

**2.53± ACRES**  
**RANKIN COUNTY, MS**  
**\$99,900**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 760-0005**



# THE RANKIN 2.53

## PROPERTY PROFILE

### LOCATION:

- 207 Church Road  
Brandon, MS 39047
- Rankin County
- Frontage on Church Road
- 4± Miles North of Flowood

### COORDINATES:

- 32.415466, -89.965369

### PROPERTY USE:

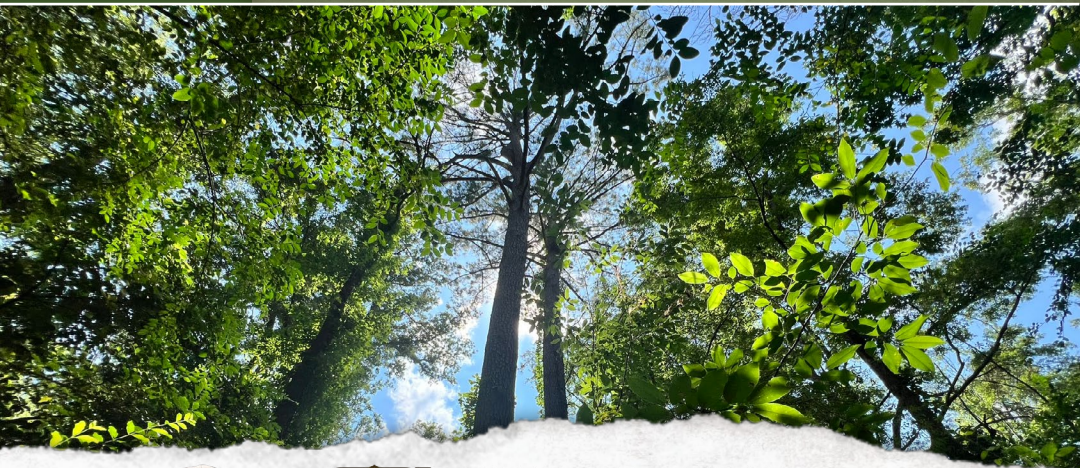
- Residential

### PROPERTY INFORMATION:

- 2.53± Acres
- County Road Frontage
- Home Site
- Power and Water at Road
- Flat to Rolling Terrain
- Large Pines and Hardwoods
- Northwest Rankin Schools

### TAX INFORMATION:

- 2023 - \$286.16
- Parcel J13-000089-00000



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**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | dennis@smalltownproperties.com

**DETRICE JOHNSON** | ASSOCIATE BROKER  
C: 601-613-9125 | detrice@detricejohnson.com

2121 5th St., Ste 206 - Meridian, MS 39301

201 East Layfair Drive, Ste. 240 - Flowood, MS 39232

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE RANKIN 2.53

**SURROUNDED BY NATURE'S BEAUTY, WELCOME TO YOUR PERFECT HOME SITE!** If you have been searching for a place to build your dream home in Rankin County, MS, look no further! This 2.53± acre lot is nestled in the desirable Fannin Community on Church Road and offers a unique opportunity to create your own haven, just minutes away from the vibrant shopping and dining options in Flowood. The property is zoned for the highly regarded Northwest Rankin School System. The gently rolling landscape leads down to Spring Branch which meanders through the southeast corner of the property. The lot is adorned with large, mature pine and hardwood trees, providing both beauty and privacy. Utilities are available at the road. This picturesque property is ideal for those who value tranquility and convenience. Whether you envision a cozy retreat or a spacious family home, the possibilities are endless.

**To explore everything this tract has to offer,  
contact Dennis West or Detrice Johnson today.**



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KELLER WILLIAMS



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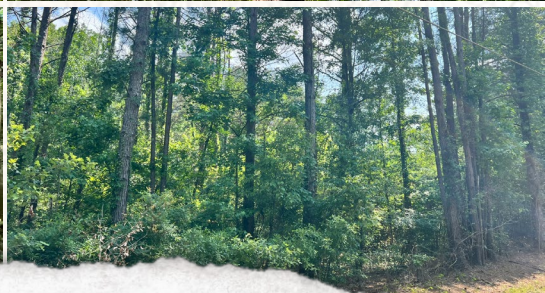
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**2.53 ± ACRES**

**RANKIN COUNTY, MISSISSIPPI**



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**kw**  
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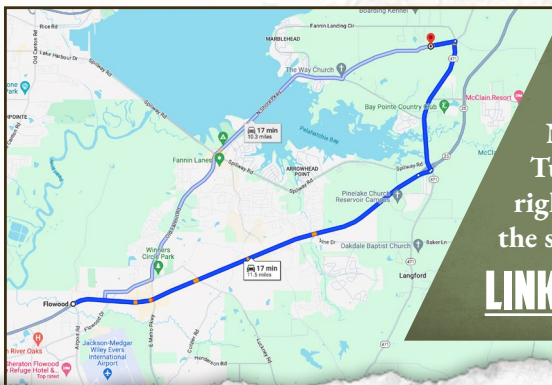
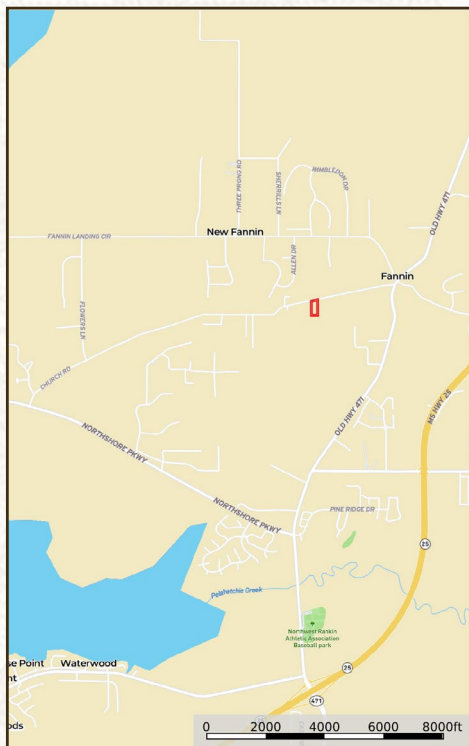
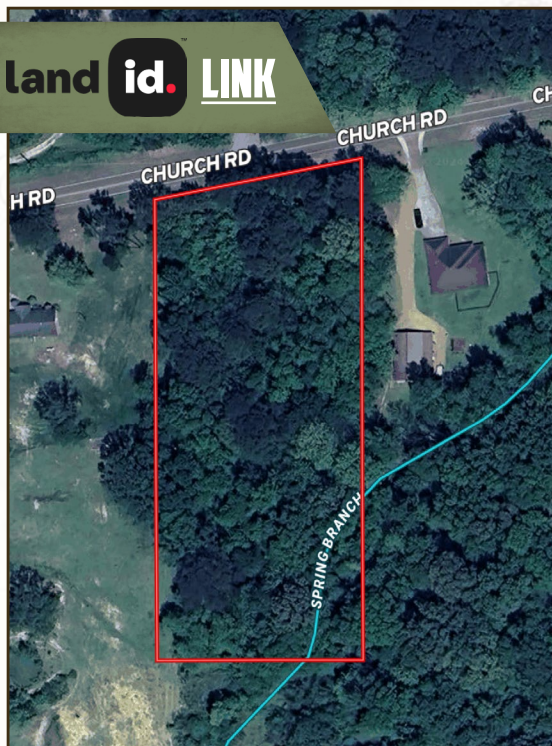
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2.53 ± ACRES RANKIN COUNTY, MISSISSIPPI

land id. LINK



Directions from Flowood, MS:  
Travel on Old Fannin Road and  
Northshore Parkway to Church Road.  
Turn left, the property will be on the  
right in approximately 1 mile. Look for  
the sign.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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