CROOKED CREEK FARM

349.51± ACRES IN RANKIN COUNTY, MS

$1,750,000

Welcome to Crooked Creek Farm! Conveniently located on 349.51± acres in Rankin County, MS, this farm has been owned by one family for over 20+ years and the pride in ownership shows. As you enter the gated entrance to the property, you will begin to notice this farm's diversity. The mature hardwood timber will quickly catch your attention with ample areas for bow hunting and turkey roosts. The property features a rustic, 1.400± sq ft cabin, set back along the wood line, featuring one bathroom, a loft bedroom and a large front porch, a large back porch with a spacious deck, and an enclosed porch at the end of the wooden walkway. This property has hosted numerous social gatherings, events, and intimate weddings. The property also includes a seven–stall horse stable with fenced and cross-fenced horse pastures and an enclosed horse walker. A 3± acre pond provides water for the horses or fishing for the owners and guests. This property has a little bit of everything and is waiting for someone to come and make it their own! Call Bill Patrick for your private showing today!

DIRECTIONS FROM BRANDON, MS: Travel 18 East to Hwy 468/Whitfield Road. Travel 4.6 miles and turn left on Hwy 469. After 1.2 miles the entrance to the property will be on your right. **GOOGLE MAP LINK**

call me today!

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

2011-2020 BEST BROKERAGES

REALTORS LAND INSTITUTE

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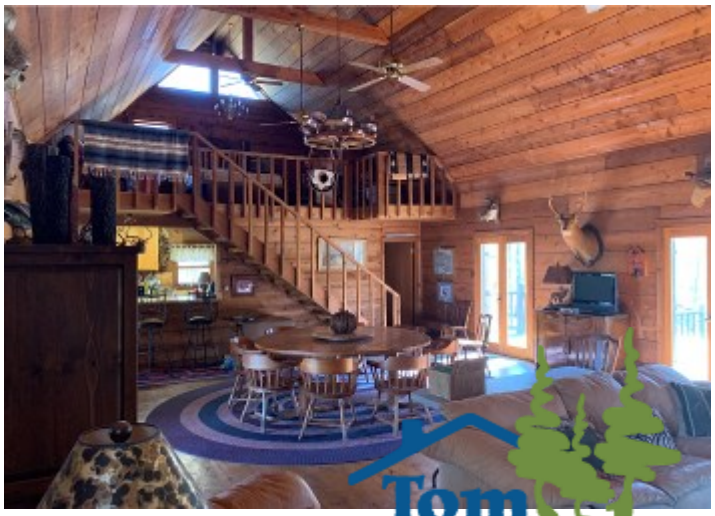

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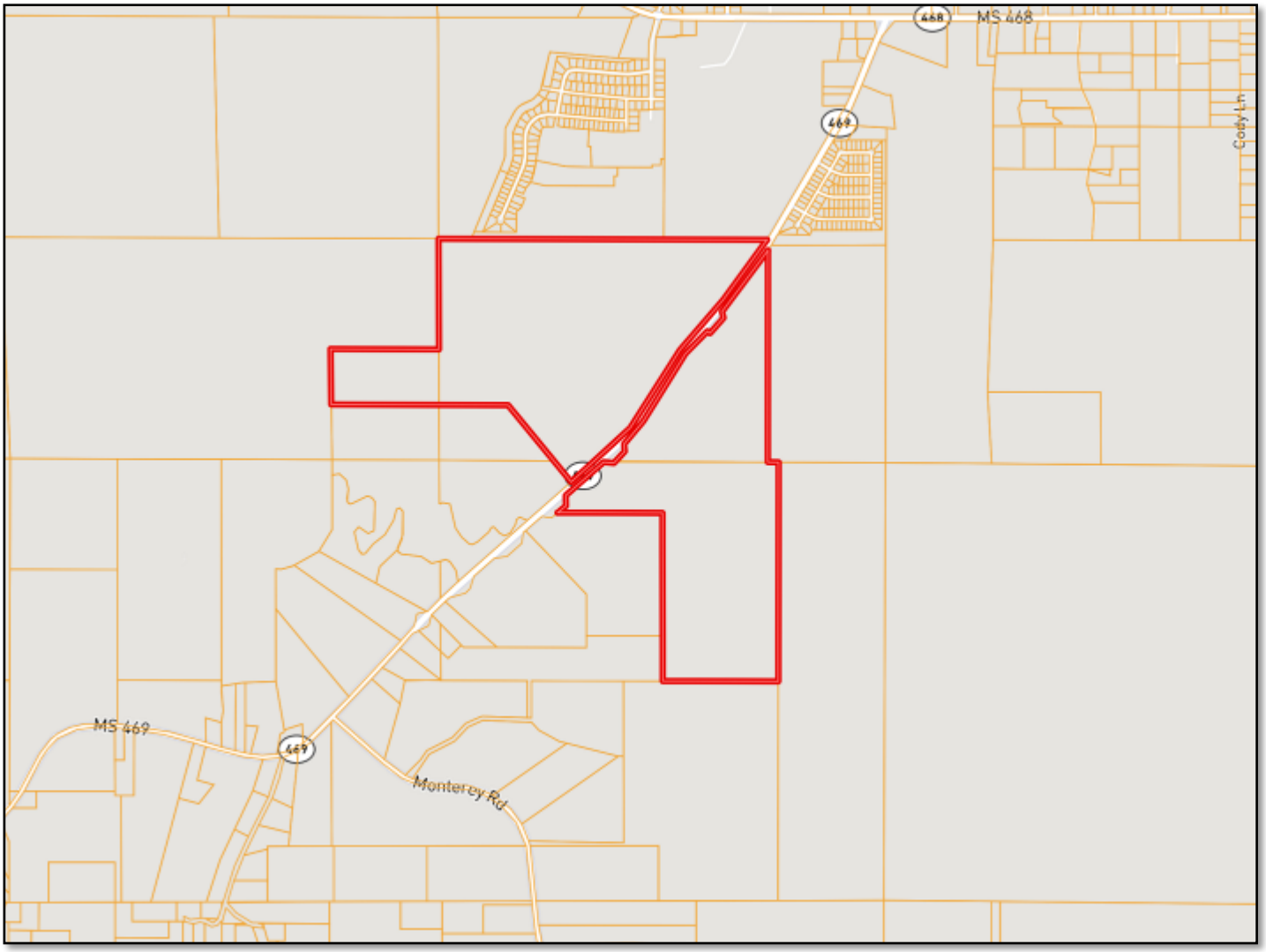
Ownership Map



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Aerial Map

Click HERE for an Interactive Map

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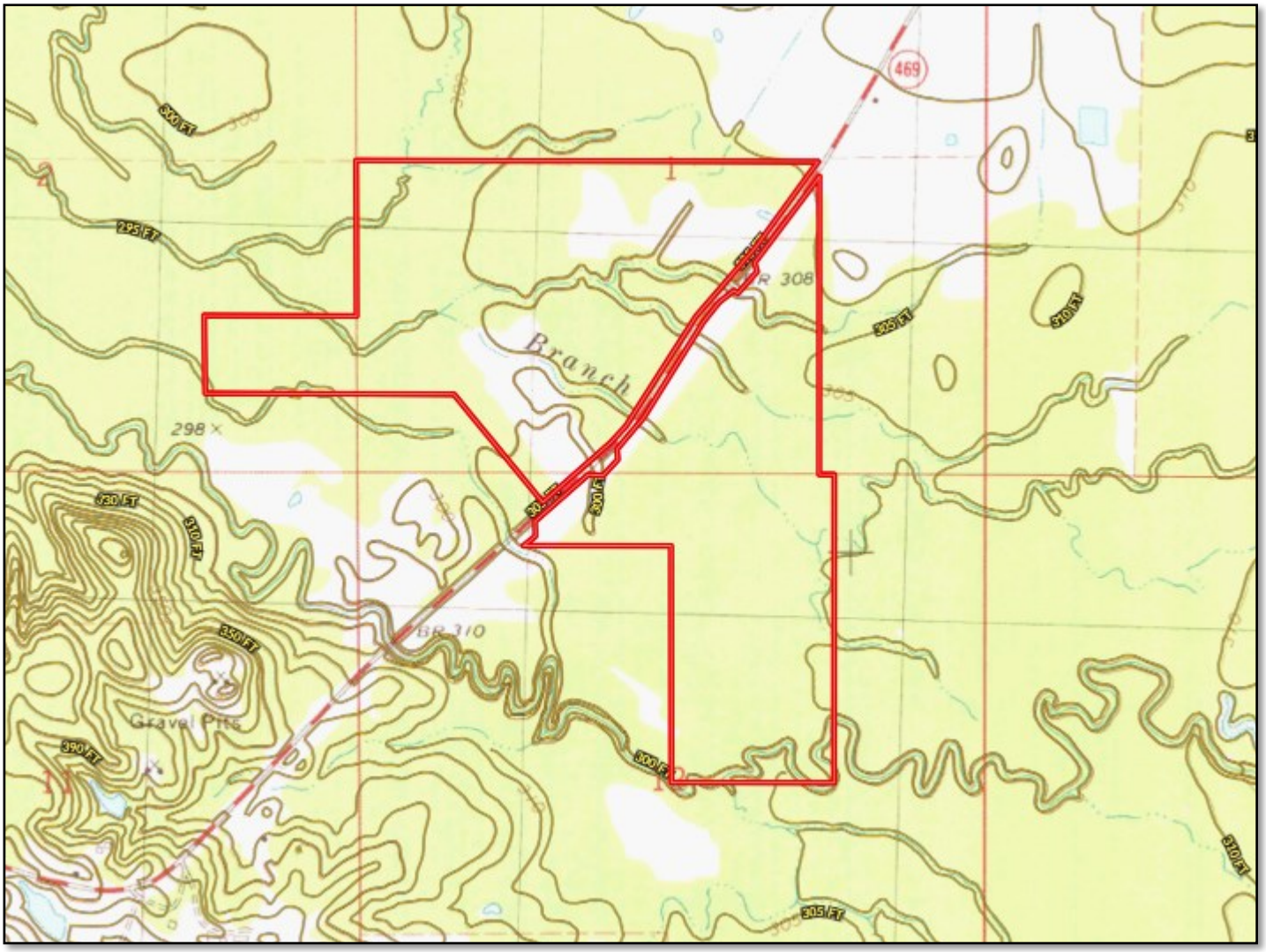
Topo Map



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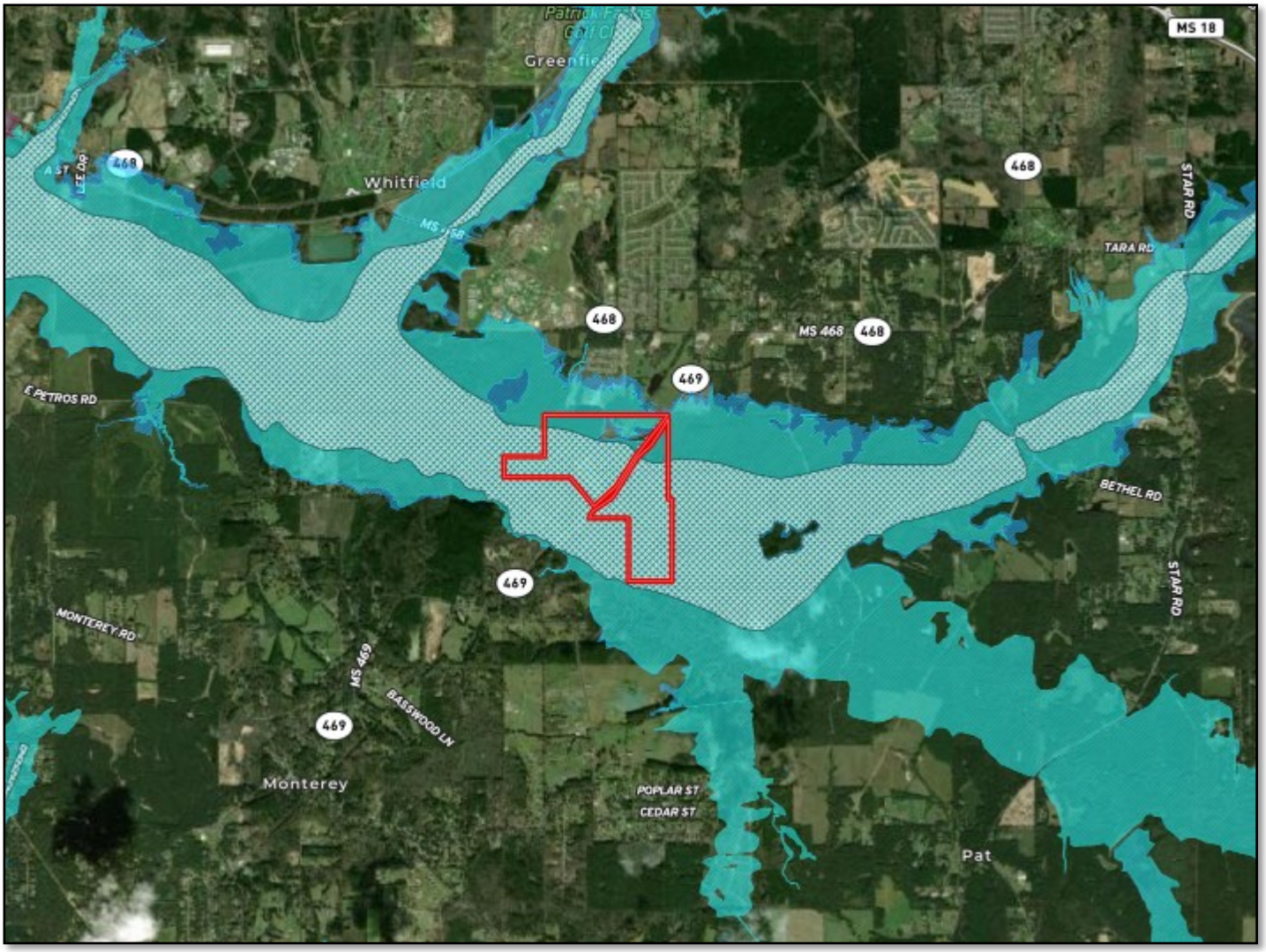
Flood Map



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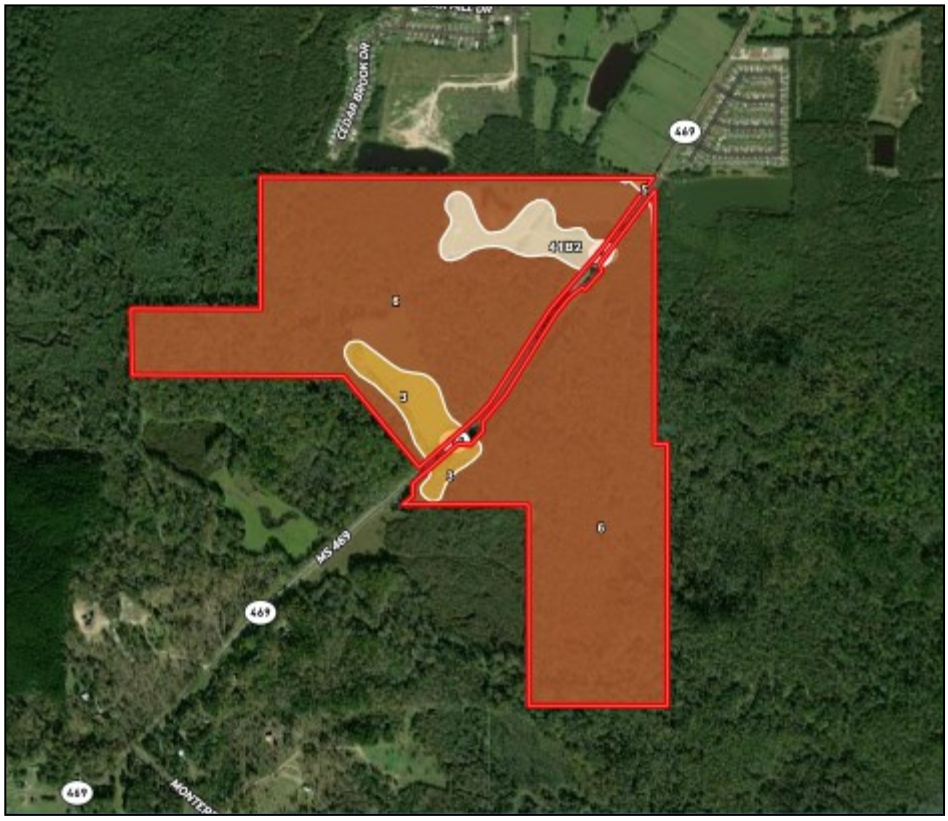

Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
22A	Tippo silt loam, 0 to 2 percent slopes, occasionally flooded	0.1	0.03	2w
5	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	0.9	0.24	2w
41B2	Providence silt loam, 2 to 5 percent slopes, eroded	14.6	4.16	2e
3	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	15.7	4.46	2w
6	Oaklimeter-Gillsburg association, frequently flooded	320.6	91.1	4w

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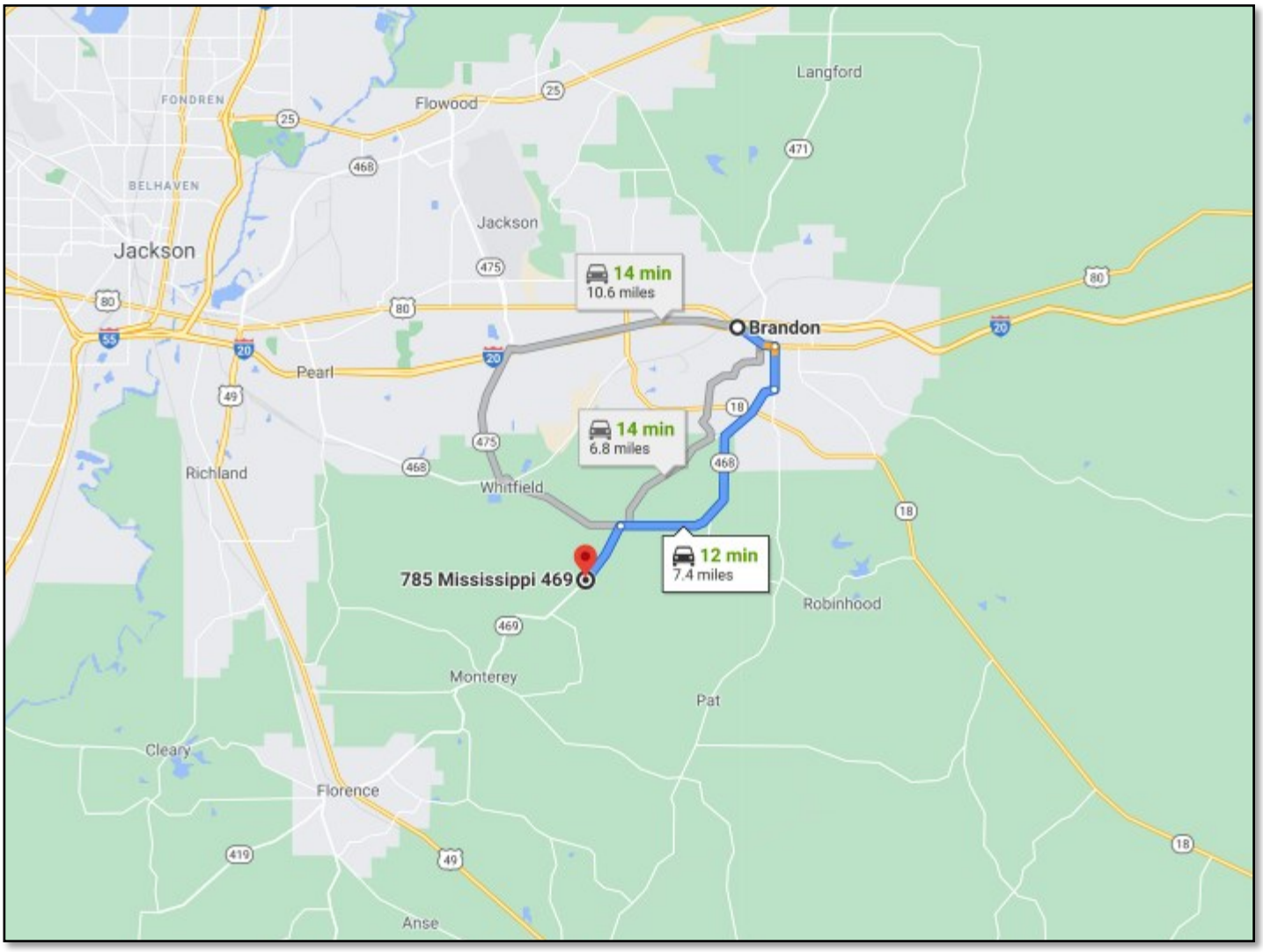
Directional Map



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