

65.61± ACRES
RANKIN COUNTY, MS
\$426,465



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE RANKIN 65.61

PROPERTY PROFILE

LOCATION:

- Saint Augustine Drive
Pearl, MS 39208
- Rankin County
- $1.5 \pm$ Miles S of I-20
- $6.7 \pm$ Miles SE of Jackson
- $20 \pm$ Miles S of Madison

COORDINATES:

- 32.24556, -90.1283

PROPERTY USE:

- Commercial
- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- $65.61 \pm$ Acres
- Zoned C-3 Highway Commercial
- Ample Road Frontage
- Mixed Timber
- Richland Creek is South Boundary
- Railroad is North Boundary
- Multiple Streams
- Small Pond
- Internal Road System
- Deer & Turkey

TAX INFORMATION:

- \$339.71 (2024)



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HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

C: 601-701-3088

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hmarlow@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RANKIN 65.61

HAVE YOU BEEN LOOKING FOR THE PERFECT OPPORTUNITY TO HUNT WHITETAIL DEER AND WILD TURKEYS IN TOWN? The Rankin 65.61 in Pearl checks every box: food, water, cover, internal roads, food plots, mature pines and hardwoods, access, YOU NAME IT! Tracts this size inside the city limits do NOT come up often at all.

This $65.61\pm$ acre Rankin County property boasts a healthy whitetail deer and wild turkey population, both being seen in numbers during inspections. Pairing well with the abundant natural food available, there are multiple spots ready to be planted in food plots to further benefit the property's wildlife. An old dirt pit on the east side of the property now supports a small pond and "thicket" for perfect deer bedding habitat.



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MORE ABOUT THE RANKIN 65.61

COMMERCIAL INVESTORS — The Rankin 65.61 is zoned C-3 Highway Commercial with the City of Pearl, providing an opportunity to put a list of businesses in place within the metro area. Located 1.5± miles south of Interstate 20 with railroad tracks as the north boundary and Richland Creek as the south boundary, the opportunities for a commercial investor are plentiful.

If you are an outdoorsman seeking convenience without giving up quality hunting **OR** a commercial investor looking for your next property, call Hunter Marlow today for a private showing of the Rankin 65.61!



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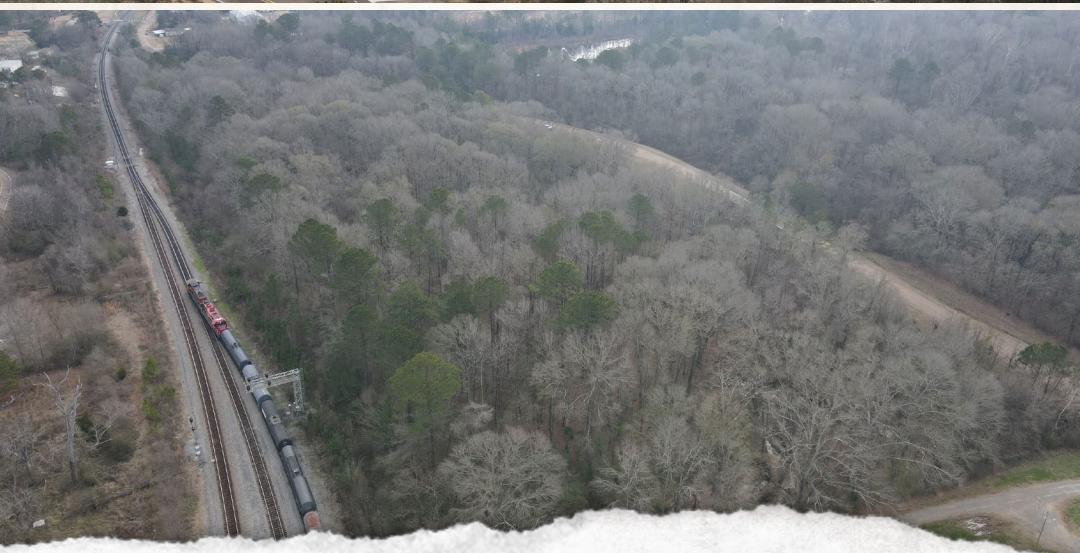
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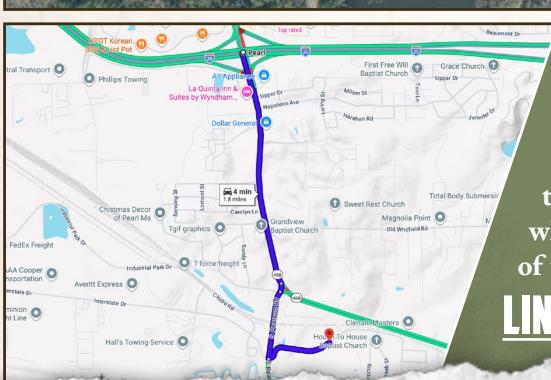
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Directions From the Intersection of Highway 468 and I-20 in Pearl, MS: Travel on South Pearson Road for 1.1 miles. Merge onto South Pearson Road, continue for 0.3 miles, and then turn left onto Saint Augustine Drive where the property will be on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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