



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

**20± ACRES**  
**RANKIN COUNTY, MS**  
**\$180,000**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE RANKIN 20

## PROPERTY PROFILE

### LOCATION:

- Hwy 43  
Brandon, MS 39042
- Rankin County
- 4± Miles N of Puckett
- 15.6± Miles N of Mendenhall
- 18± Miles SE of Brandon

### COORDINATES:

- 32.13984, -89.79217

### PROPERTY USE:

- Residential
- Recreational
- Mini-Farm
- Investment

### PROPERTY INFORMATION:

- 20± Acres
- Mini Farm
- 525± Feet of Frontage  
on Hwy 43 S
- Rolling Pasture
- Hardwood & Pine Mixture
- Home Sites
- Wildlife
- Water & Electricity Available
- Puckett School District

### TAX INFORMATION:

- TBD



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

**JIMMY GENTRY**

LAND SPECIALIST

C: 601-421-8500

O: 769-888-2522

[jimmy@smalltownproperties.com](mailto:jimmy@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE RANKIN 20

**WELCOME TO YOUR RANKIN COUNTY MINI FARM, SITUATED ALONG HWY 43 JUST OUTSIDE OF PUCKETT, MS.** This 20± acre tract is a rare find for this area! Ample road frontage along Hwy 43 gives you the ability to choose how to access the property. In addition to the frontage, there are several locations that would make a beautiful home site for building your forever home. Large landowners surround the property, so there is no shortage of wildlife in the area! A small, secluded food plot is on this tract, allowing you to slip in a quick hunt. The property is in a convenient location, with the town of Puckett being approximately four miles away and Rankin County Schools within a five-minute drive. If you have been looking for country living with recreational opportunities, this is it!

**Contact Jimmy Gentry today to schedule a private showing.**



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

**JIMMY GENTRY**

LAND SPECIALIST

C: 601-421-8500

O: 769-888-2522

[jimmy@smalltownproperties.com](mailto:jimmy@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



20± ACRES

RANKIN COUNTY, MISSISSIPPI



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

**JIMMY GENTRY**

LAND SPECIALIST

C: 601-421-8500

O: 769-888-2522

[jimmy@smalltownproperties.com](mailto:jimmy@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



20± ACRES

RANKIN COUNTY, MISSISSIPPI



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

**JIMMY GENTRY**

LAND SPECIALIST

C: 601-421-8500

O: 769-888-2522

[jimmy@smalltownproperties.com](mailto:jimmy@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

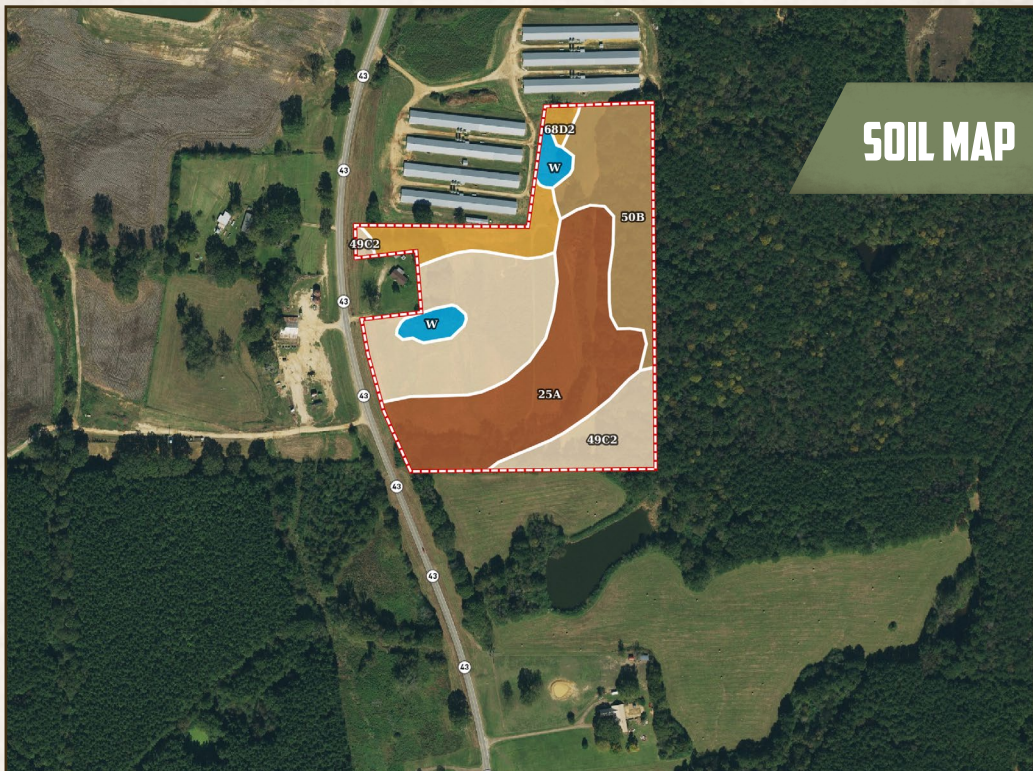
*Information is believed to be accurate but not guaranteed.*



20± ACRES

RANKIN COUNTY, MISSISSIPPI

## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
49C2	Savannah loam, 5 to 8 percent slopes, moderately eroded	7.47	34.78	0	47	3e
25A	Quitman loam, 0 to 2 percent slopes	7.14	33.24	0	70	2w
50B	Savannah-Quitman association, undulating	3.96	18.44	0	62	3e
68D2	Smithdale fine sandy loam, 8 to 17 percent slopes, eroded	2.02	9.4	0	69	6e
W	Water	0.88	4.1	0	-	-
TOTALS		21.47(	100%	-	57.53	2.95



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

**JIMMY GENTRY**

LAND SPECIALIST

C: 601-421-8500

O: 769-888-2522

[jimmy@smalltownproperties.com](mailto:jimmy@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

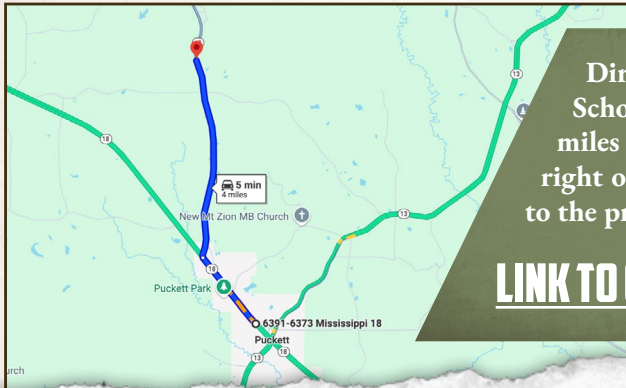
Information is believed to be accurate but not guaranteed.

20± ACRES

RANKIN COUNTY, MISSISSIPPI



land id. LINK



Directions from Puckett High School in Puckett, MS: Travel 1.2 miles northwest on Hwy 18. Turn right on Hwy 43 and proceed 2.8 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

**JIMMY GENTRY**  
LAND SPECIALIST  
C: 601-421-8500  
O: 769-888-2522  
[jimmy@smalltownproperties.com](mailto:jimmy@smalltownproperties.com)  
4848 Main St. - Flora, MS 39071  
[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.