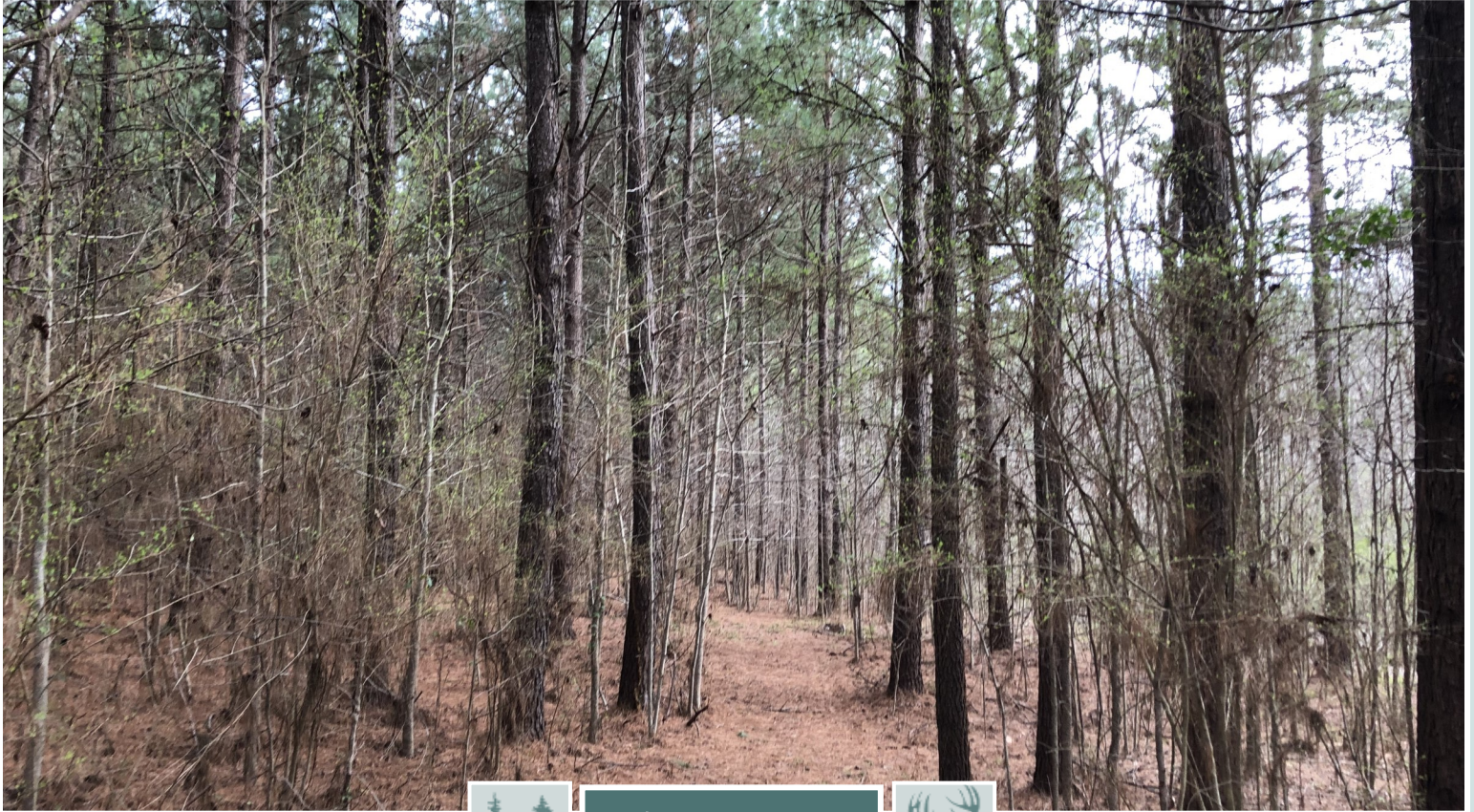


# Residential Estate with Hunting

40.40 ± Acres in Rankin County, MS



\$323,200



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 beaver hole. 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! ADDITIONAL ACREAGE AVAILABLE!



MORE THAN  
10K  
FOLLOWERS  
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*call me today!*

**MICHAEL OSWALT**, ASSOC. BROKER

Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

Licensed in MS, AR & MO



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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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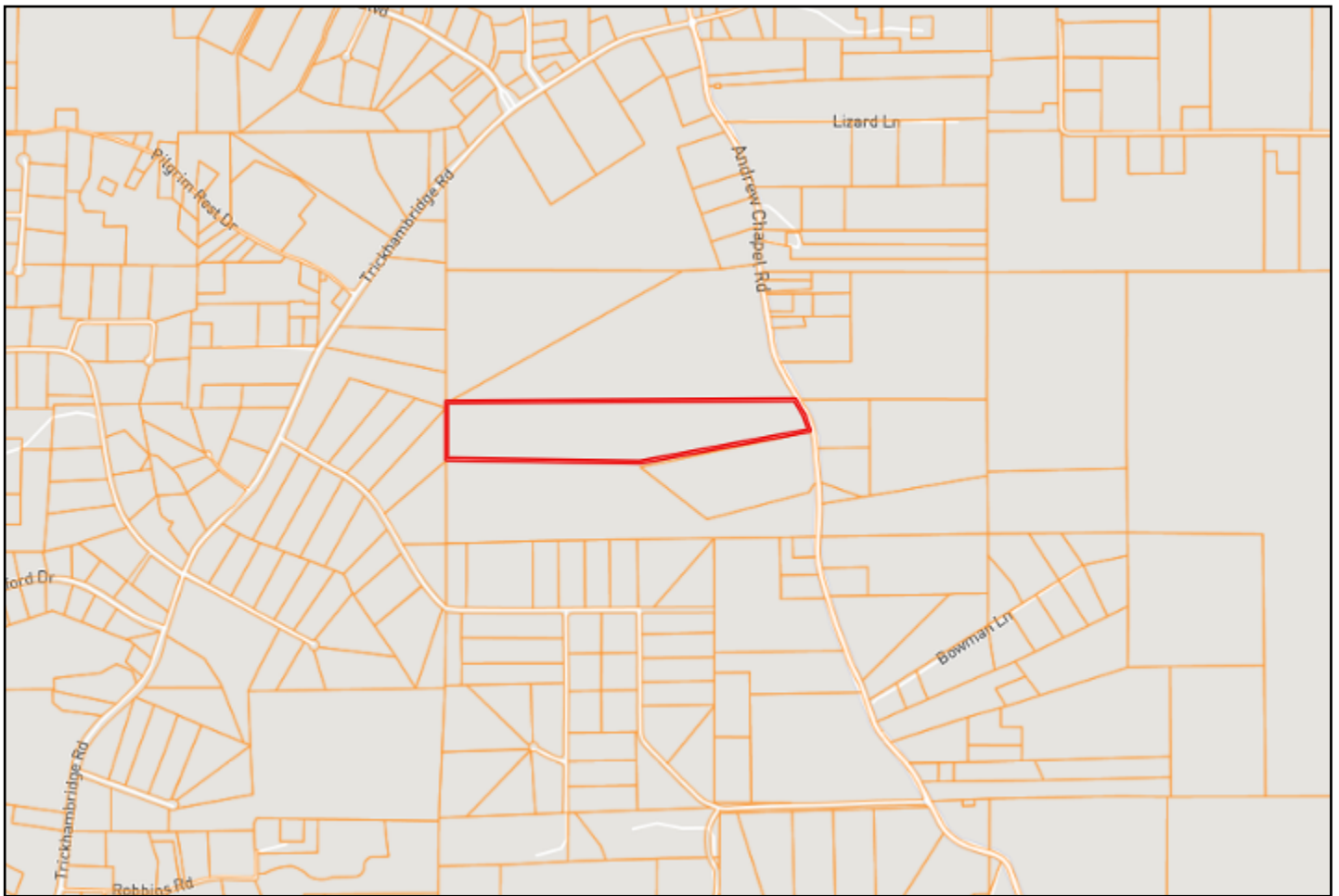


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## OWNERSHIP MAP

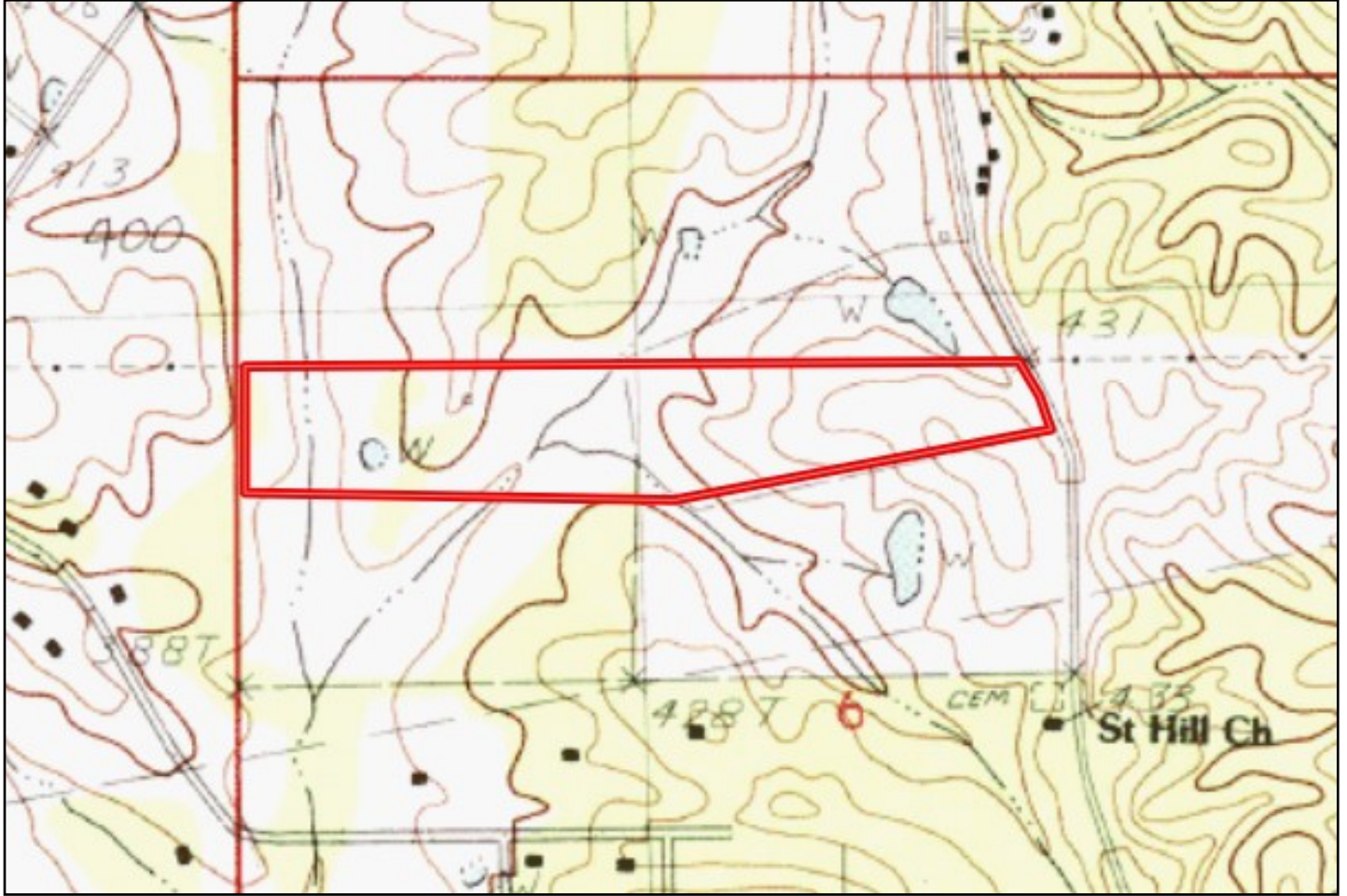
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## TOPO MAP



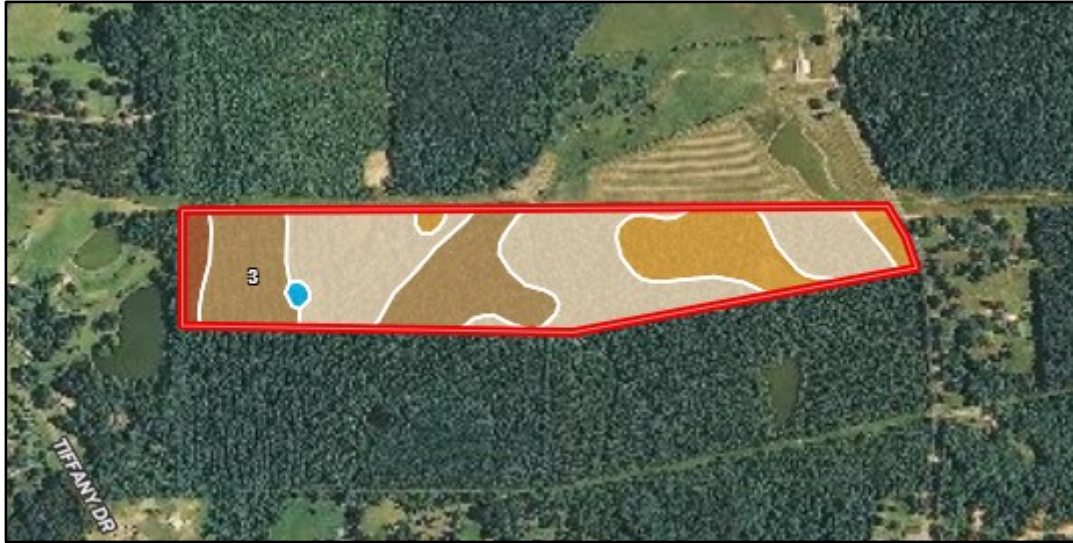
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	11.4	28.04	2w
W	Water	0.3	0.65	-
49C2	Savannah loam, 5 to 8 percent slopes, moderately eroded	20.2	49.61	3e
41B2	Providence silt loam, 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



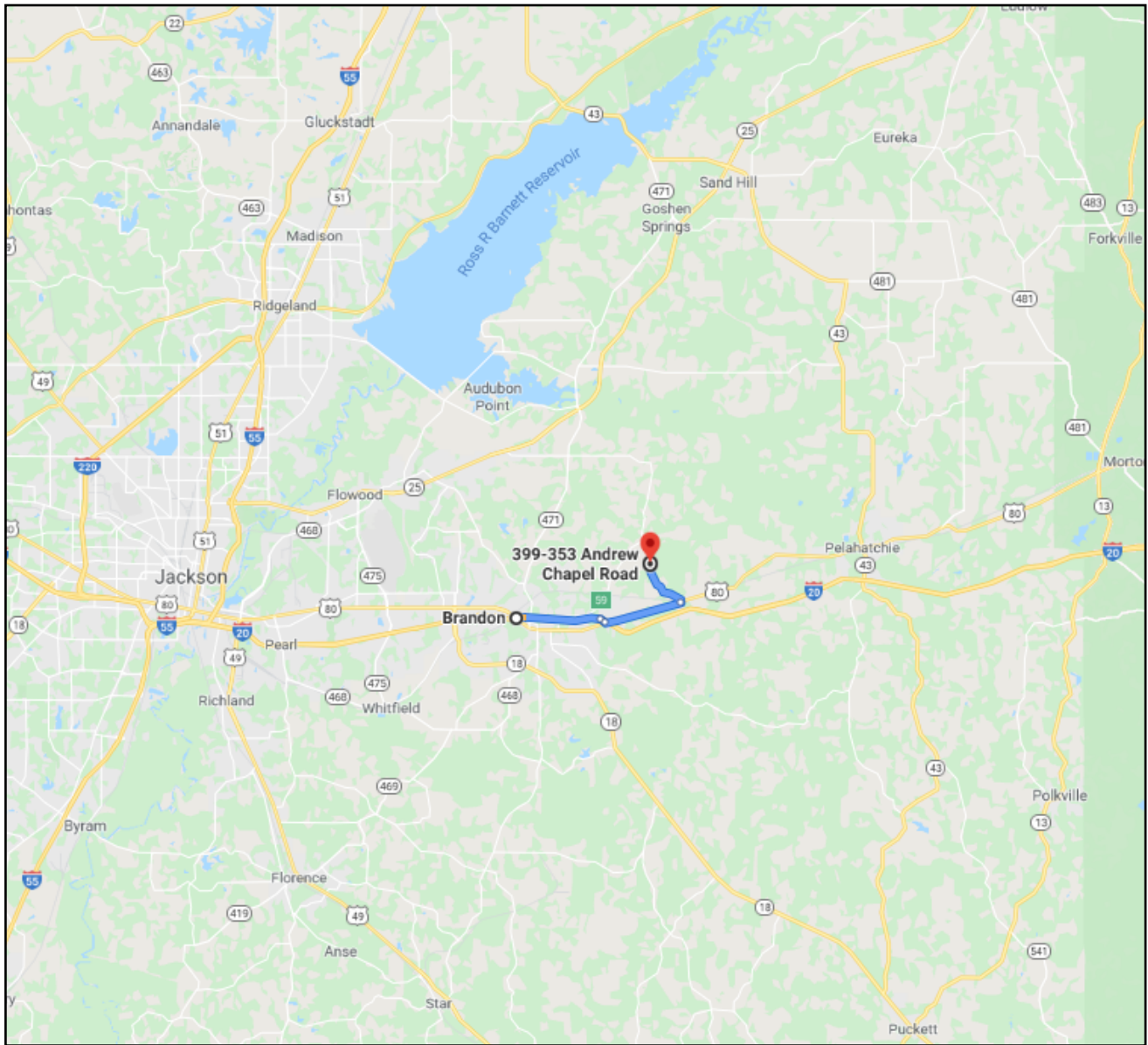
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## DIRECTIONAL MAP

**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



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