

81± ACRES WITH A CABIN RANKIN / SIMPSON COUNTIES, MS

\$869,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE RANKIN/SIMPSON 81

PROPERTY PROFILE

LOCATION:

- 501 Highway 13 South
Mendenhall, MS 39114
- Rankin and Simpson Counties
- 2.9± Miles South of Puckett
- 19± Miles South of Brandon
- 33± Miles South of Jackson

COORDINATES:

- 32.05039, -89.80283

PROPERTY USE:

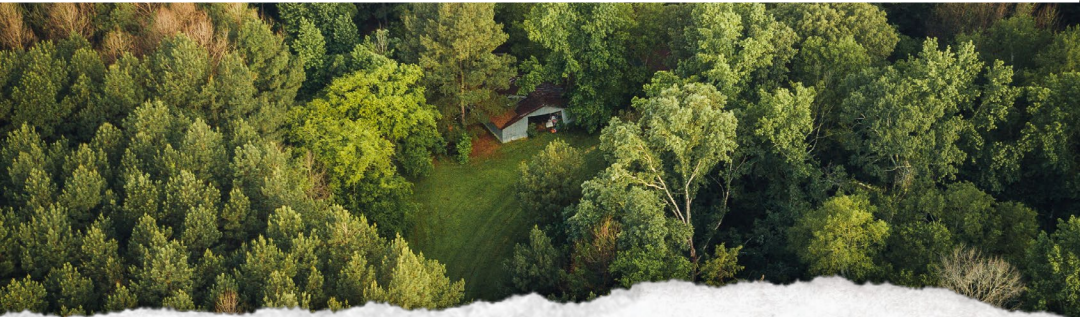
- Hunting
- Recreation
- Residential

PROPERTY INFORMATION:

- 81± Acres
- 3,122± SF 3-Story Cabin
- 3 Bedrooms, 3 Baths
- Gravel Driveway
- Utilities In Place
- Pond
- Wildlife

TAX INFORMATION:

2023 - \$1,865.71



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JIMMY GENTRY

LAND SPECIALIST

C: 601-421-8500

O: 769-888-2522

jimmy@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RANKIN / SIMPSON 81

THIS RECREATIONAL RETREAT IN MENDENHALL, MS, IS CALLING YOUR NAME! Featuring 81± acres and a custom-built cabin, this property will surely create memories for a lifetime. A gravel drive off Hwy 13 leads you to the centerpiece of the property: a uniquely constructed, three-story, 3,122± square foot cabin offering three bedrooms and three full baths. Upon arrival, you will notice the cabin overlooks a hardwood bottom and includes a small pond that will give you seclusion and privacy. The cypress exterior of the cabin has an inviting feel and features custom-built decking and a screened-in porch for year-round enjoyment, as well as spectacular views.

The word that comes to mind when you step inside the cabin is “detail.” The vaulted ceilings, walls, and floors on the main level are hand-selected cypress and heart-of-pine wood. The fireplace encompasses the entire height of the vaulted ceilings and offers a comfortable setting to relax and unwind.



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MORE ABOUT THE RANKIN / SIMPSON 81

Stairs lead up to a loft, which overlooks the main level and houses the living room, kitchen, and a full bathroom. The kitchen is complete with stainless appliances, an island, and a breakfast area. A spiral staircase leads down to the main sleeping quarters, where each of the three bedrooms has direct access to the porches. There is one full bath on the main floor and two full baths on the lower level. A utility room and wet bar are also on the lower level of the cabin.

Approximately two acres are situated in Simpson County, while the remaining acreage lies in Rankin County. The land consists of gently rolling terrain with pine timber making up the majority of the property. You will find hardwood pockets in a few low drainage areas, offering excellent travel corridors for wildlife. Deer and turkey use the property, giving you an opportunity to hunt right out the back door. The pines are ready to be harvested, and implementing a wildlife management plan can increase the wildlife habitat. An old storage building is on site but will require some TLC to be fully functional. The property is being sold "as is."

**If you have been looking for a place to escape that offers privacy and ample room for family and friends, this one is worth considering!
Contact Jimmy Gentry today to schedule a private showing!**



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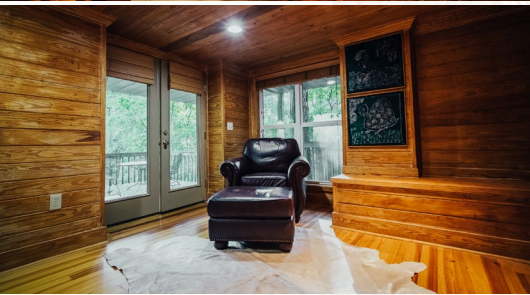
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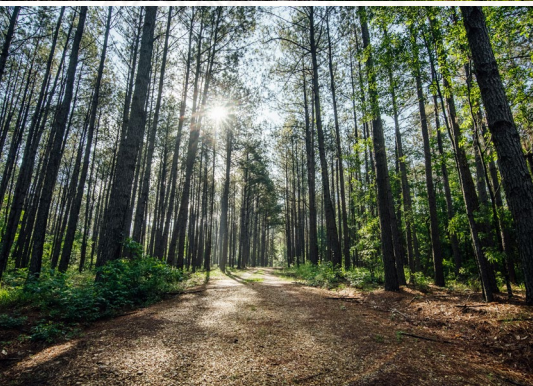
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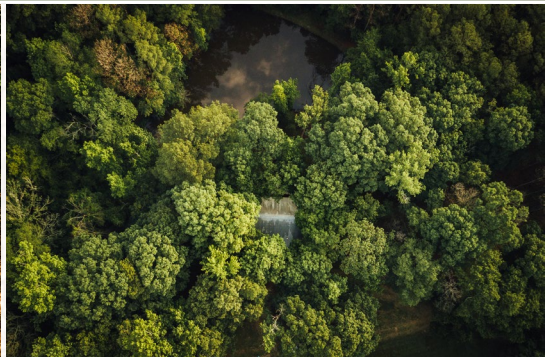
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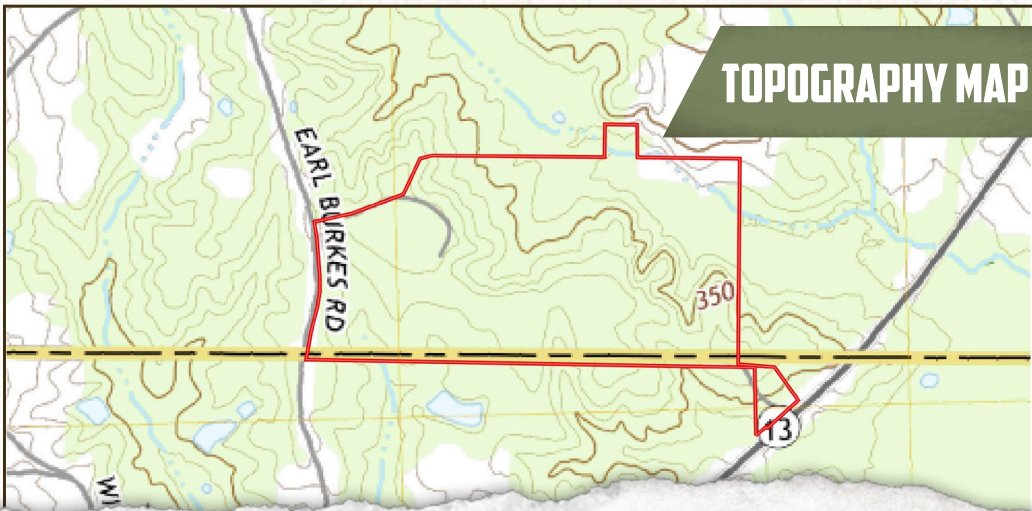
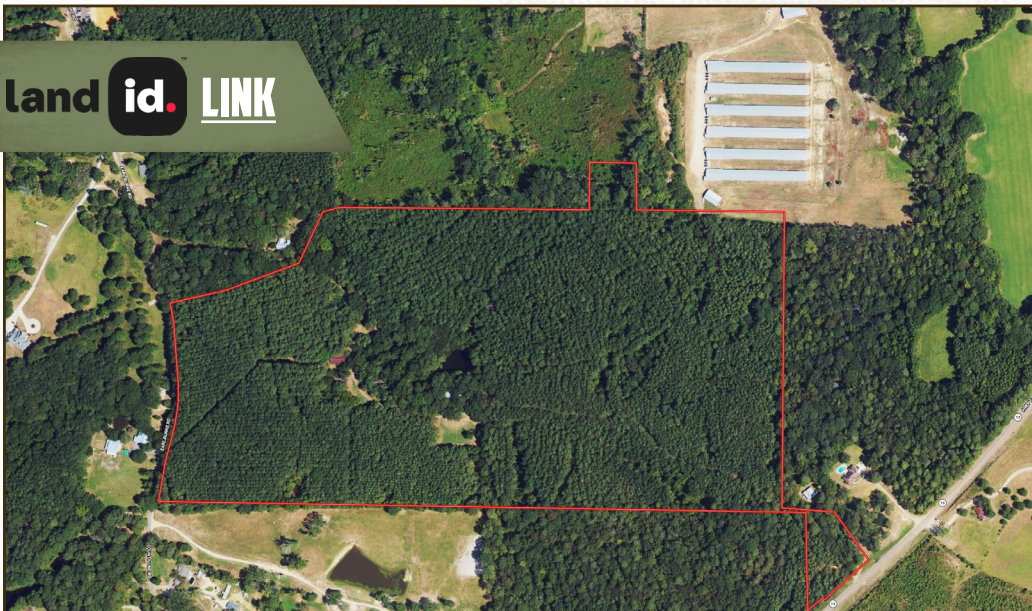
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land id. LINK



TOPOGRAPHY MAP



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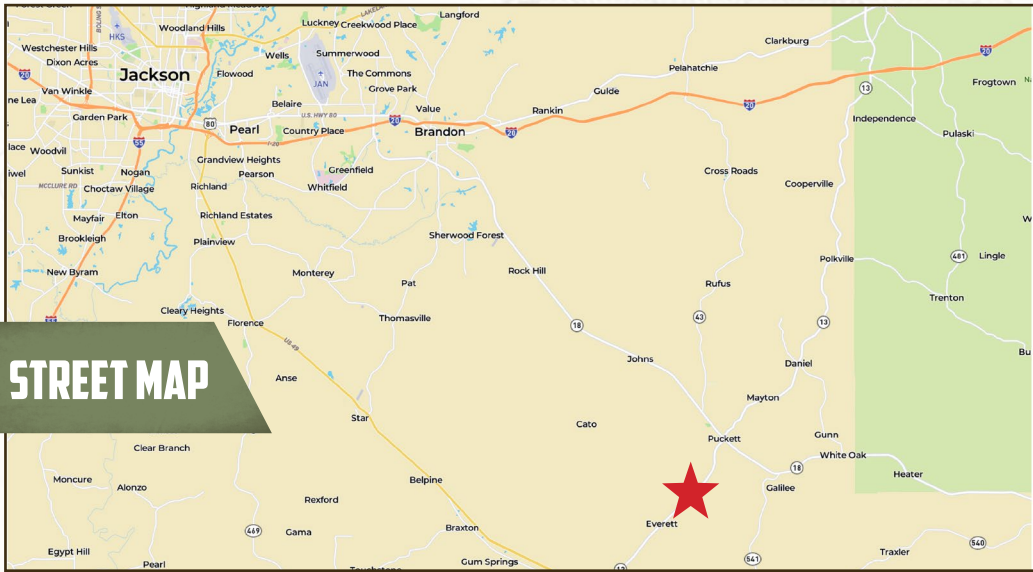
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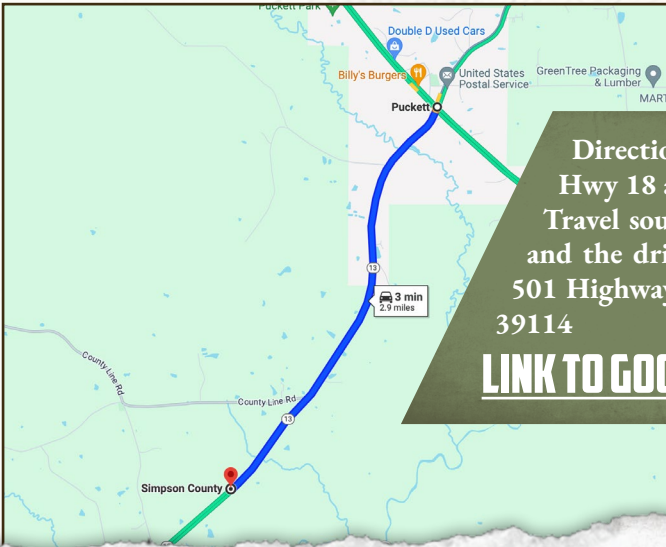
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STREET MAP



Directions from the Intersection of Hwy 18 and Hwy 13 in Puckett, MS:
 Travel south on Hwy 13 for 2.9 miles
 and the driveway will be on the right.
 501 Highway 13 South Mendenhall, MS
 39114

LINK TO GOOGLE MAP DIRECTIONS



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