



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

18.5± Acres in Rankin County, MS
\$277,408

Property Profile

The Rankin 18.5 West Side

Location:

- Pelahatchie, MS
- Rankin County
- Approximately 1.6 Miles East of Pisgah

Coordinates:

- 32.4693, -89.8446

Property Information:

- 18.5± Acres
- Gently Rolling Farmland
- Pocket of Timber in the Middle of the Property
- Frontage along Highway 43
- Zoned Agriculture
- Serviced by Pisgah Water Association and Central Electric Power Association
- Pisgah School District
- Additional Acreage Available

Property Use:

- Recreational
- Mini Farm
- Investment
- Homesite

Tax Information: 2022- Calculated at Closing

- Parcel #: Part of M15-000012-00000



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MICHAEL OSWALT

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

15,000+ Followers

Information is believed to be accurate but not guaranteed.

Welcome to your new mini farm in the Pisgah School District of Rankin County, MS! This property is made up of 18.5± acres of gently rolling farmland with tree lines and a pocket of timber in the middle. As you pull up along the south side of Old Highway 43 (approximately 375 frontage feet), you will notice the property enjoys some seclusion from the road while being nearly wide open once you enter through the tree line. With it still being in agricultural production, you can pick your home site and develop your mini farm with minimal clearing costs. The property is currently zoned agriculture. Central Electric Power Association and Pisgah Water Association provide utilities in the area. If your children attend or will be attending Pisgah High School, you won't have too far of a drive...the school is less than two miles northwest of the property. The final acreage will be confirmed by survey. Light restrictions in place; no mobile homes, 2,000 SF minimum, and no subdividing. If you have been searching for that perfect mini farm in the Pisgah School District, give Michael Oswalt a call today for your private showing! Additional acreage is available.



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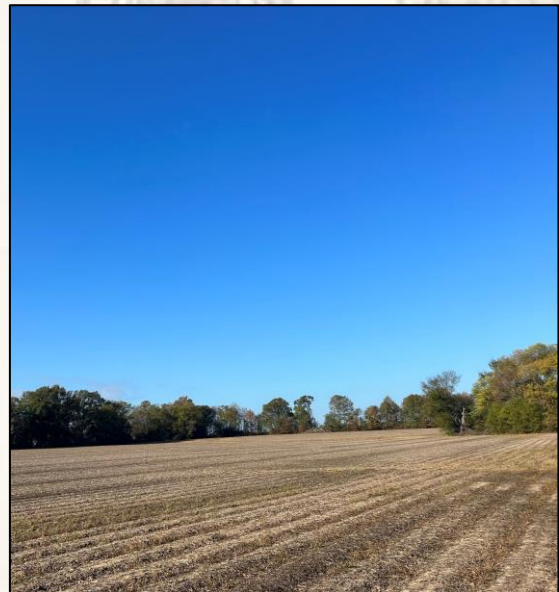
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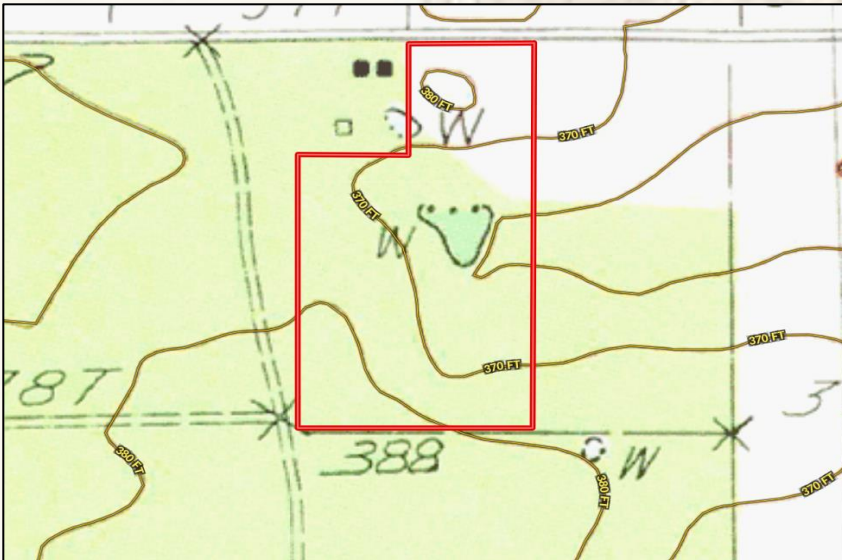
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Aerial Map



Topo Map



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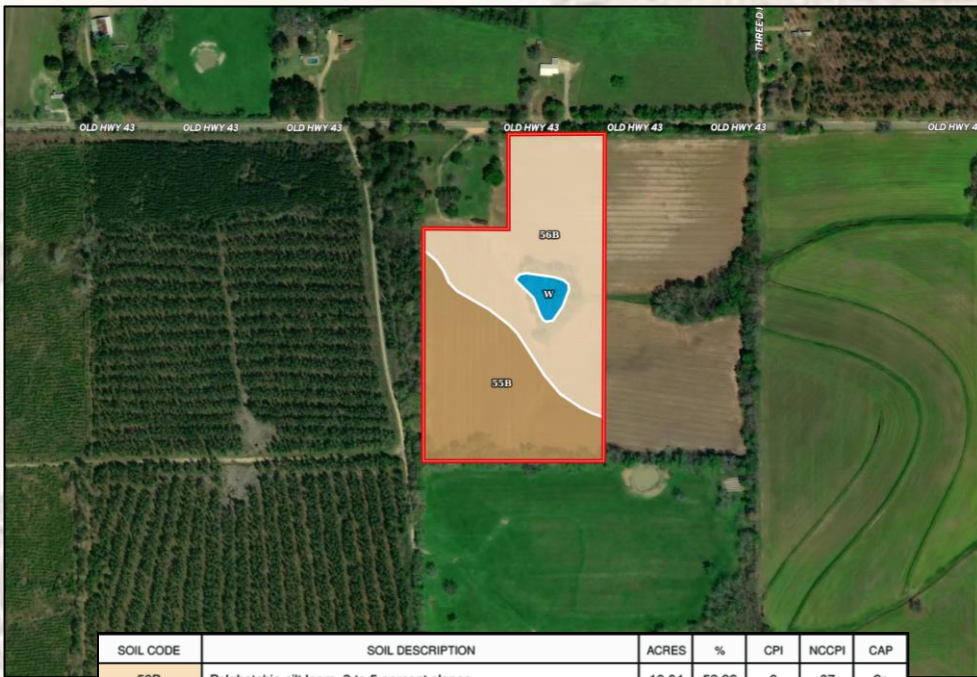
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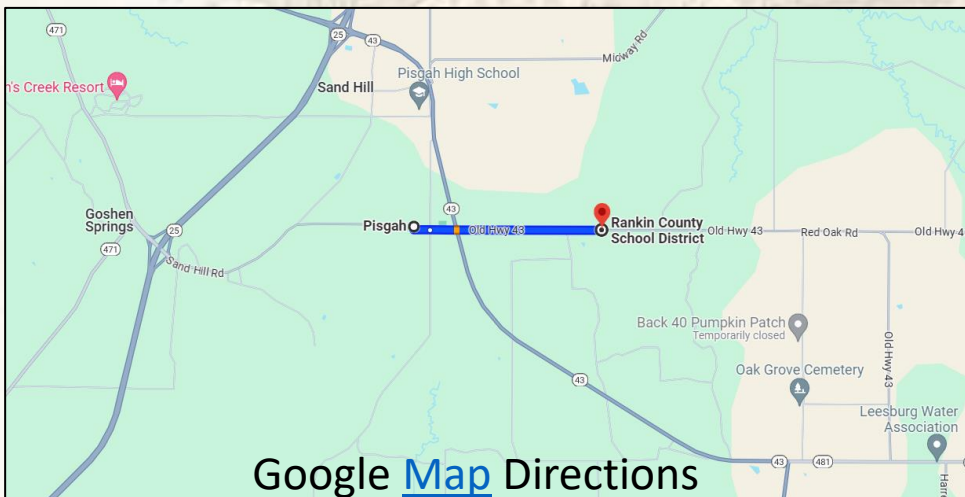
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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
56B	Pelahatchie silt loam, 2 to 5 percent slopes	10.04	53.98	0	67	2e
55B	Kipling silt loam, 2 to 5 percent slopes	8.02	43.12	0	67	3e
W	Water	0.54	2.9	0	-	-
TOTALS		18.6(*)	100%	-	65.05	2.44



Google [Map](#) Directions



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