

HUNTING OR TIMBER TRACT

110± ACRES IN RANKIN COUNTY, MS

\$259,999

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 110± 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 Oswalt 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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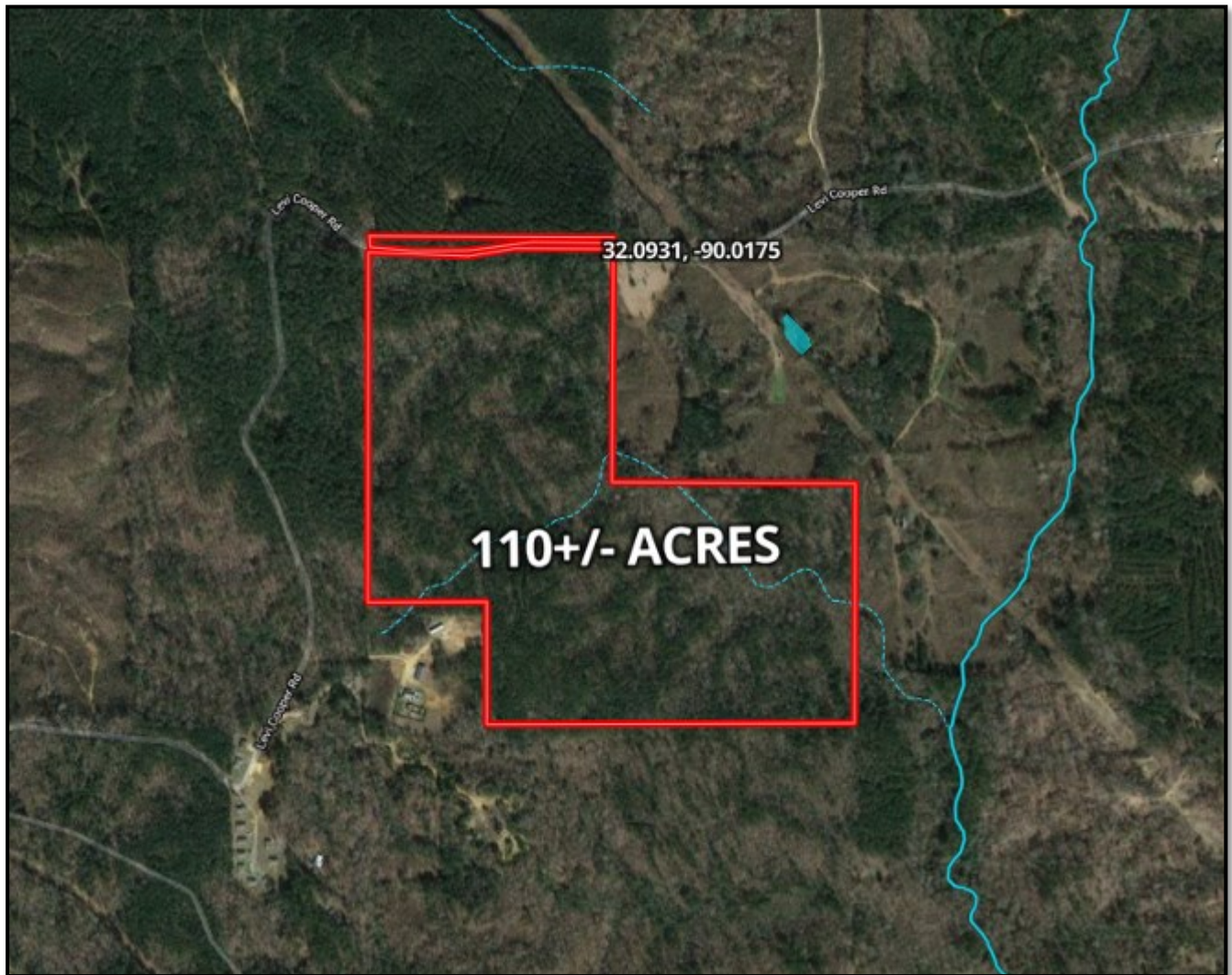
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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)



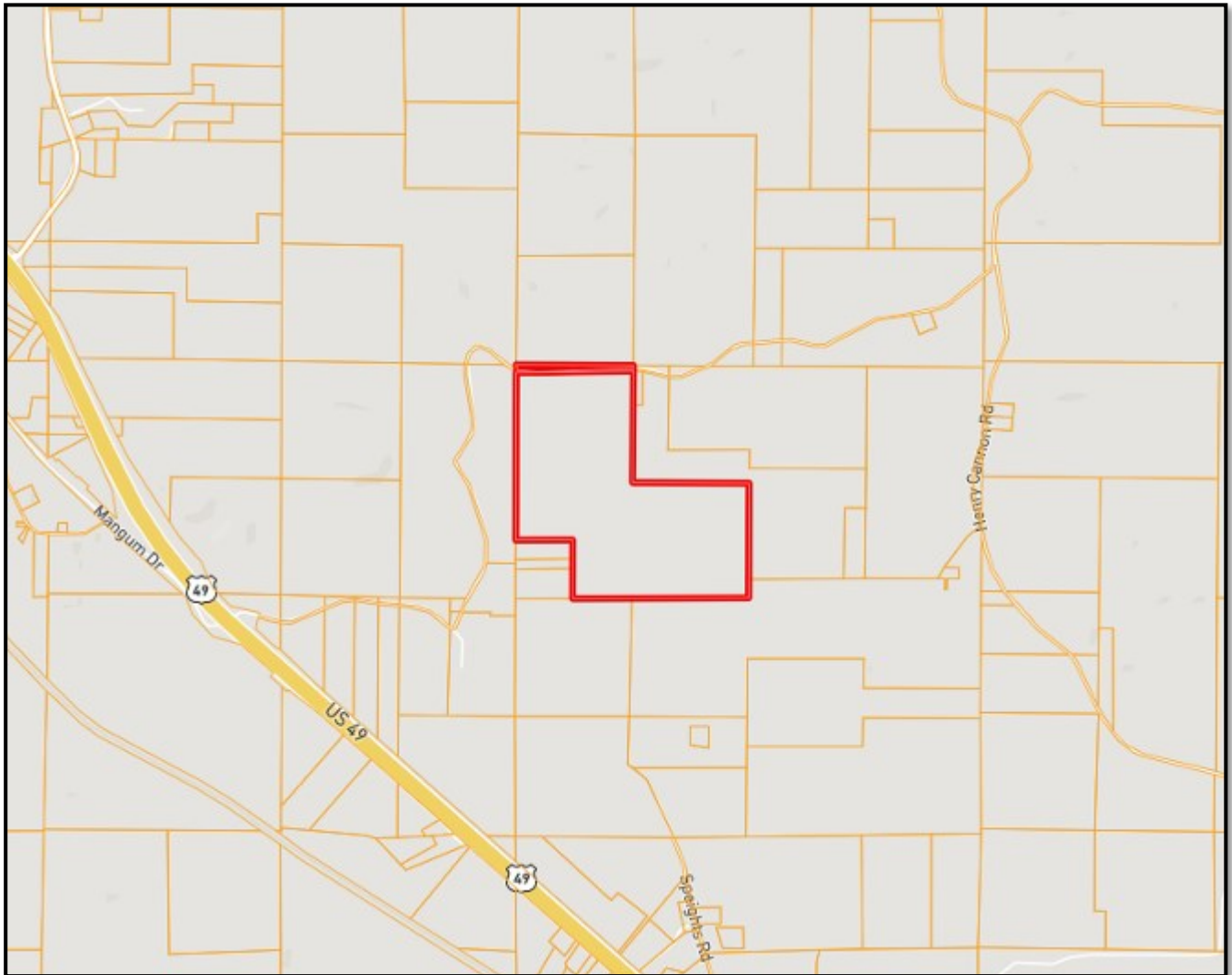
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OWNERSHIP MAP



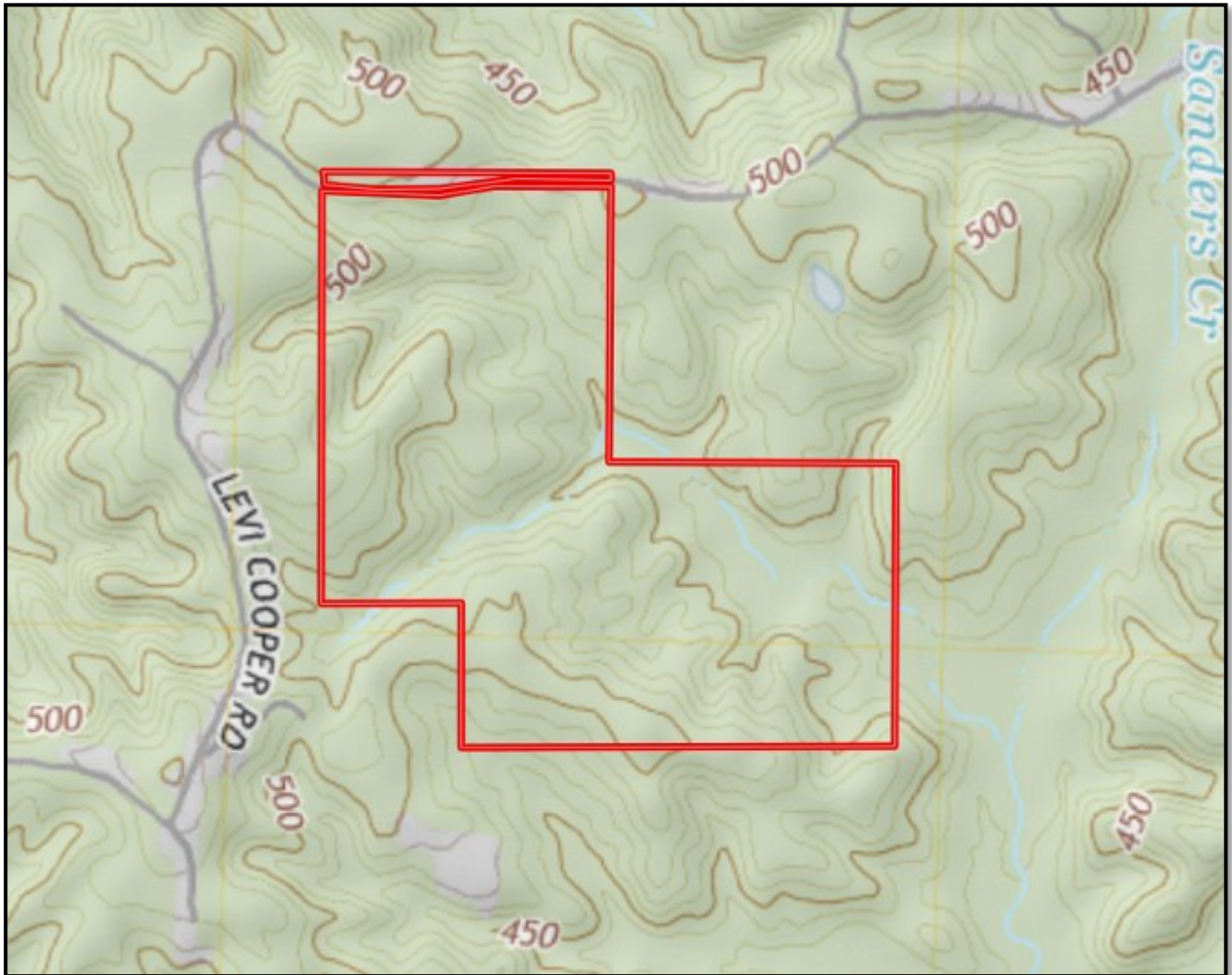
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TOPO MAP



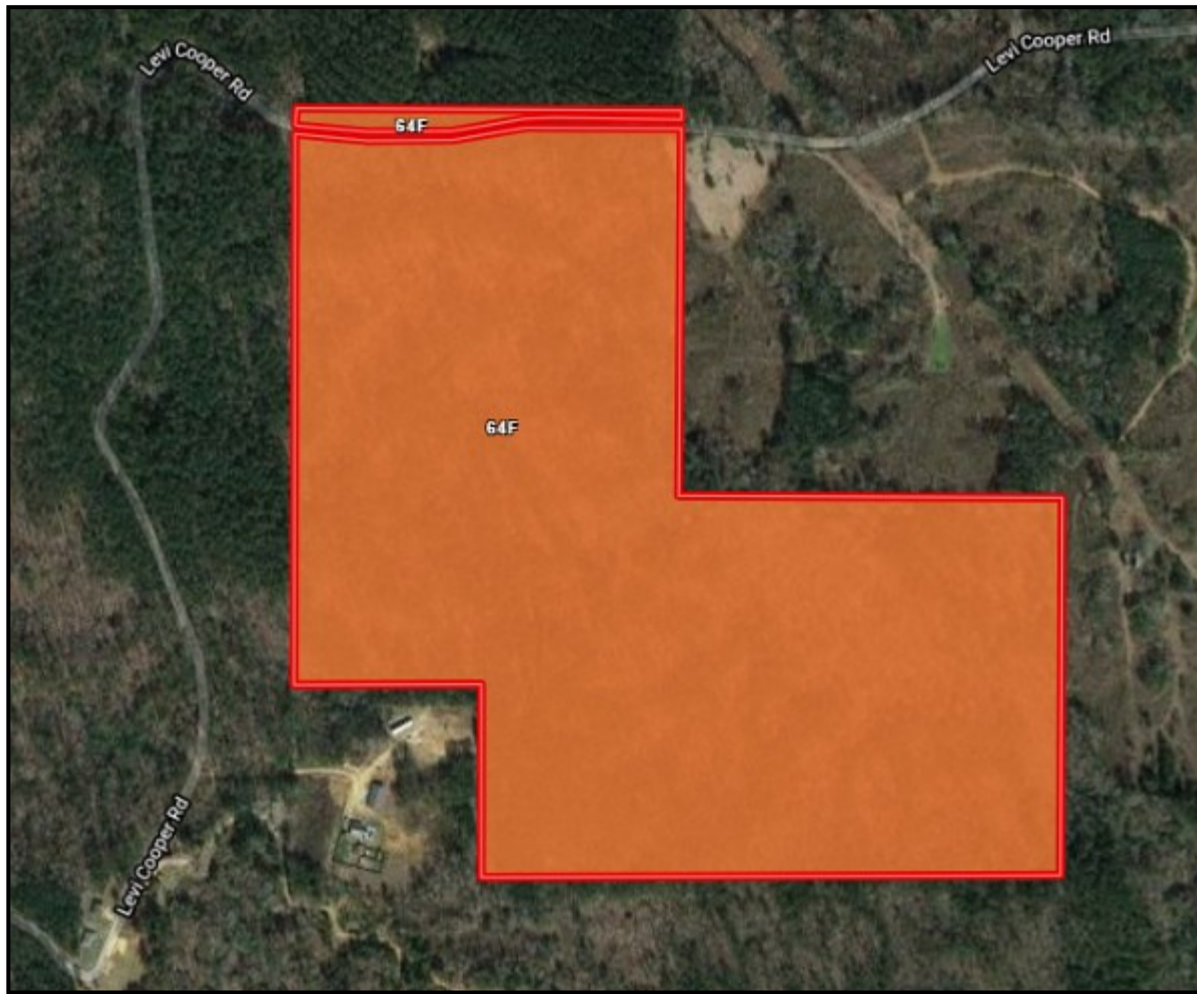
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
64F	Smithdale-Providence association, 8 to 35 percent slopes	108.3	100.0	7e



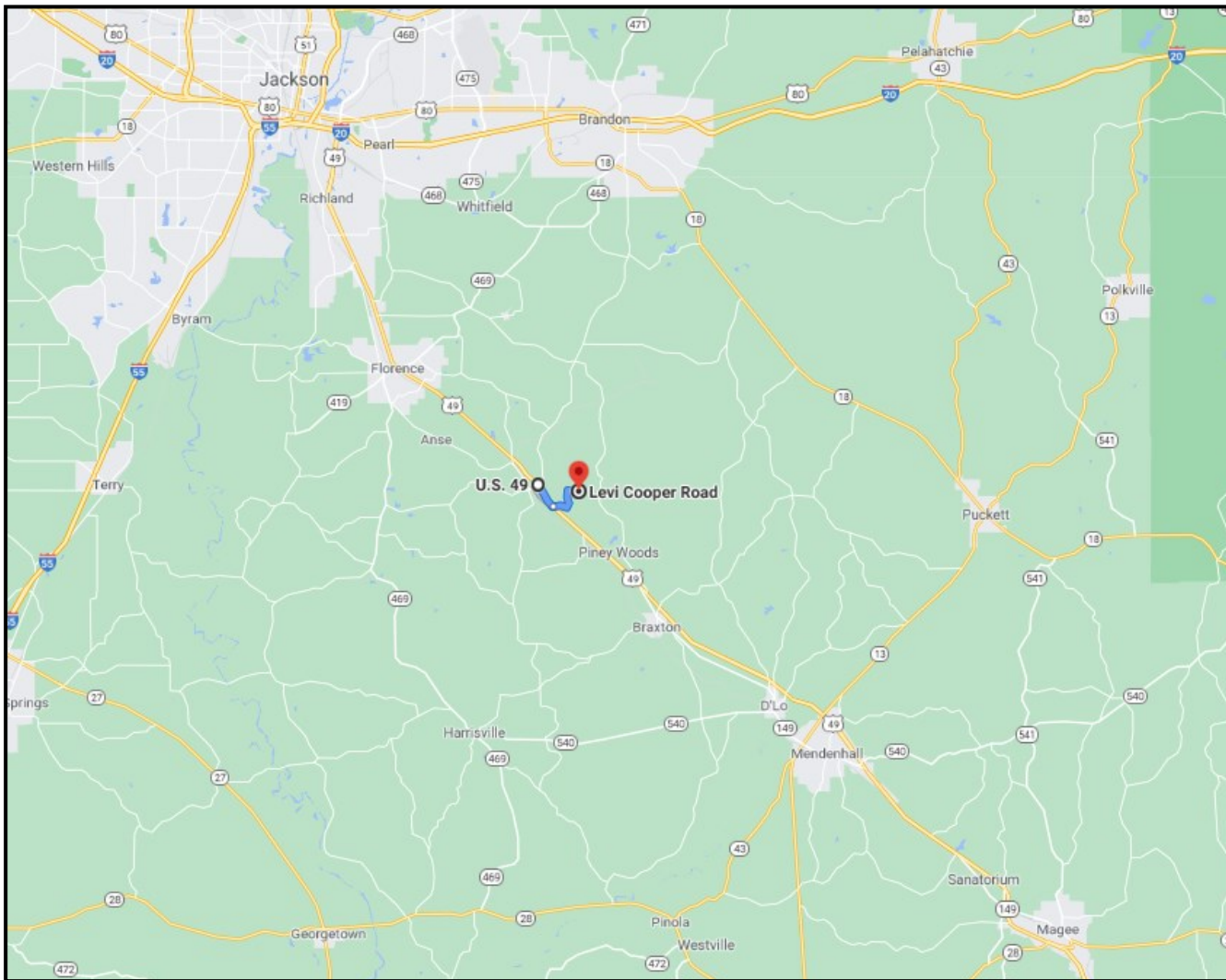
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DIRECTIONAL MAP



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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