

# Prime Timber Tract

60.4± ACRES



PotlatchDeltic

Preferred  
**BROKER**

Pelahatchie, MS-RANKIN COUNTY

**\$667,550**



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Office: 601.898.2772

# Property Information

## Location:

- Pelahatchie, MS

## Coordinates:

- 32.4095, -89.7643

## Property Use:

- Farming, Hunting, Recreational, Timber

# Property Highlights

- 60.4± Acres
- Rankin County School District-Pisgah Zone
- Utilities available at the road
- Excellent visibility and access



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Information is believed to be accurate but not guaranteed.

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Introducing a rare find property for sale in Rankin County, offering an exceptional opportunity for investment or development. Situated in the highly coveted Pisgah School District, this 60.4± acre property boasts a range of desirable features that make it an attractive prospect for various purposes. With water and electric utilities available at the street, this tract provides convenience and accessibility for potential buyers. This timber tract boasts an impressive amount of paved road frontage. The property offers excellent visibility and easy access, enhancing its appeal for development opportunities. The property comprises a diverse mix of planted pine stands. It features approximately 45± acres of 4-year-old pines and 14.5± acres of 5-year-old pines.



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# Aerial Map

VIEW INTERACTIVE MAP →



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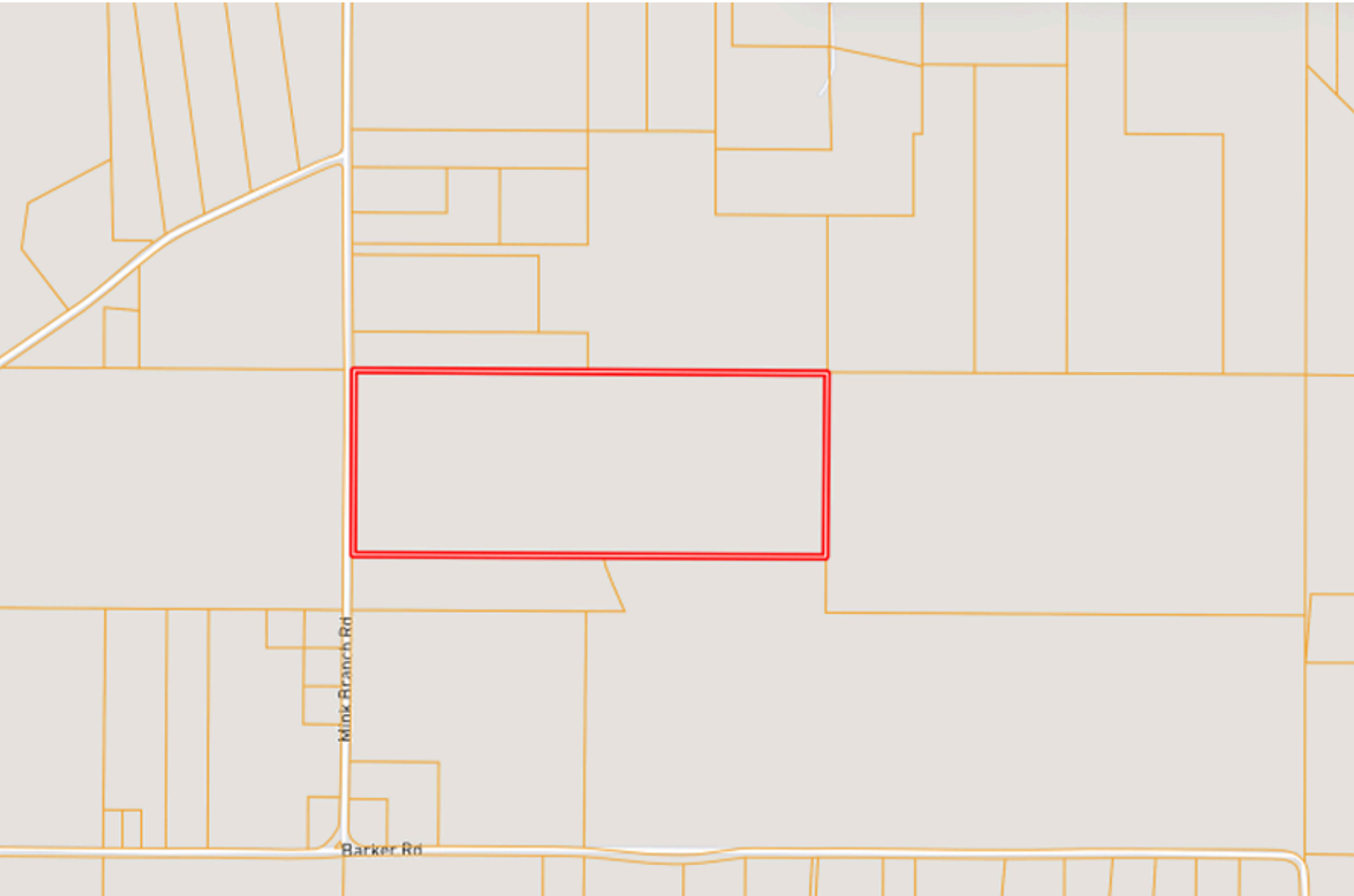


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# Ownership Map

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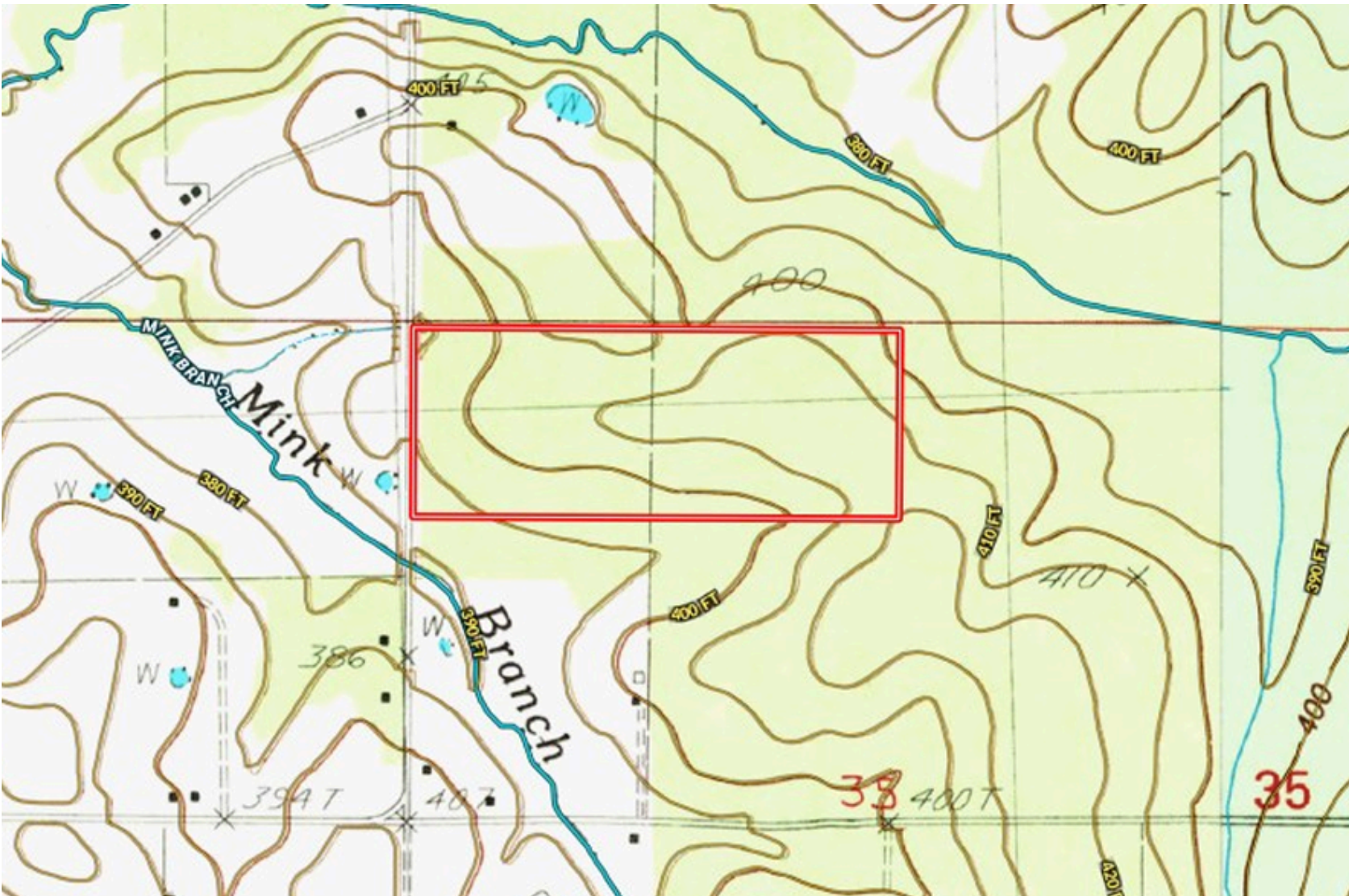


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# Topo Map

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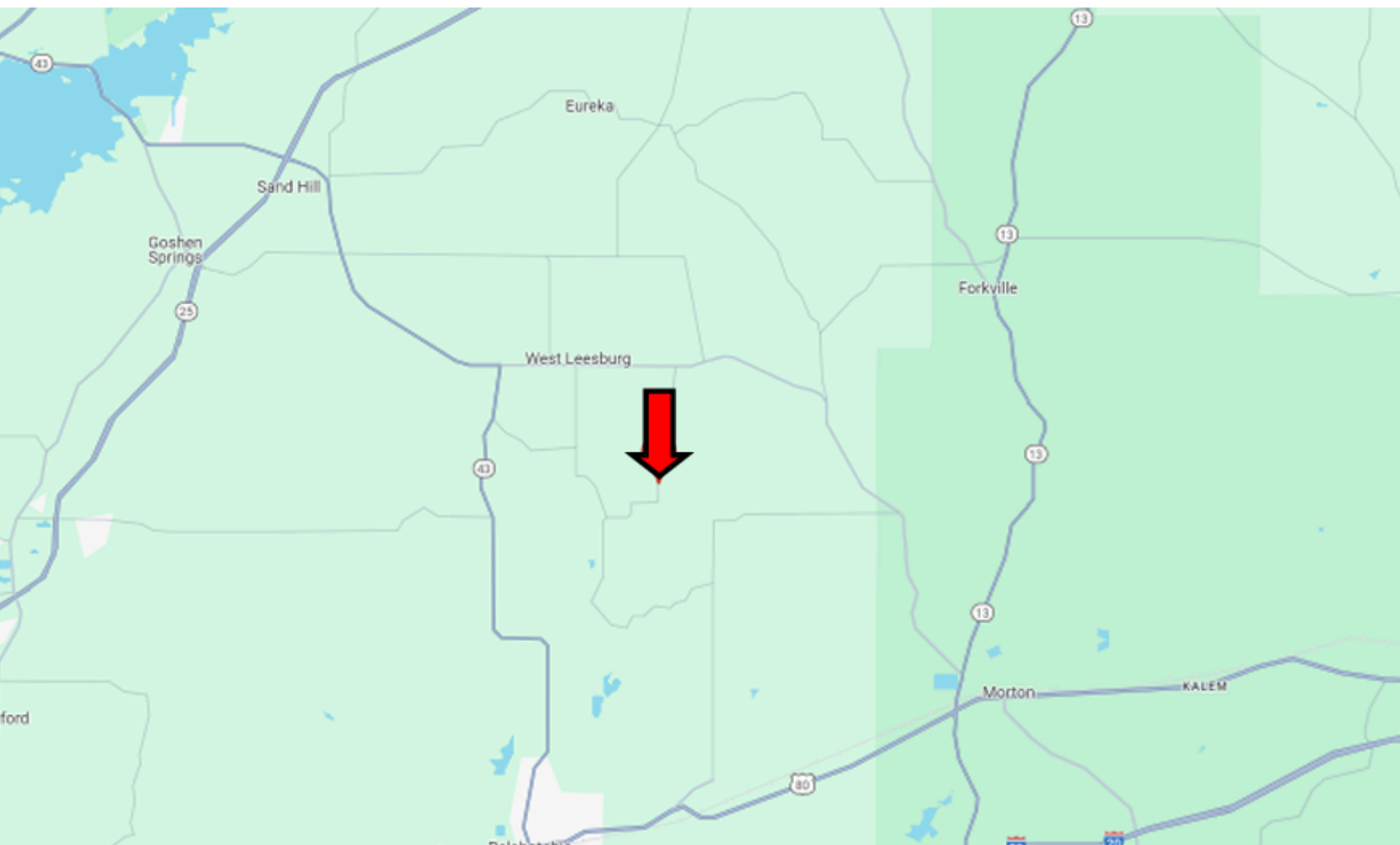


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# Directional Map

VIEW INTERACTIVE MAP



**DIRECTIONS FROM HWY 80 AND HWY 43 IN PELAATCHIE MS:** Travel Hwy 80 for 2.7 miles. Turn left onto Old Hwy 80 and travel 1 mile. Turn left onto Barker Rd. and travel 6 miles. Turn right onto Mink Branch Road. After 0.4 miles, the property will be on the right.



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