# Income Producing

# 440+/- Acres in Rankin County, MS

**$1,694,000**

Check out this income producing 440+/- acre tract in Rankin County, MS. This property has so much to offer including 160+/- acres of crop ground, currently leased through 2020, 80+/- acres of cutover that was cut 3 years ago with plans to replant trees this year, 200+/- acres of 36 year old plantation pine. This property offers current lease income with the opportunity to extend the lease. There is also substantial value in the standing timber. With this heavily wooded property, don't miss out on the hunting opportunity as well. Signs of deer are everywhere, along with four shooting houses, two are raised. The property is located in the Pisgah school district with utilities available. Don't miss out on this opportunity, call Bill today!

From the intersection of MS-25 and MS-43 in Pelahatchie, MS: Travel south on MS-43 for 6.2 miles and continue to MS-481 south for one mile, and the property will be on the right.
Address: Hwy 481, Pelahatchie, MS 39145

*call me today!*

**BILL PATRICK**, REALTOR®
Bill@TomSmithLand.com
601.898.2772 office | 601.573.0749 cell

Tom Smith LAND AND HOMES
Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

**BILL PATRICK**, REALTOR®
Bill@TomSmithLand.com
601.898.2772 **office** | 601.573.0749 **cell**


Tom Smith LAND AND HOMES
Expect More. Get More.

2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE
RLI MISSISSIPPI CHAPTER

**TomSmithLandandHomes.com**


Information is believed to be accurate but not guaranteed.

**BILL PATRICK**, REALTOR®
Bill@TomSmithLand.com
601.898.2772 **office** | 601.573.0749 **cell**


Tom Smith LAND AND HOMES
Expect More. Get More.

**TomSmithLandandHomes.com**


Information is believed to be accurate but not guaranteed.

**BILL PATRICK**, REALTOR®
Bill@TomSmithLand.com
601.898.2772 office | 601.573.0749 cell


Tom Smith LAND AND HOMES
Expect More. Get More.

**TomSmithLandandHomes.com**


Information is believed to be accurate but not guaranteed.

**BILL PATRICK**, REALTOR®
Bill@TomSmithLand.com
601.898.2772 **office** | 601.573.0749 **cell**


Tom Smith LAND AND HOMES
Expect More. Get More.

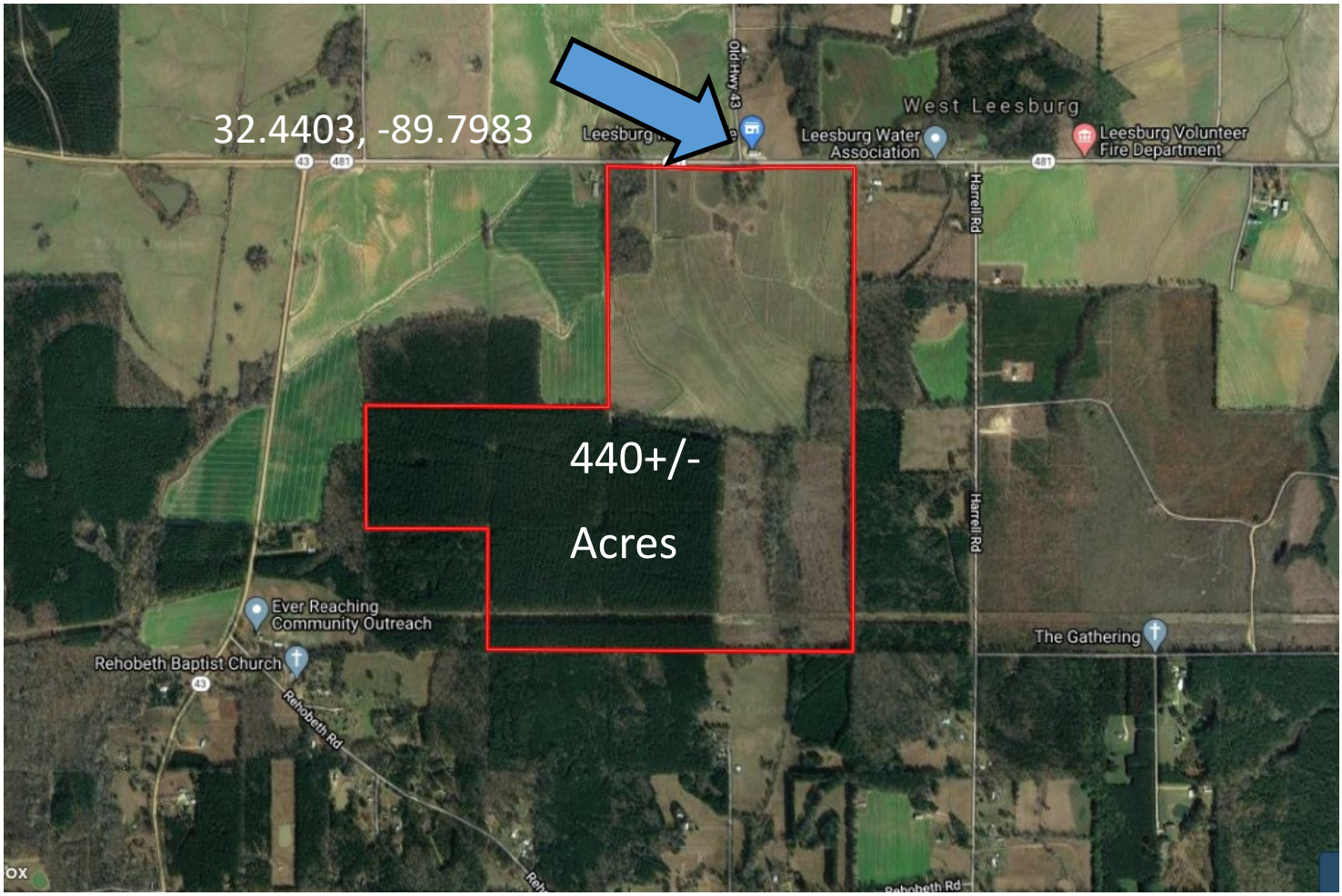
LandReport 2011-2019 AMERICA'S BEST BROKERAGES

REALTORS® LAND INSTITUTE RLI MISSISSIPPI CHAPTER

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Aerial Map





**BILL PATRICK**, REALTOR®
Bill@TomSmithLand.com
601.898.2772 office | 601.573.0749 cell


Tom Smith LAND AND HOMES
Expect More. Get More.

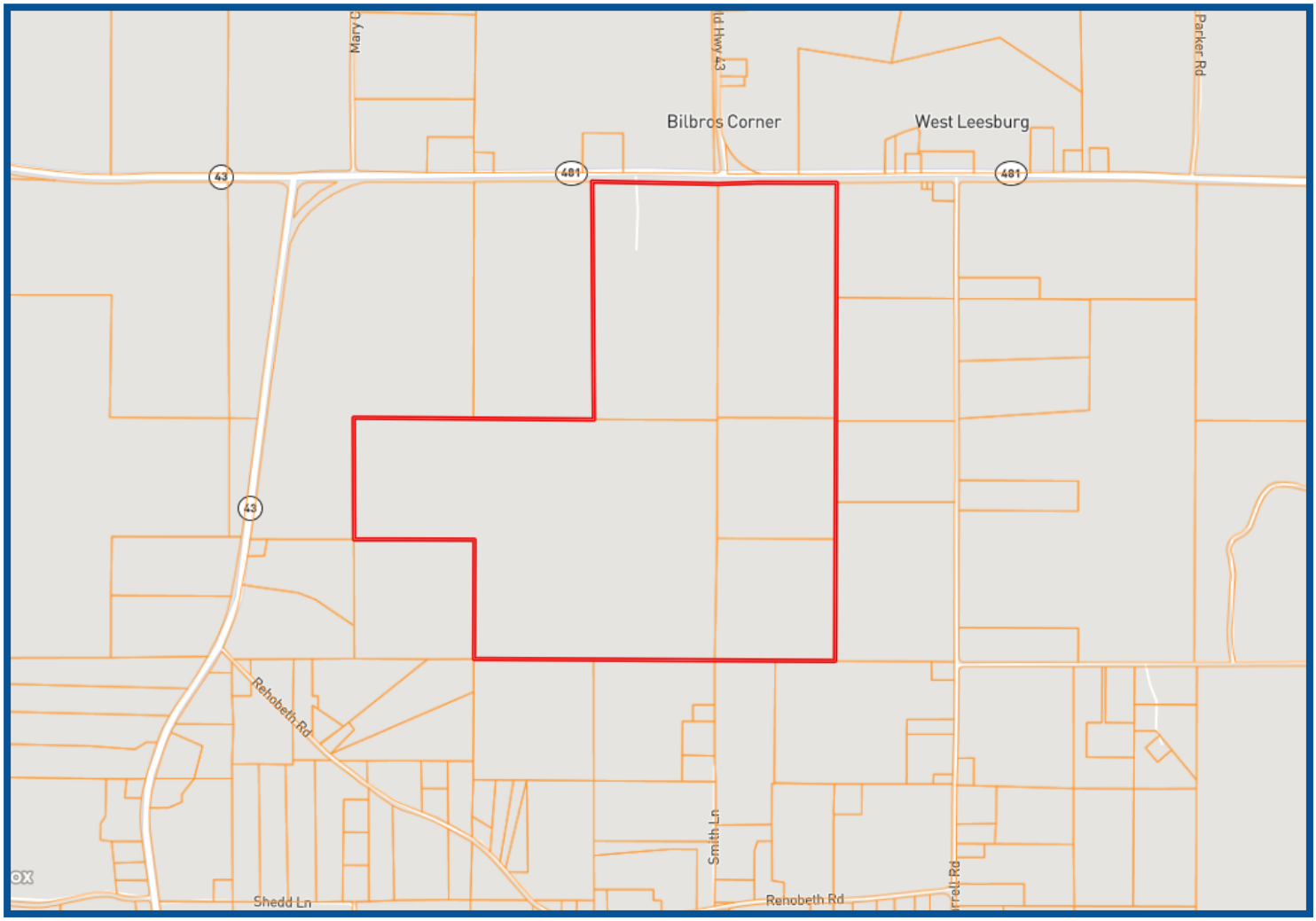
2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE
RLI MISSISSIPPI CHAPTER

**TomSmithLandandHomes.com**


Information is believed to be accurate but not guaranteed.

# Ownership Map





**BILL PATRICK**, REALTOR®
Bill@TomSmithLand.com
601.898.2772 **office** | 601.573.0749 **cell**


Tom Smith LAND AND HOMES
Expect More. Get More.

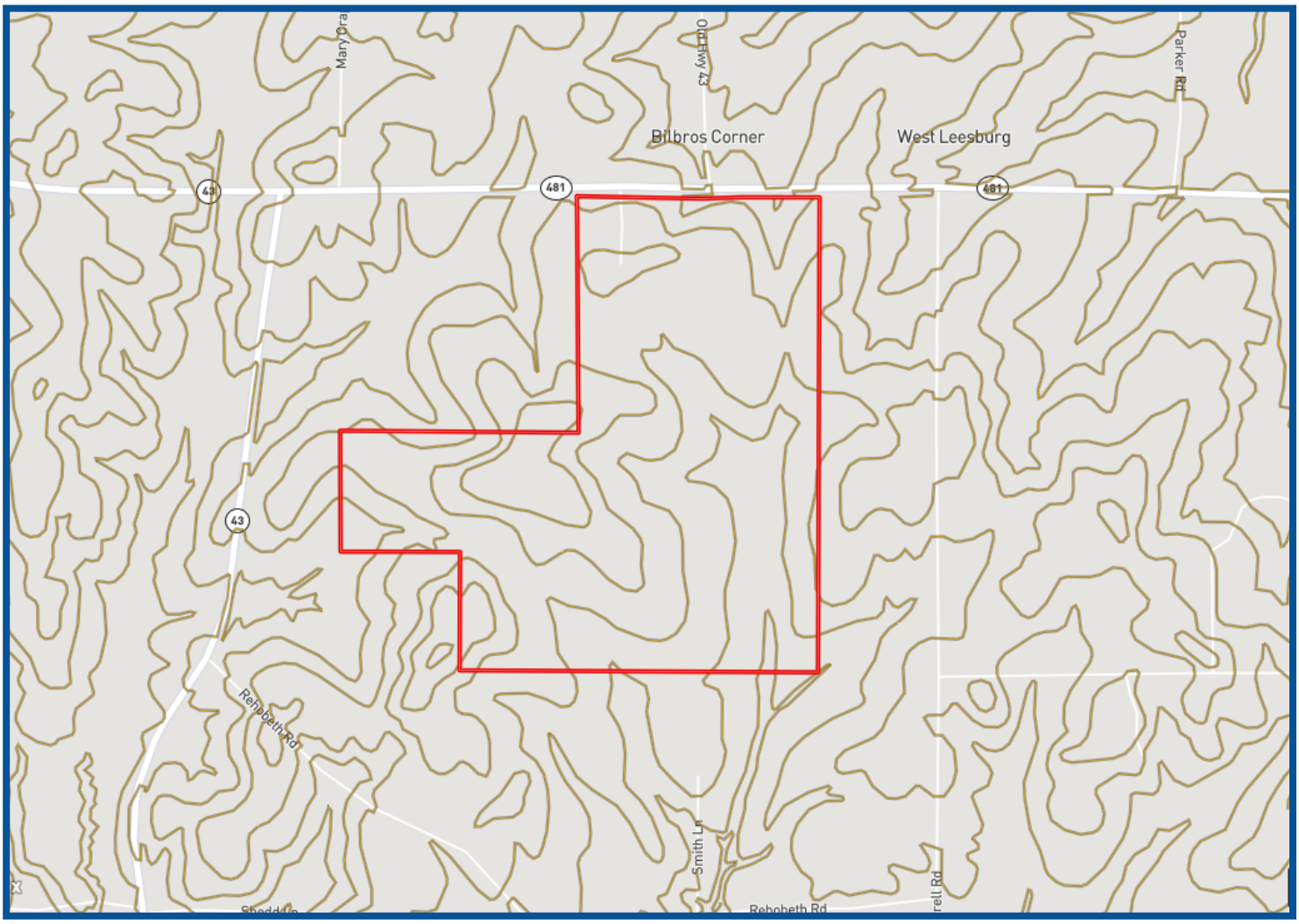
2011-2019 BEST BROKERAGES — LandReport

REALTORS® LAND INSTITUTE — RLI MISSISSIPPI CHAPTER

**TomSmithLandandHomes.com**


Information is believed to be accurate but not guaranteed.

# Topo Map



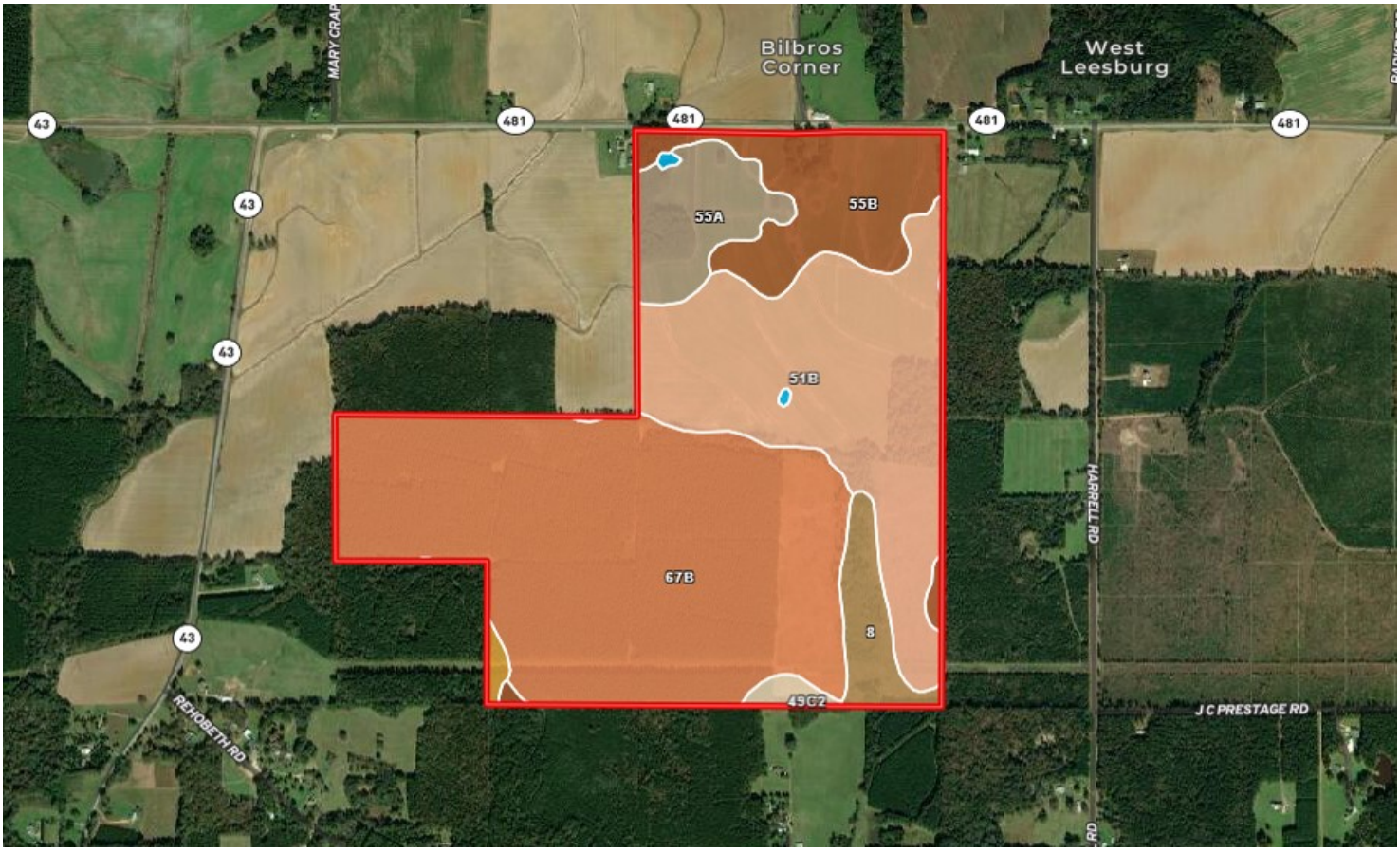

**BILL PATRICK,** REALTOR®
Bill@TomSmithLand.com
601.898.2772 office | 601.573.0749 cell

Tom Smith LAND AND HOMES
Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Soil Map




| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|---|---|---|---|---|
| 8 | Urbo silty clay loam, 0 to 2 percent slopes, occasionally flooded, blackland prairie | 17.9 | 4.03 | 2w |
| W | Water | 0.8 | 0.18 | - |
| 49C2 | Savannah loam, 5 to 8 percent slopes, moderately eroded | 3.8 | 0.86 | 3e |
| 35B2 | Tippah silt loam, 2 to 5 percent slopes, eroded | 2.4 | 0.54 | 2e |
| 55B | Kipling silt loam, 2 to 5 percent slopes | 51.3 | 11.56 | 3e |
| 55A | Kipling silt loam, 0 to 2 percent slopes | 29.7 | 6.68 | 3w |
| 51B | Falkner silt loam, 2 to 5 percent slopes | 122.1 | 27.52 | 3e |
| 67B | Kipling-Falkner association, undulating | 215.6 | 48.59 | 4e |
| 55C2 | Kipling silt loam, 5 to 8 percent slopes, moderately eroded | 0.1 | 0.02 | 4e |
| TOTALS | | 443.7 | 100% | 3.43 |


LandReport 2011-2019 AMERICA'S BEST BROKERAGES

REALTORS® LAND INSTITUTE RLI MISSISSIPPI CHAPTER

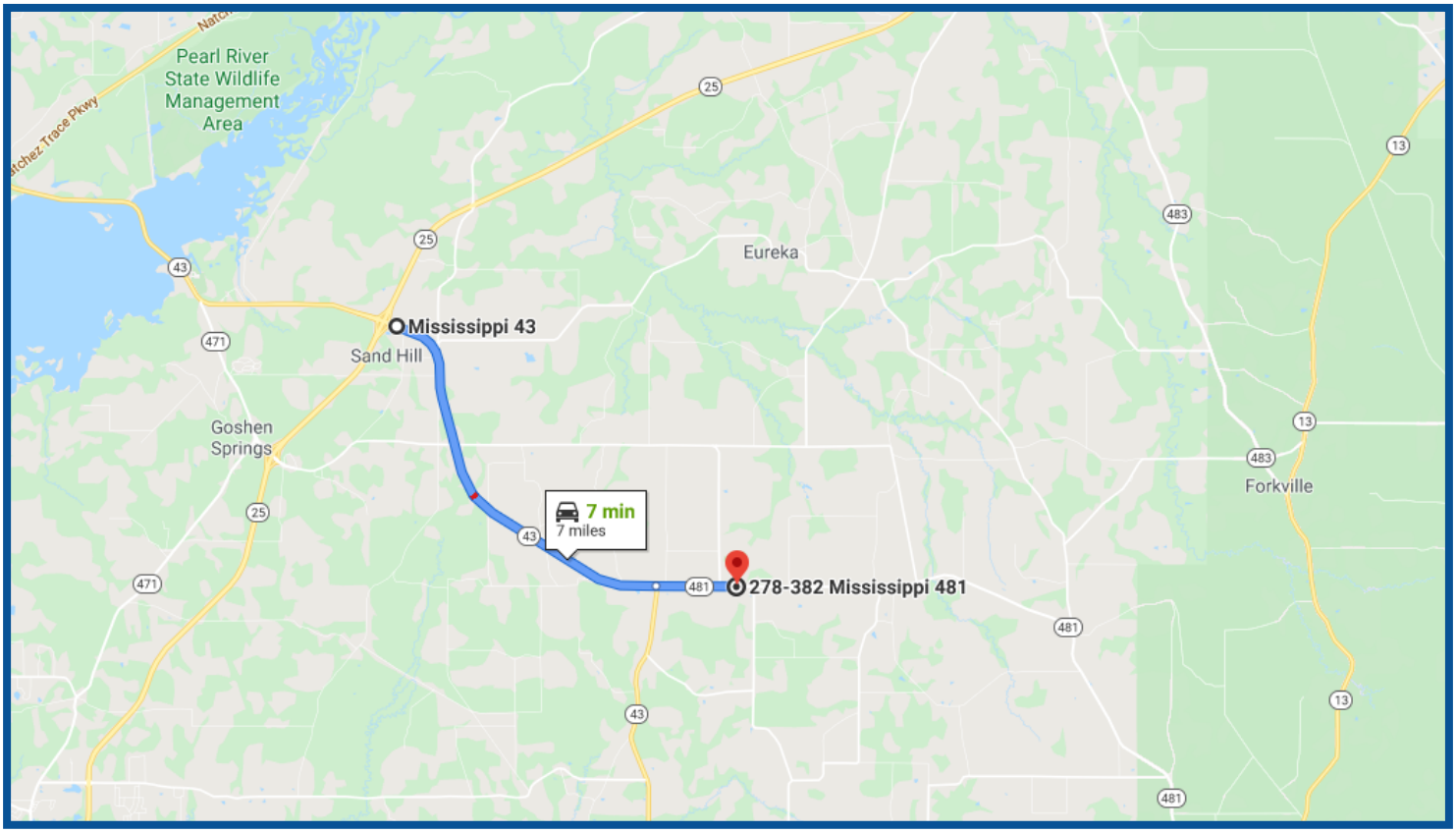
**BILL PATRICK**, REALTOR®
Bill@TomSmithLand.com
601.898.2772 office | 601.573.0749 cell

Tom Smith LAND AND HOMES
Expect More. Get More.

**TomSmithLandandHomes.com**


Information is believed to be accurate but not guaranteed.

# Directional Map




From the intersection of MS-25 and MS-43 in Pelehatchie, MS: Travel south on MS-43 for 6.2 miles and continue to MS-481 south for one mile, and the property will be on the right.

Address: Hwy 481, Pelehatchie, MS 39145


BILL PATRICK, REALTOR®
Bill@TomSmithLand.com
601.898.2772 office | 601.573.0749 cell


Tom Smith LAND AND HOMES
Expect More. Get More.

2011-2019 BEST BROKERAGES

REALTORS® LAND INSTITUTE
RLI MISSISSIPPI CHAPTER

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.