



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522



10± Acres in Rankin County, MS

\$140,000

Property Profile

The Rankin 10

Location:

- Rankin County, MS
- Off Coal Bluff Road
- 11 Minutes From Pisgah High School

Coordinates:

- 32.5997, -89.8158

Property Information:

- 10± Acres
- Open Land
- Paved Road Frontage
- Pisgah School District
- Watch Wildlife in your Yard

Property Use:

- Potential Home/Cabin Site
- Hunting
- Horse Property
- Mini-Farm

Tax Information: To Be Calculated At Closing

- Parcel 1#: Pt of N18-000013
- Parcel 2#: N18-000009



MICHAEL OSWALT | PRINCIPAL BROKER
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ADAM HESTER | ASSOCIATE BROKER
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Welcome to The Rankin 10 located in the sought-after Pisgah School District in Rankin County, Mississippi! This 10± surveyed acre property offers cleared land with beautiful crown just waiting for your newly constructed home in the country. Water will need to be provided in the form of a well (you will be self-sufficient), Central EPA provides electricity at the road, and sewer will need to be installed in the form of septic or water treatment plant (depending on Rankin County requirements). The property enjoys over 950' of paved frontage along the north side of Coal Bluff Road. Get ready to watch wildlife out your backdoor. Deer tracks were noted on initial inspection. Restrictions include 2,200 sqft minimum, no mobile homes, and cannot be subdivided. If you have been searching for a place to build your country home in the Pisgah School District, call Michael Oswalt or Adam Hester for your private tour today.



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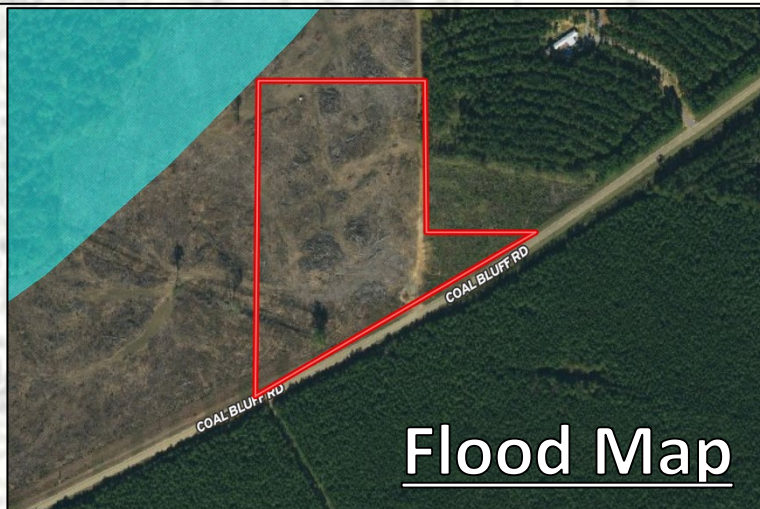
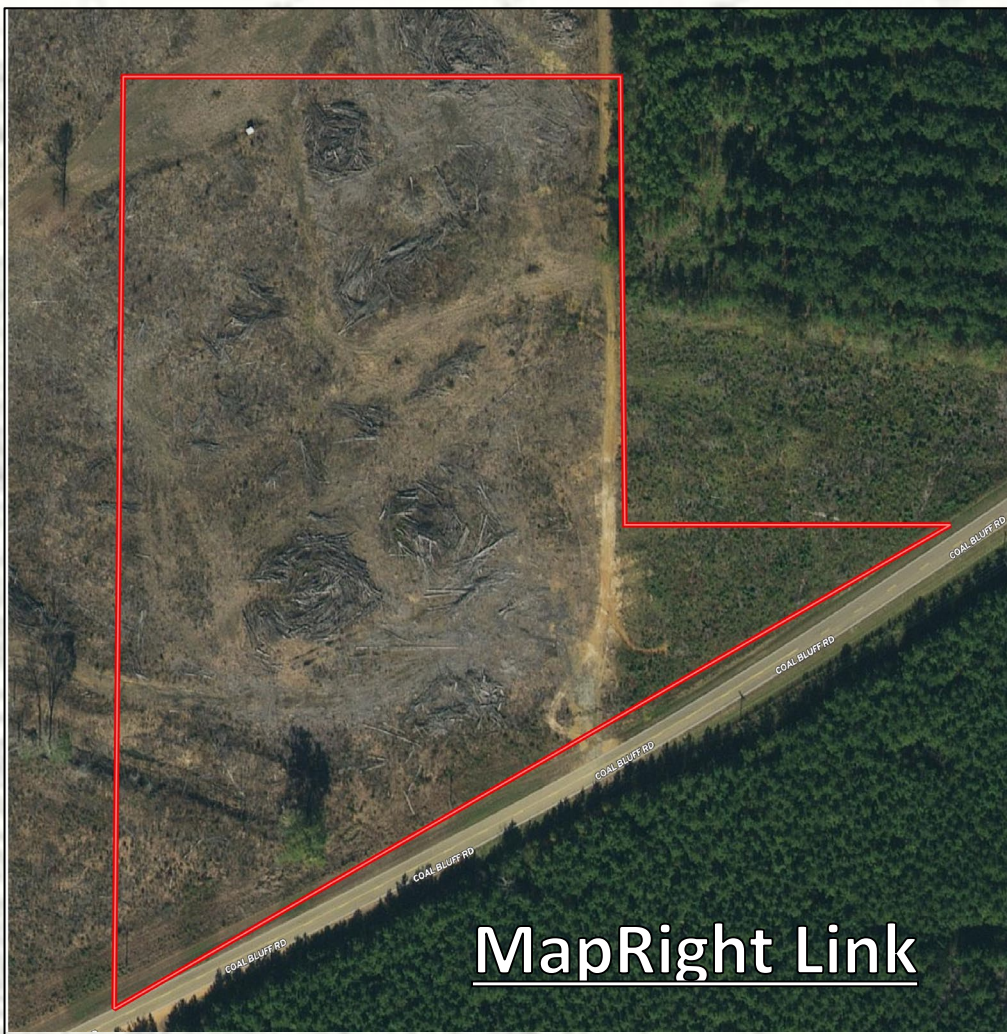


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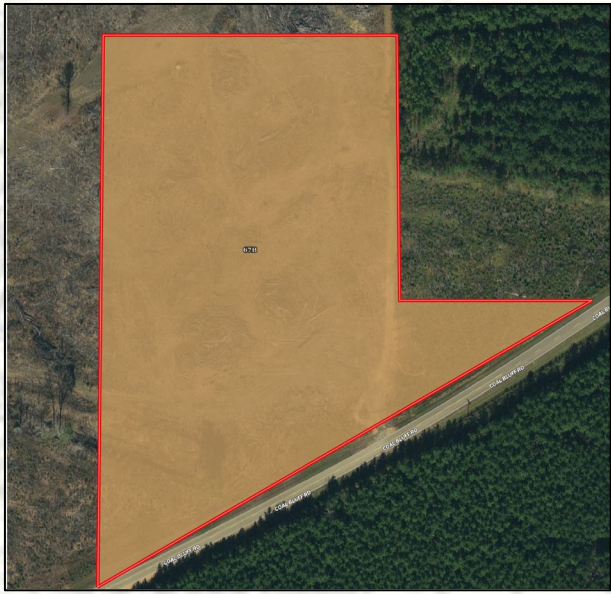
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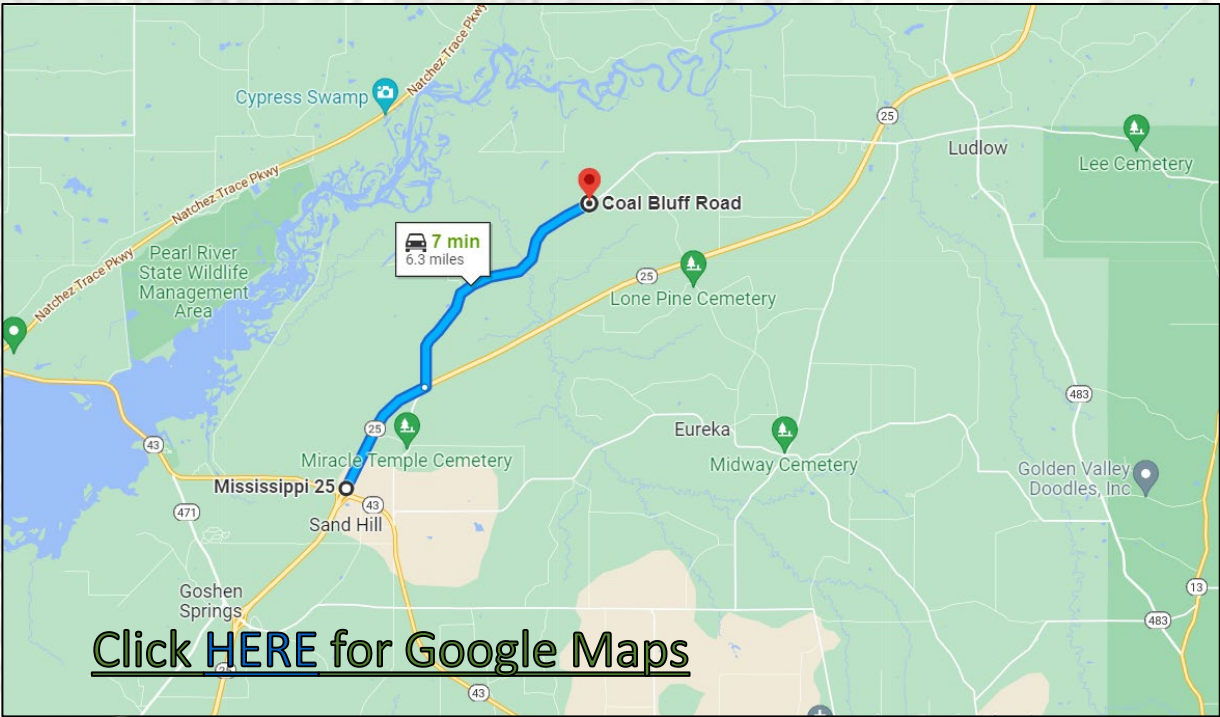


Topo Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
67B	Kipling-Falkner association, undulating	9.55	100.0	0	73	4e
TOTALS		9.55(*)	100%	-	73.0	4.0

Soil Map



Click [HERE](#) for Google Maps



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