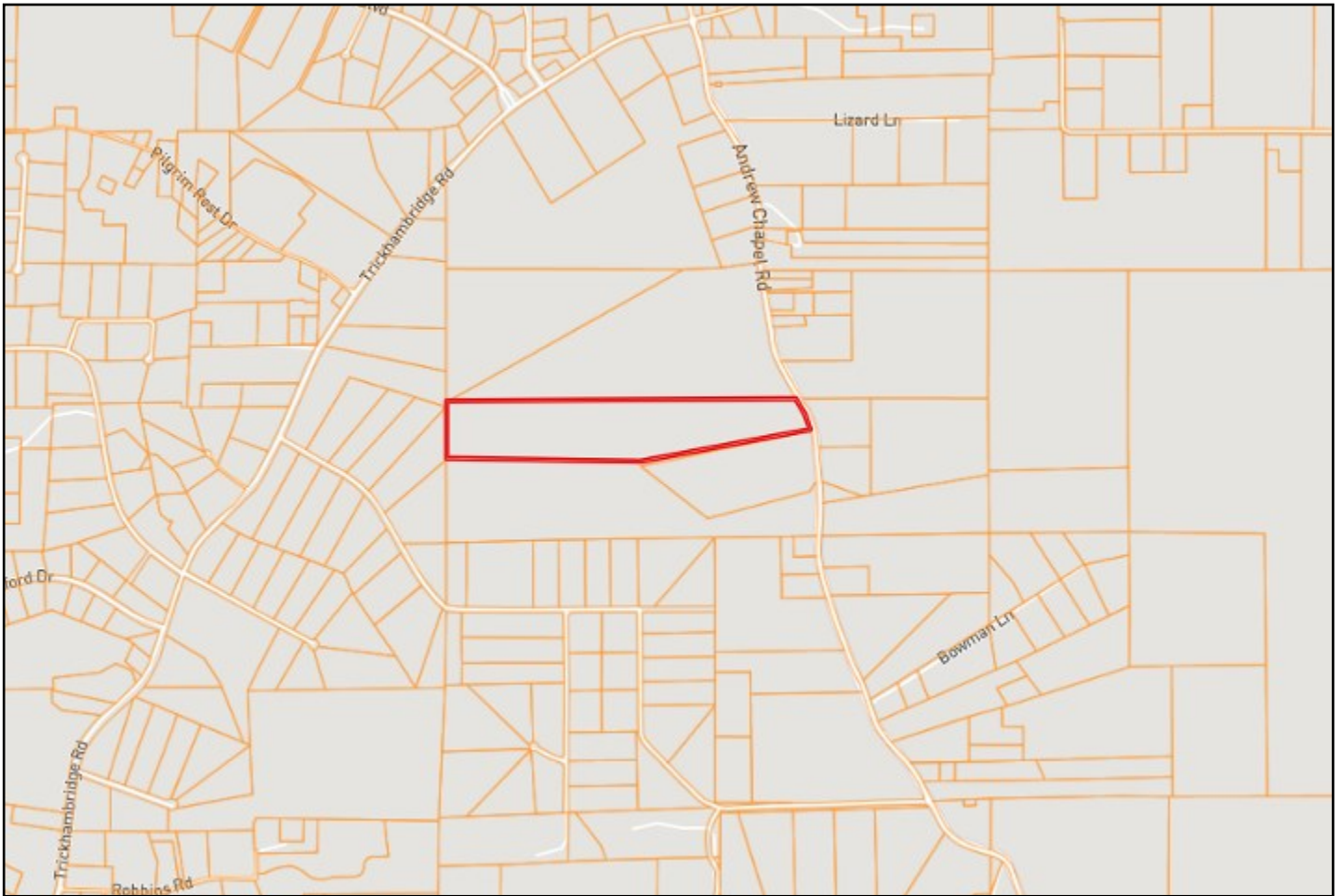
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## OWNERSHIP MAP



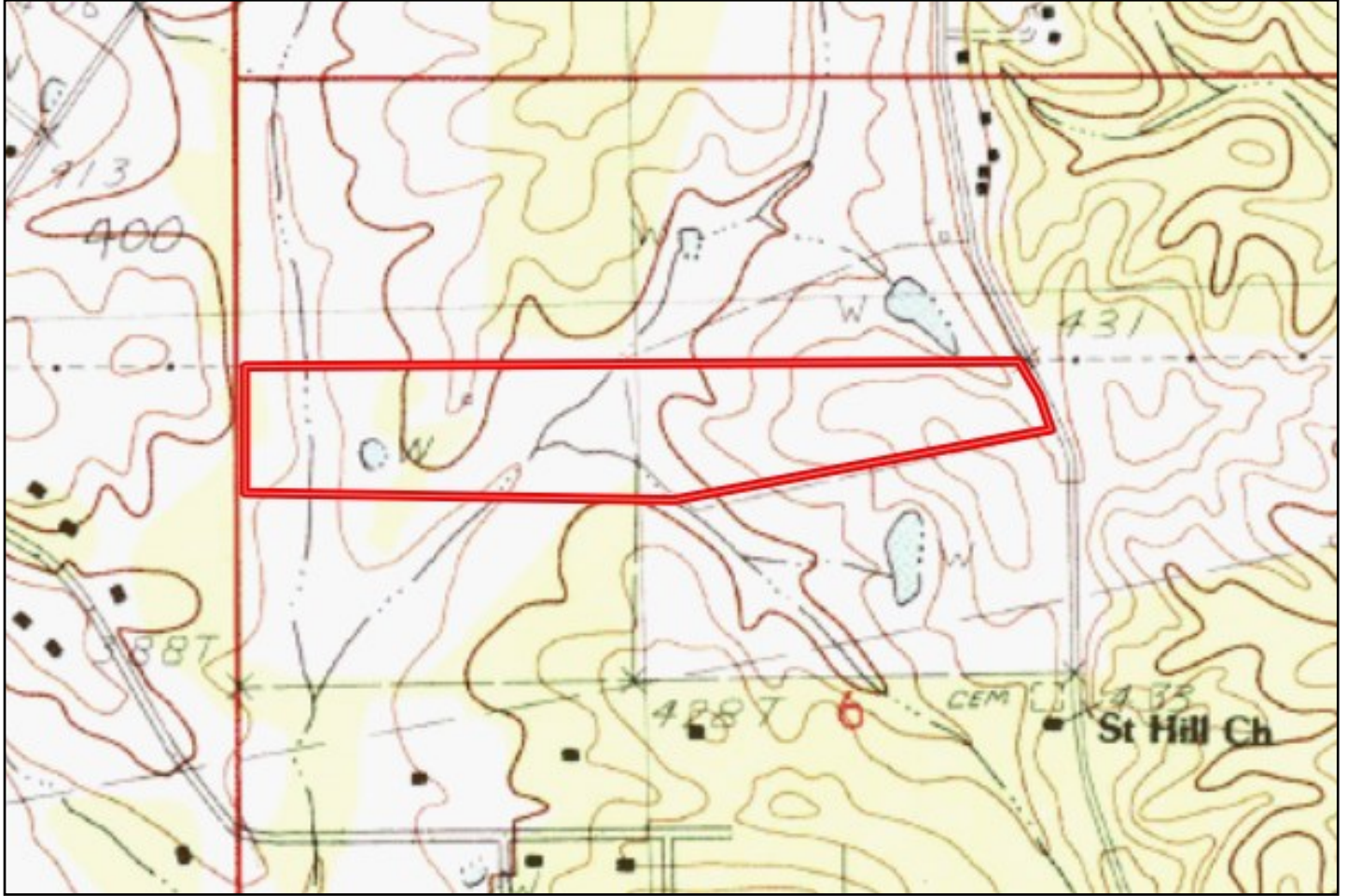
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## TOPO MAP



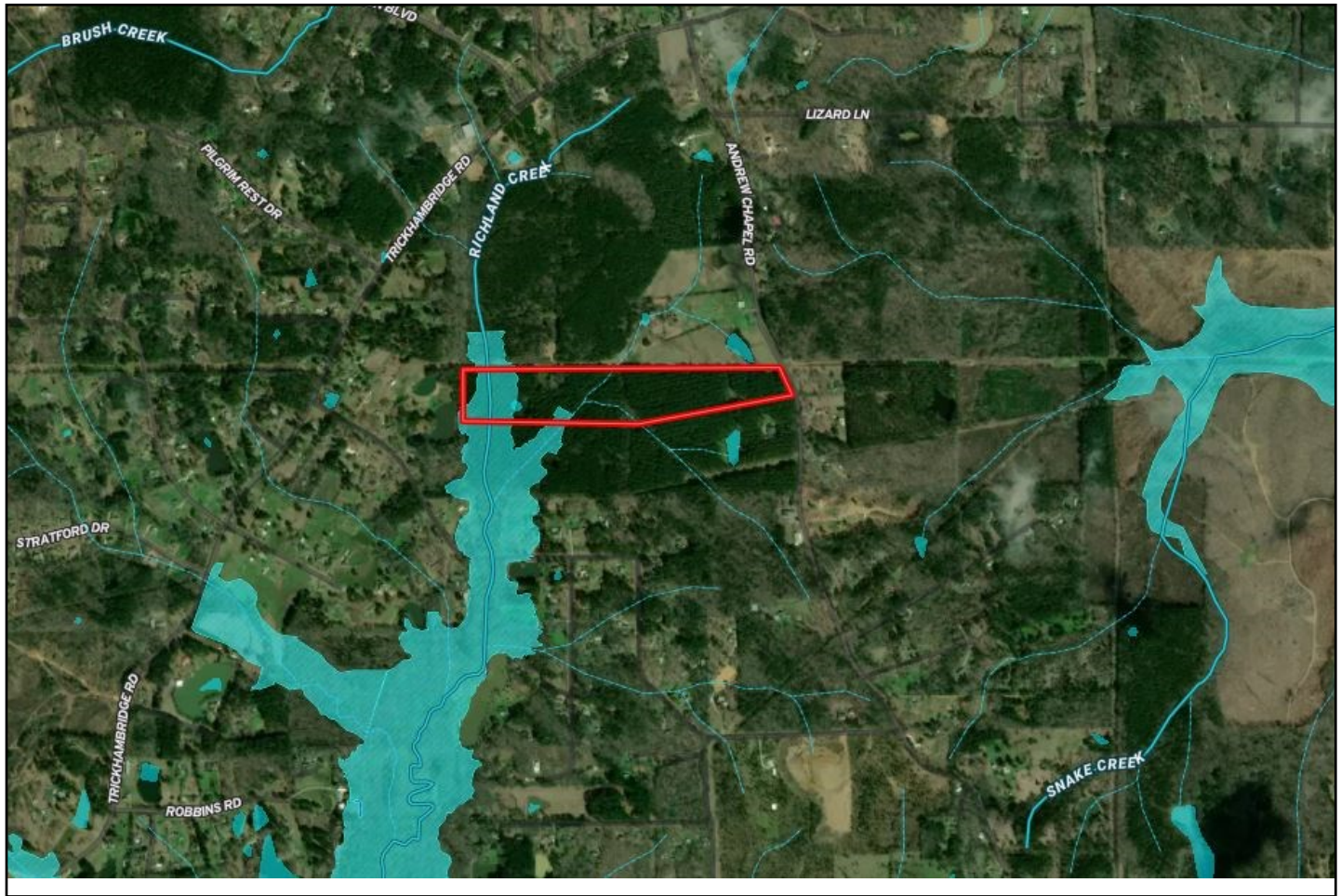
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## FLOOD MAP



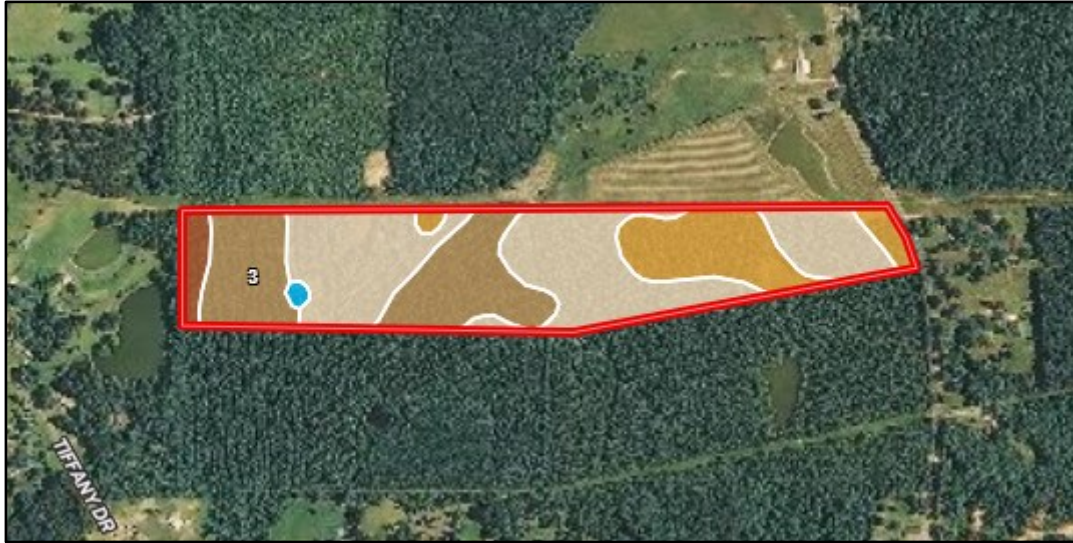
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| SOIL CODE | SOIL DESCRIPTION   | ACRES | %     | CAP  |
|-----------|--|-------|-------|------|
| 3         | Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north | 11.4  | 28.04 | 2w   |
| W         | Water  | 0.3   | 0.65  | -    |
| 49C2      | Savannah loam, 5 to 8 percent slopes, moderately eroded                  | 20.2  | 49.61 | 3e   |
| 41B2      | Providence silt loam, 2 to 5 percent slopes, eroded                      | 7.4   | 18.17 | 2e   |
| 35C2      | Tippah silt loam, 5 to 8 percent slopes, moderately eroded               | 1.4   | 3.53  | 3e   |
| TOTALS    |  | 40.8  | 100%  | 2.52 |

## SOIL MAP



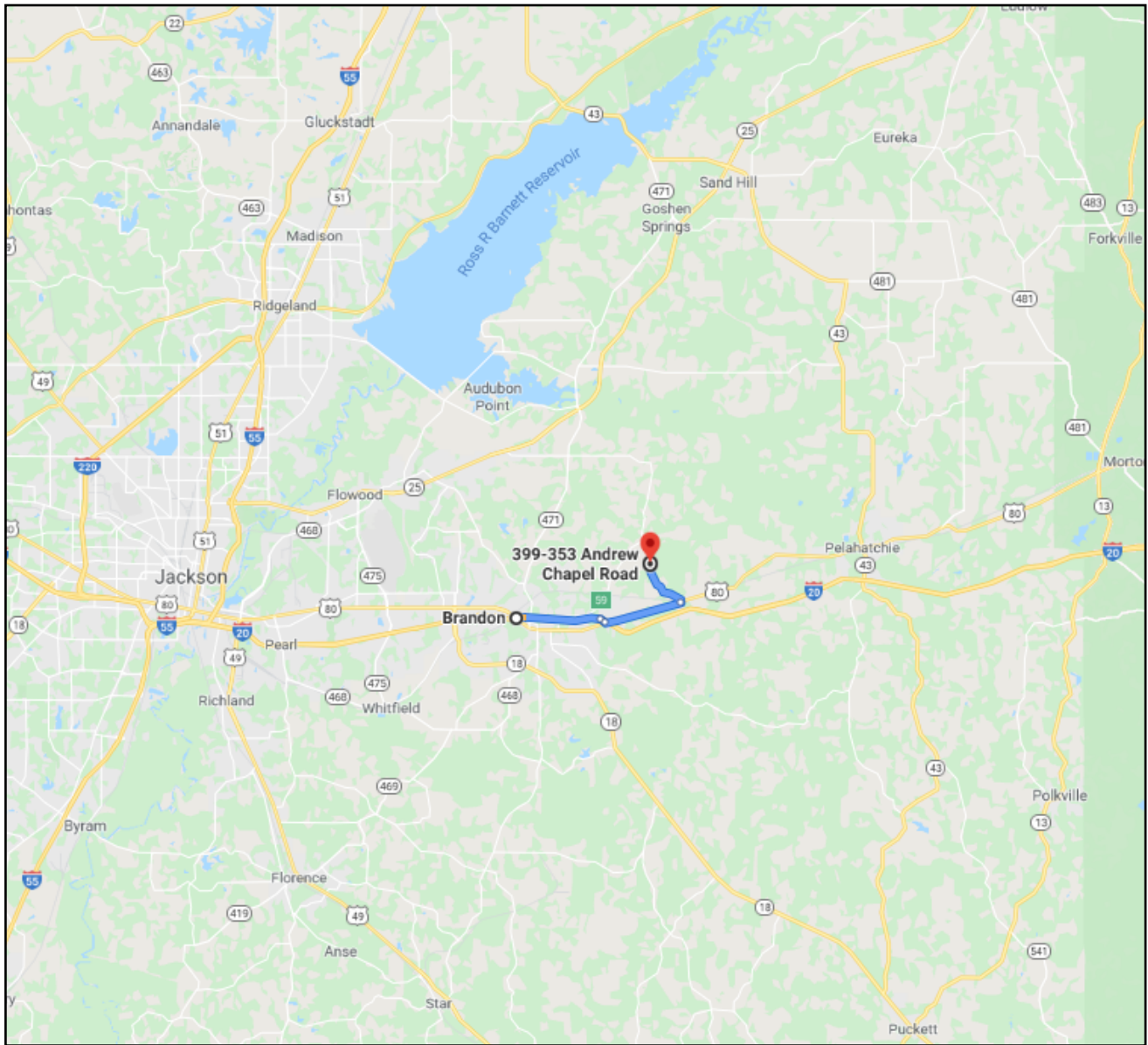
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## DIRECTIONAL MAP

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MORE THAN  
**10K**  
FOLLOWERS  
ON FACEBOOK

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