

**7.83± ACRES**  
**MADISON COUNTY, MS**  
**\$149,900**



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

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# THE MADISON 7.83

## PROPERTY PROFILE

### LOCATION:

- 512 & 532 Ratliff Ferry Road  
Canton, MS 39046
- Madison County
- 3.5± Miles NW of the Ratliff  
Ferry Boat Landing
- 9± Miles E of Canton
- 20± Miles NE of Madison
- 35± Miles NE of Jackson

### COORDINATES:

- 32.6101, -89.8995

### PROPERTY USE:

- Potential Homesite
- Recreational

### PROPERTY INFORMATION:

- 7.83± Surveyed Acres
- Large Mature Timber
- Paved Road Frontage
- Utilities Available

### TAX INFORMATION:

- Parcel #: 094E-21-001-02-00
- 2025 Taxes: \$21.74



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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MADISON 7.83

WELCOME TO THE MADISON 7.83, A BEAUTIFUL HOMESITE OPPORTUNITY LOCATED JUST 9± MILES EAST OF CANTON IN MADISON COUNTY, MISSISSIPPI. Offering 7.83± surveyed acres, this property provides the perfect blend of privacy, convenience, and country living. With large, mature timber throughout and a cleared area already in place, the groundwork has been started for building your dream home.

The property features paved frontage along Ratliff Ferry Road and has two physical addresses, 512 and 532 Ratliff Ferry Road. Utilities are readily available with water provided by East Madison Water Association and power supplied by Entergy Mississippi, Inc., making the property ready for your future plans.



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# MORE ABOUT THE MADISON 7.83

Outdoor enthusiasts will appreciate the location, situated just 3.5± miles northwest of the Ratliff Ferry Boat Landing, providing easy access to fishing and recreation along the Pearl River and Ross Barnett Reservoir. The property is also conveniently located only 20± miles northeast of Madison and 35± miles northeast of Jackson, allowing you to enjoy peaceful country living while remaining within a reasonable drive of shopping, dining, and employment opportunities.

If you have been searching for the perfect place to build a home in Madison County, the Madison 7.83 deserves a look!

**Give Michael Oswalt a call today to schedule a private showing  
and experience #TheSmallTownWay.**



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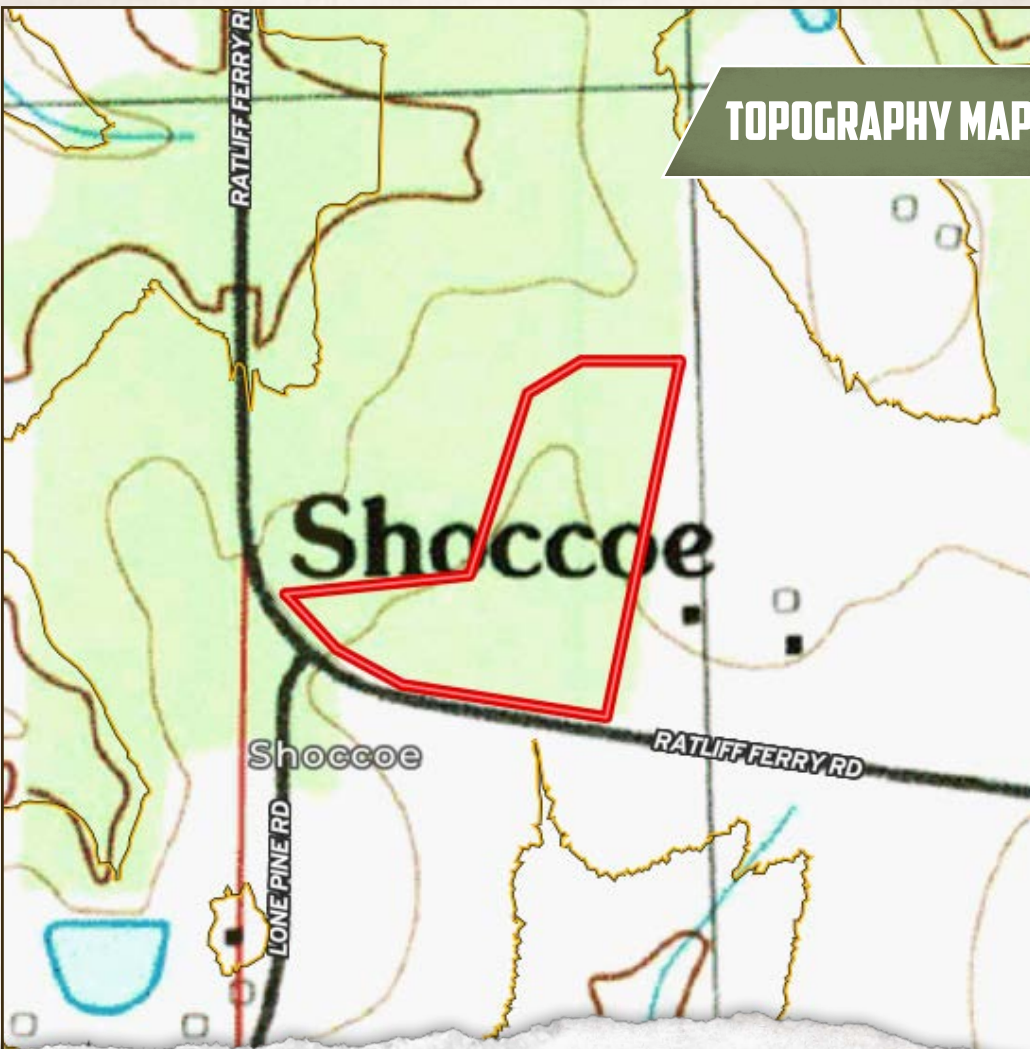
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TOPOGRAPHY MAP



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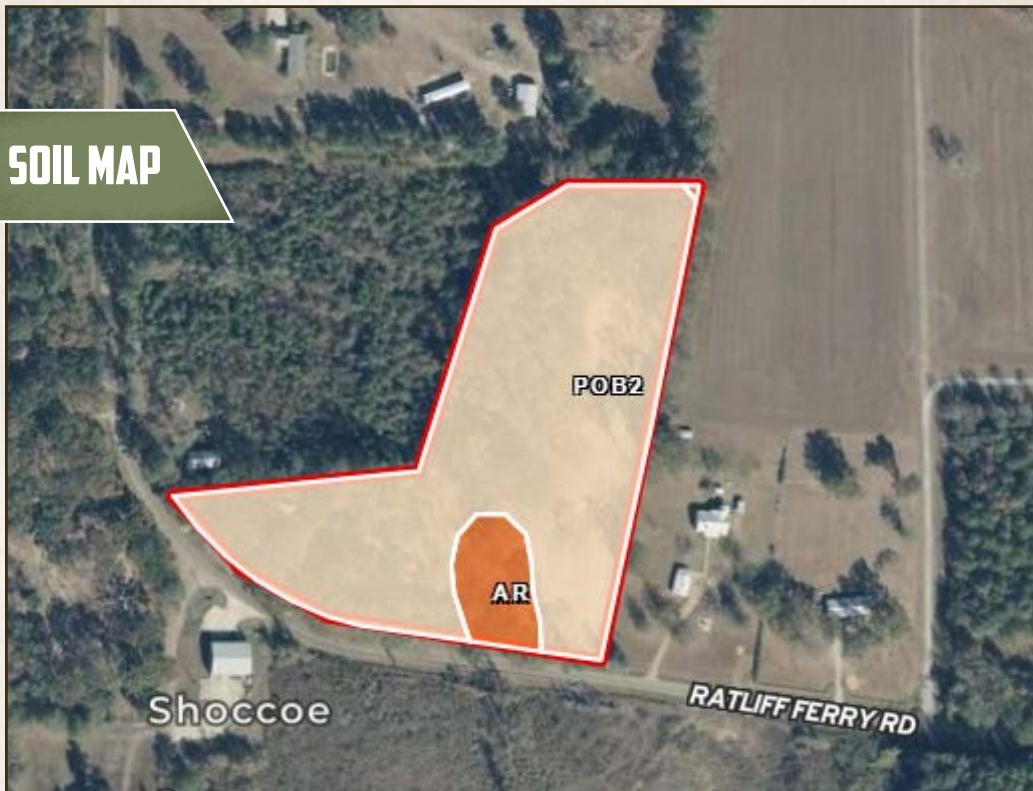
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## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	7.17	91.92	0	28	2e
Ar	Ariel silt loam	0.62	7.95	0	76	2w
GrA	Grenada silt loam, 0 to 2 percent slopes	0.01	0.13	0	63	2e
TOTALS		7.8(*)	100%	-	31.86	2.0



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Directions From Canton, MS: Travel east on MS-16 for 4.1 miles. Turn right onto Robinson Road and continue for 4 miles. Turn right onto Ratliff Ferry Road and the property will be on the right in 0.7 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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