

# HUNTING OR TIMBER TRACT

107± ACRES IN RANKIN COUNTY, MS

\$275,000

Welcome to your new Rankin County, MS hunting, or timber tract! You could build a home or hunt close to the Jackson Metro Area, all while watching your timberland investment grow. This 107± Acre tract is made up an approximately 30-year-old natural regeneration, which is a great pine and hardwood mix. A few hardwood draws exist with one small creek tributary traversing the property (great for bowhunting). The main road has just been slicked up with a dozer, and two new culverts have been added. A gated entrance is located along the south side of Levi Cooper Road with the paved access being just over one mile or so southeast of Star, MS, and fifteen miles south of Jackson. The Star Water Company's eastern boundary for their service area is also the western boundary for this property, and electric looks to be provided to a tract just to the southwest and down the road to the east. Hence, utilities are not too far away. The property is located within the McLaurin School District. Call Michael Oswald for your private showing today!



MORE THAN  
10K  
FOLLOWERS  
ON FACEBOOK

*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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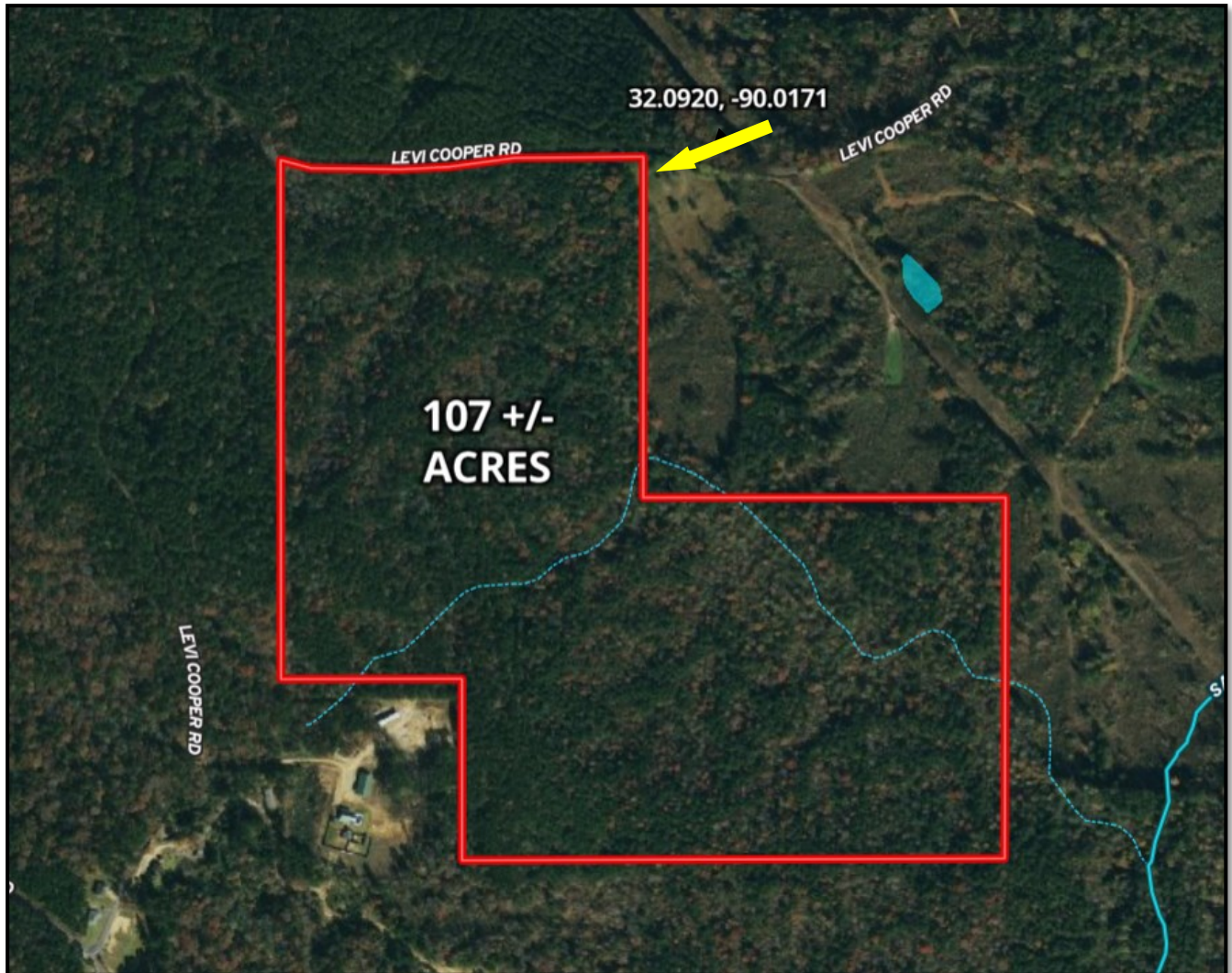
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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)



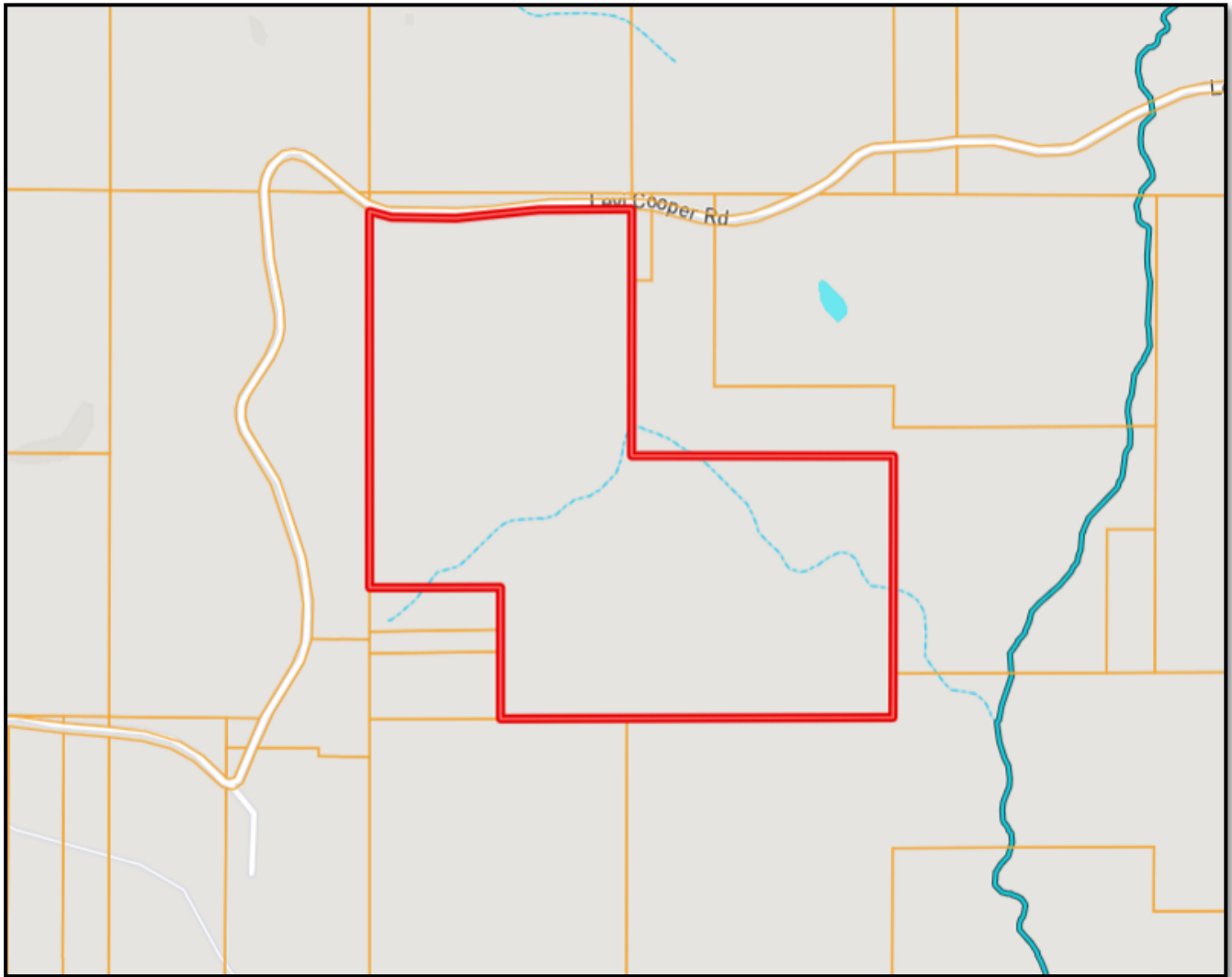
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# OWNERSHIP MAP



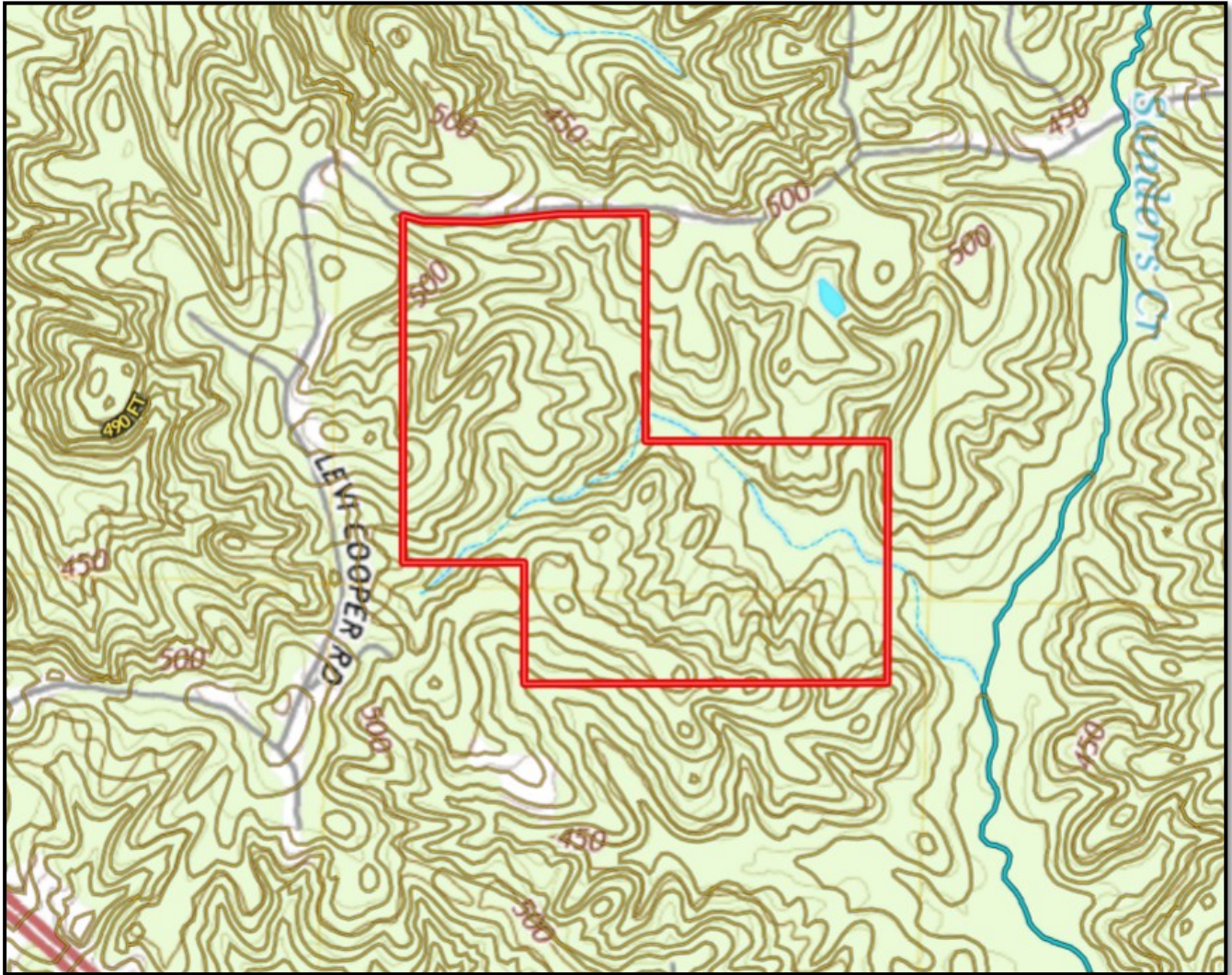
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# TOPO MAP



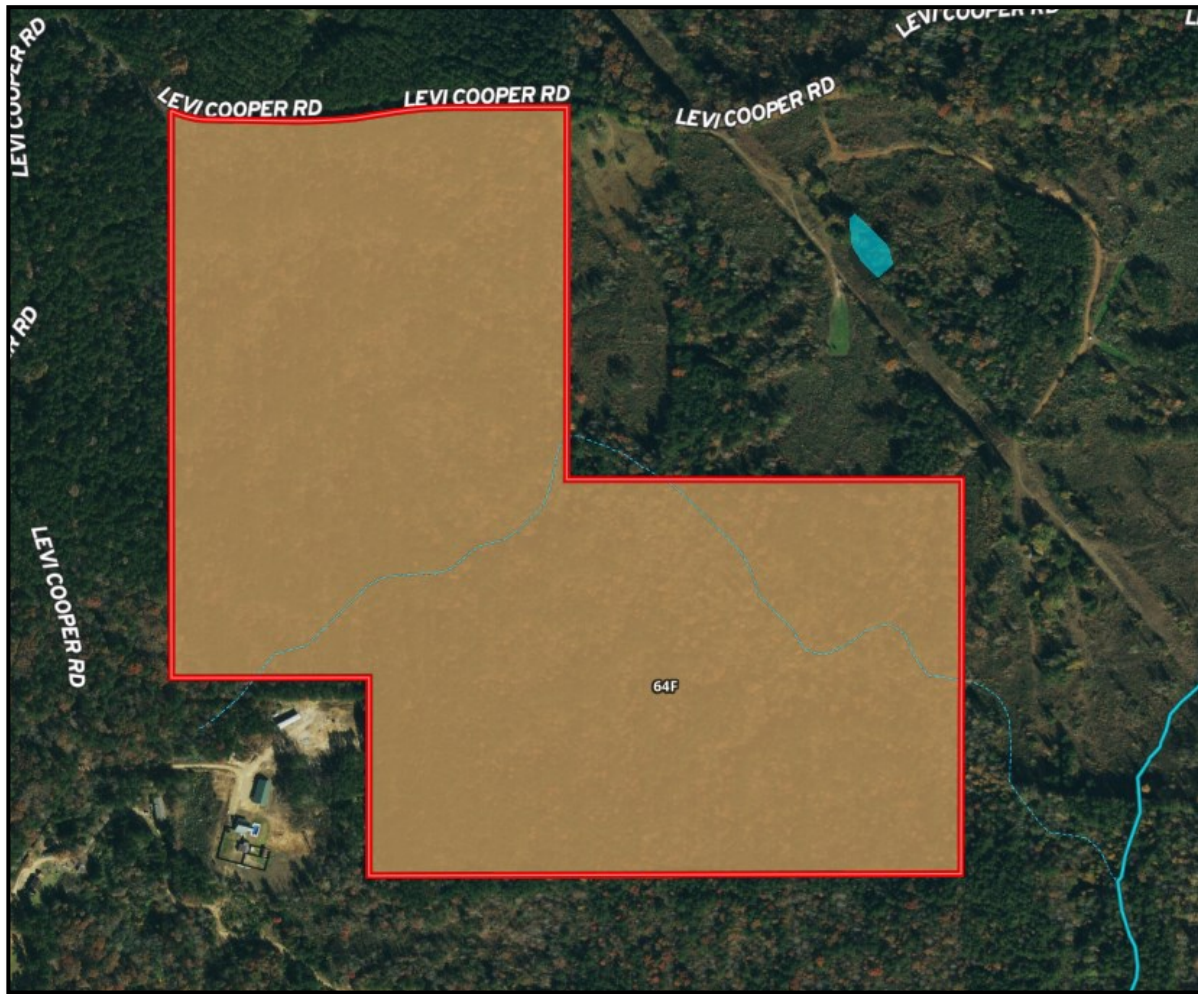
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
64F	Smithdale-Providence association, 8 to 35 percent slopes	107.2	100.0	7e
TOTALS		107.2	100%	7.0



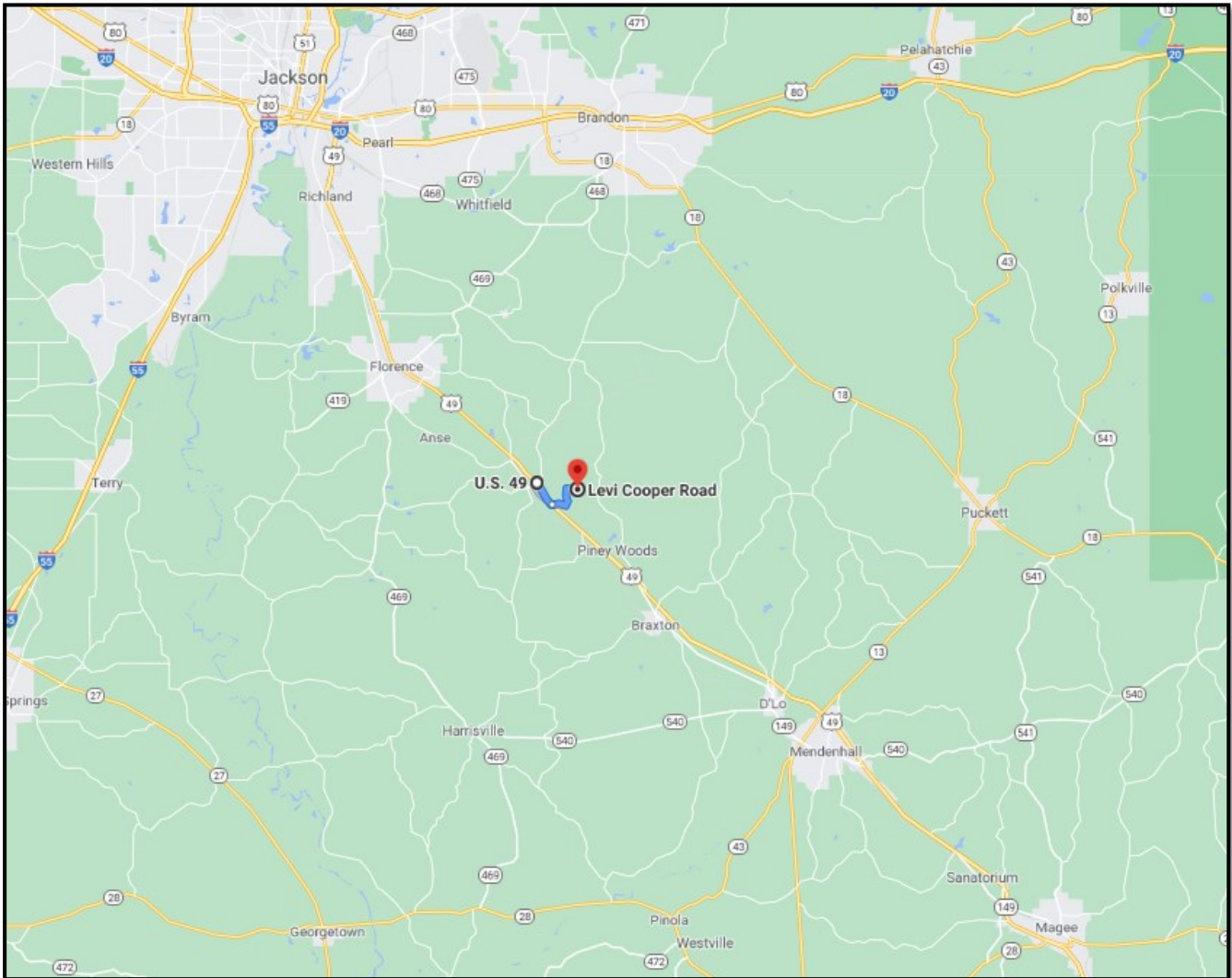
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# DIRECTIONAL MAP



**DIRECTIONS FROM STAR, MS:** Travel Highway 49 South for 2.5 miles. Turn left on Levi Cooper Rd. After approximately 1.6 miles the property will be on the right.  
[GOOGLE MAPS LINK](#)



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