

\$80,000

IP Road Tract

"Country living in the city"

***Surveyed 4 acres
Rankin County, MS***



- Perfect spot to build your custom home!
- Great Location!!!
 - 10 minutes to Brandon
 - 5 minutes to downtown Pelahatchie and East Rankin Academy
 - In Pelahatchie city limits
 - Easy access to Hwy 80 and Interstate 20
- Water and electricity on site

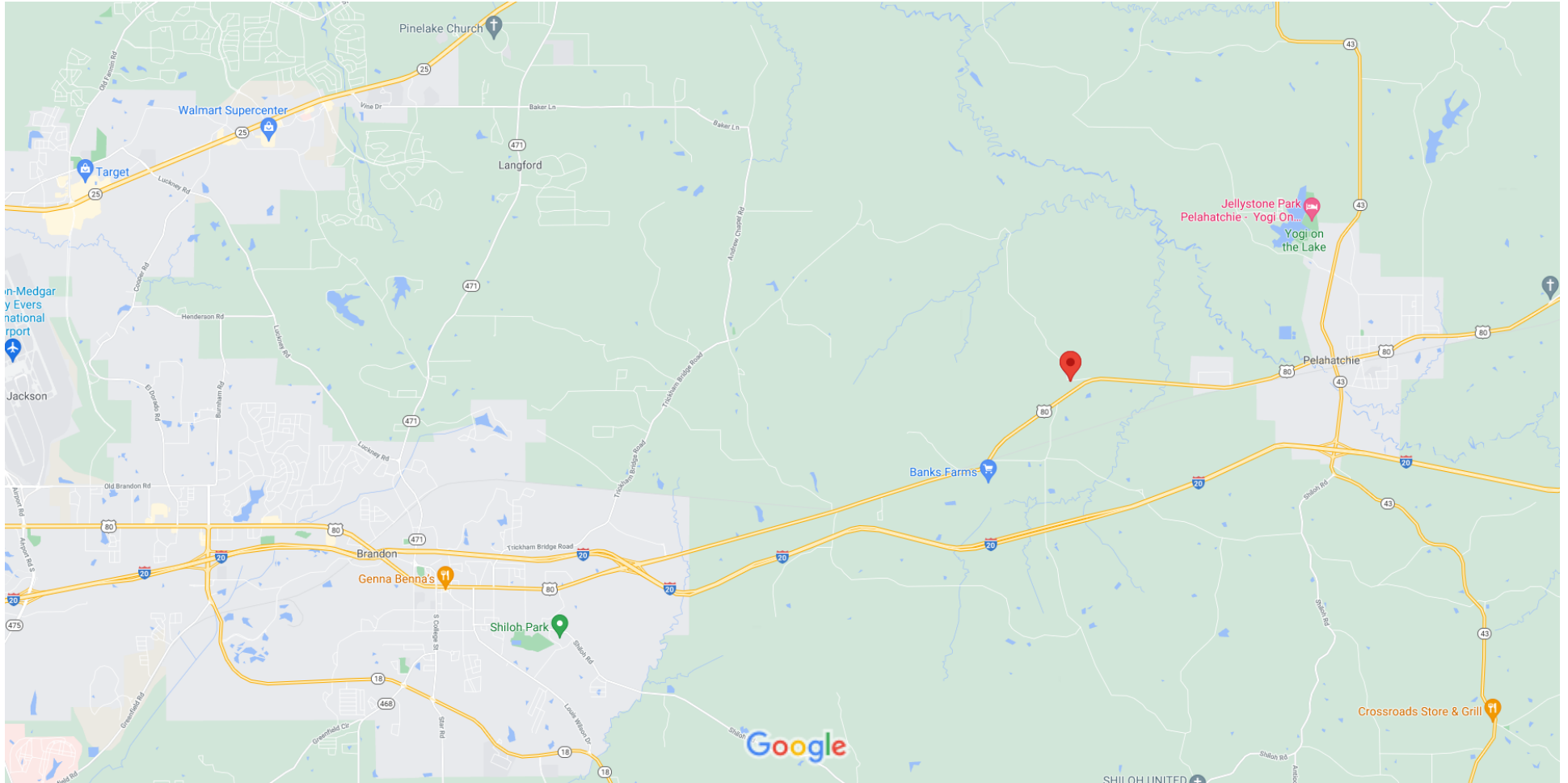


***For more information, please contact:
Buddy Hairston
601-854-7001 office
601-672-6290 cell
hairstonforestry@bellsouth.net***

TERRY H. HAIRSTON, BROKER
128 Whippoorwill Rd. Brandon, MS 39042 601-992-2270



Subject Property
32°18'33.0"N 89°51'31.3"W



PLAT OF SURVEY for Luke Gatlin

Date of Field Survey Completed: May 25, 2021.

Class "B" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

Subsurface and environmental conditions were not examined or considered as a part of this survey.

Basis of Bearing: the bearings on this plat are based on and referenced to the Mississippi State Plane Coordinate System Grid North (NAD83-West Zone) as derived using RTK GPS observations using Cors Stations MSJK and MSYZ.

Convergence Angle = N 00°15'15" W

Combined Factor = 0.99996123572200

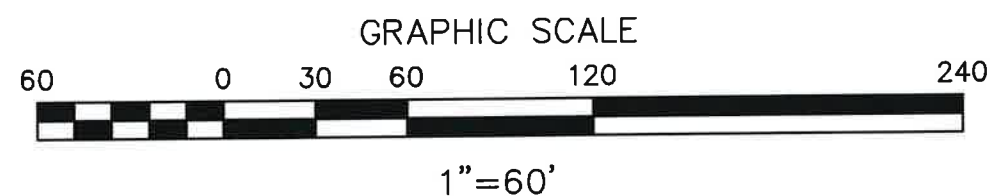
(Computed at N=1022061.281, E=2443424.504)

This boundary survey was performed and this plat was prepared by Baird Engineering, Inc.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925-5015

This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on May 25, 2021.

PROPERTY LYING AND BEING SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 2, T-5-N, R-4-E, AND IN THE SE 1/4 OF THE SW 1/4 AND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T-6-N, R-4-E, RANKIN COUNTY, MISSISSIPPI



JOB # 4386

