

6.59± ACRES
RANKIN COUNTY, MS
\$164,750



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE RANKIN 6.59

PROPERTY PROFILE

LOCATION:

- Evergreen Drive
Brandon, MS 39042
- Rankin County
- 4.7± Miles NE of
Downtown Brandon
- 12.7± Miles SE of Flowood
- 20± Miles SE of Madison

COORDINATES:

- 32.30725, -89.96305

PROPERTY USE:

- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 6.59± Surveyed Acres
- Paved Frontage Road
- Mature Mixed Timber
- Access to Private Lake
- Power and Water Available

TAX INFORMATION:

- Parcel #1: J09-000031-00522
- 2024 Taxes: \$16.34



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO


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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE RANKIN 6.59

WELCOME TO THE RANKIN 6.59, LOCATED JUST NORTH OF THE BRANDON CITY LIMITS IN RANKIN COUNTY, MISSISSIPPI. This 6.59± acre surveyed property offers an opportunity to enjoy a quiet country setting while remaining conveniently close to town. With paved road frontage along the north side of Evergreen Drive, access is easy and practical for a future homesite.

The property features mature pine and oak timber, creating a beautiful backdrop for your build site tucked among the trees. Recently mulched for easy viewing, the land is ready for you to walk and envision your future home. Soil samples are already in hand and available upon request.



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MORE ABOUT THE RANKIN 6.59

Utilities are readily available, with power provided by Entergy Mississippi, Inc. and water supplied by the Brandon Water Association. In addition, the Rankin 6.59 includes access to a private lake, adding both recreational appeal and aesthetic value.

Conveniently located less than 3± miles north of Interstate 20 and 4.7± miles northeast of downtown Brandon, the Rankin 6.59 offers the perfect blend of privacy and accessibility.

If you've been searching for a homesite in Rankin County near Brandon, the Rankin 6.59 deserves a look.

Contact Michael Oswalt today to schedule your private showing and experience #TheSmallTownWay.



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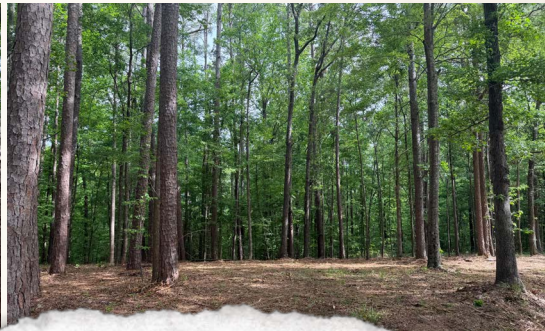
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
65D	Smithdale-Providence complex, 8 to 17 percent slopes	6.21	100	0	67	6e
TOTALS		6.21(*)	100%	-	67.0	6



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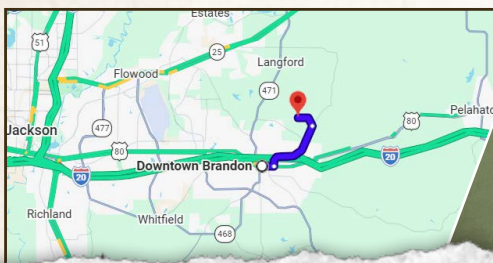
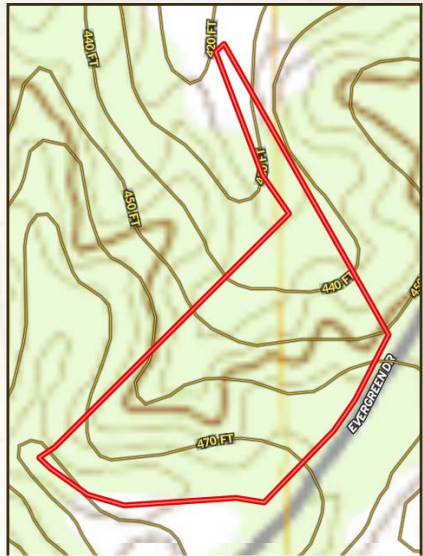
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land id. LINK

TOPOGRAPHY MAP



Directions From Downtown Brandon, MS: Travel on E Government Street for 0.6 miles. Turn left onto Trickhambridge Road and continue for 3.2 miles. Turn left onto Evergreen Drive and proceed for 1 mile to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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