



59.44± ACRES
RANKIN COUNTY, MS
\$594,400



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE RANKIN 59.44

PROPERTY PROFILE

LOCATION:

- Rankin County
- 14± Miles Northeast of Brandon

COORDINATES:

- 32.410840, -89.905390

PROPERTY USE:

- Potential Home Sites
- Development Opportunities

PROPERTY INFORMATION:

- 59.44± Surveyed Acres
- 1,000± Feet of Mount Helm Frontage
- Utilities Available

TAX INFORMATION:

2023 - \$2,640

- Parcel Number:
K13 000033 00050



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RANKIN 59.44

LOCATED OFF MOUNT HELM ROAD IN RANKIN COUNTY, MS, THIS SURVEYED 59.44± ACRE TRACT IS CONVENIENTLY SITUATED APPROXIMATELY 14 MILES NORTHEAST OF BRANDON. The property offers roughly 1,000 feet of road frontage with power and water available along the road. There is a high transmission line traversing the property from east to west across the middle portion of the parcel. A majority of the land has been cleared offering the possibility for a home site or future development project. Power is provided through Central EPA and the water is with the East Fannin Water Association. The school district is listed under Northwest Rankin. Whether you are looking for a development project or to set roots in the country, give the Rankin 59.44 a look!

**Contact Adam Hester for more
information and to schedule a viewing.**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

59.44 ± ACRES **RANKIN COUNTY, MISSISSIPPI**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

59.44 ± ACRES

RANKIN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

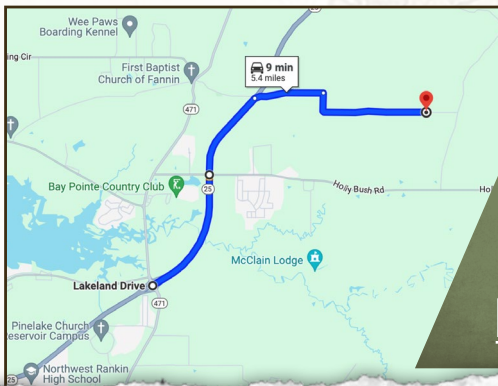
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

59.44 ± ACRES

RANKIN COUNTY, MISSISSIPPI



Directions from the intersection of Highway 471 and Highway 25 in Brandon, MS: Travel northeast on Highway 25 for 2.9 miles. Turn right onto Mount Helm Road and continue to drive for 2.5 miles. The property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

