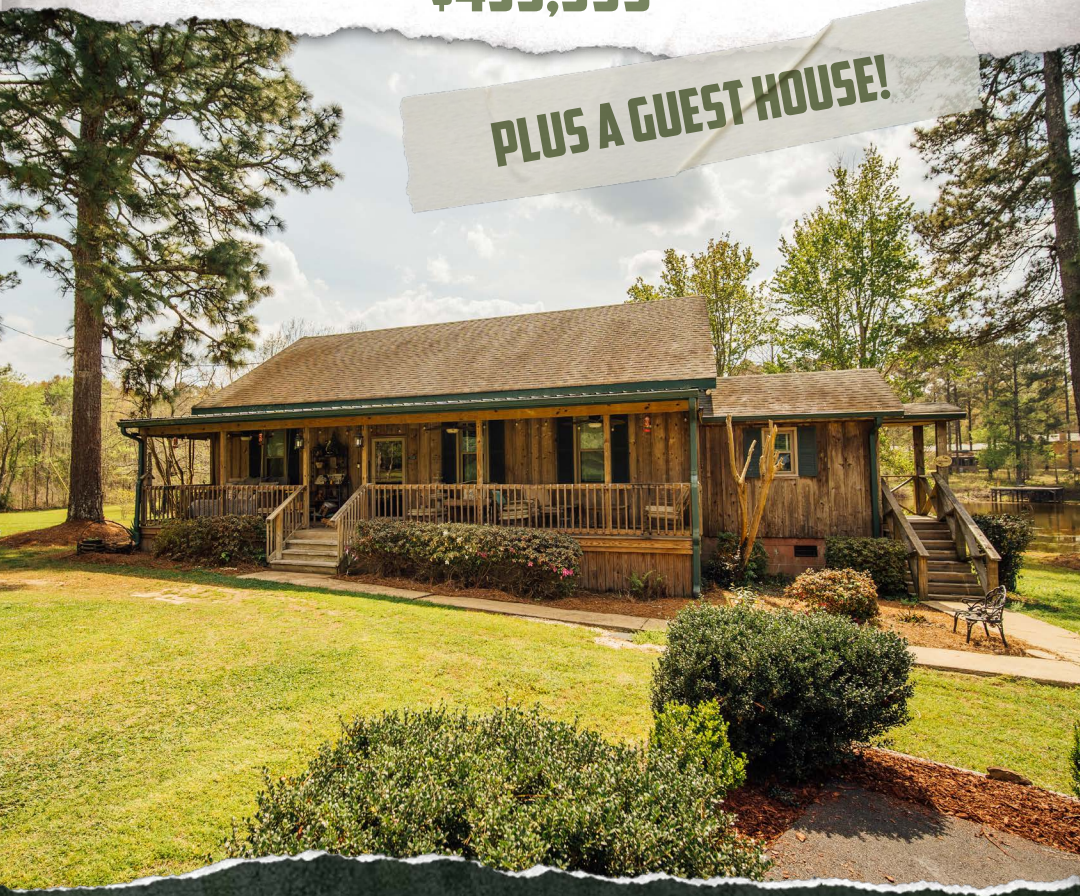
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

A HOME ON 10.02± ACRES RANKIN COUNTY, MS

$459,999

PLUS A GUEST HOUSE!



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THE RANKIN 10.02

PROPERTY PROFILE

LOCATION:

- 853 Springwater Ranch Road Brandon, MS 39042
- Rankin County
- 4± Miles NW of Puckett
- 17.3± Miles SE of Brandon
- 30± Miles SE of Jackson

COORDINATES:

- 32.1053, -89.8292

PROPERTY USE:

- Residential
- Recreational
- Investment
- Potential Rental Income

PROPERTY INFORMATION:

- 10.02± Acres
- 5± Acre Shared-Access Lake
  - Stocked with Bass & Bream
- 1,937± SqFt Home
- 3 Bedrooms/3 Baths
- Covered Porches
- Additional Home
  - Used as Rental Unit or Mother-In-Law House
- Private Driveway
- Additional Outbuilding
- Detached Garage
- Asphalt Driveway
- Puckett School District

TAX INFORMATION:

- Parcel #: N02-000005-00010
- Taxes: TBD

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MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

JIMMY GENTRY | LAND SPECIALIST
C: 601-421-8500 | jimmy@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE RANKIN 10.02

WELCOME HOME TO THE RANKIN 10.02! If you have been searching for a home with acreage in southern Rankin County, 853 Springwater Ranch Road in Brandon, Mississippi, is worth a closer look.

This 1,937± square foot home sits on 10.02± acres and includes shared access to a 5± acre lake, stocked with bass and bream. An asphalt driveway welcomes you to the property, guiding you beneath mature oaks and pine timber to the front of the home. A detached garage provides ample space, along with two additional areas for parking outdoor equipment and storing tools.

The home features a functional layout with three bedrooms, three bathrooms, a living room, dining area, and kitchen. Covered porches span both the front and rear of the home. The screened rear porch is currently used as a relaxing sitting area, offering peaceful views of the lake, while an additional open section creates the perfect space for outdoor cooking.

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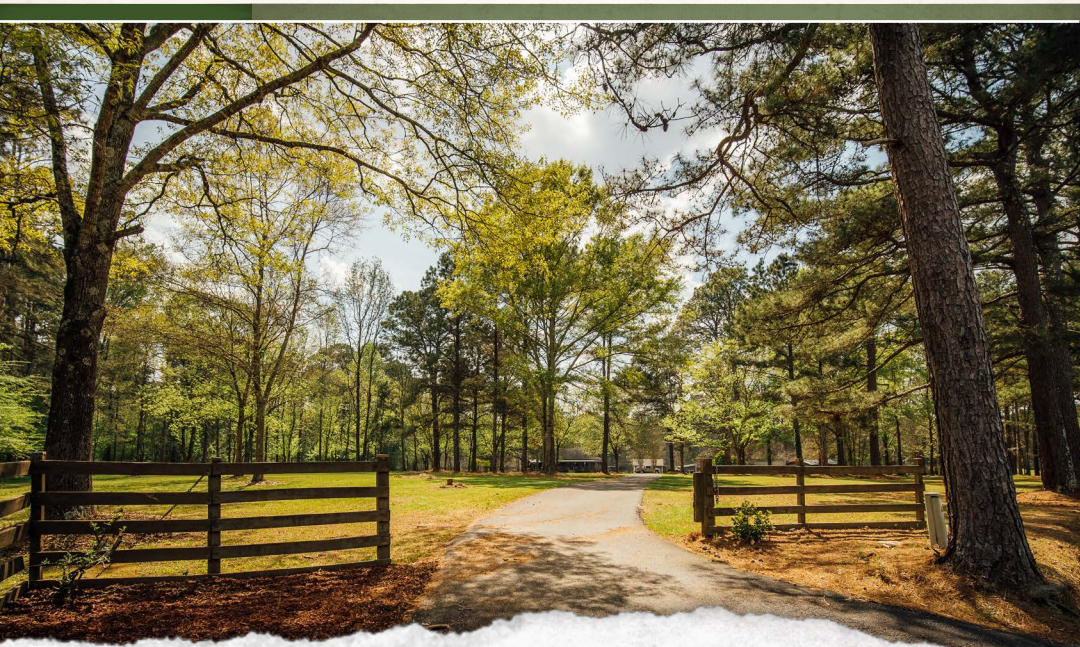
MORE ABOUT THE RANKIN 10.02

In addition to the main residence, the property includes a separate "mother-in-law" style guest house. Historically used as a rental @ $800 per month, this space has its own private drive and is well-equipped for weekend guests or continued income-producing potential.

The land itself is spacious and offers the privacy many buyers seek when looking outside the city limits. While neighboring properties are nearby, the setting still provides the quiet seclusion of country living without feeling too remote. Conveniently located just 20 minutes from downtown Brandon and approximately four miles from Puckett, this property also falls within the highly regarded Puckett School District.

For more information or to schedule a private showing, contact Michael Oswalt or Jimmy Gentry today and experience #TheSmallTownWay.



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A HOME ON 10.02± ACRES | RANKIN COUNTY, MISSISSIPPI

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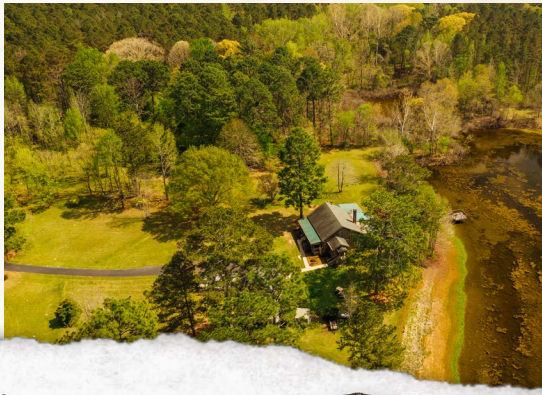

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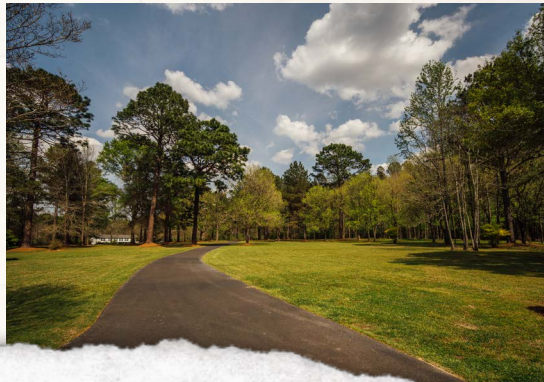

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GUEST HOUSE

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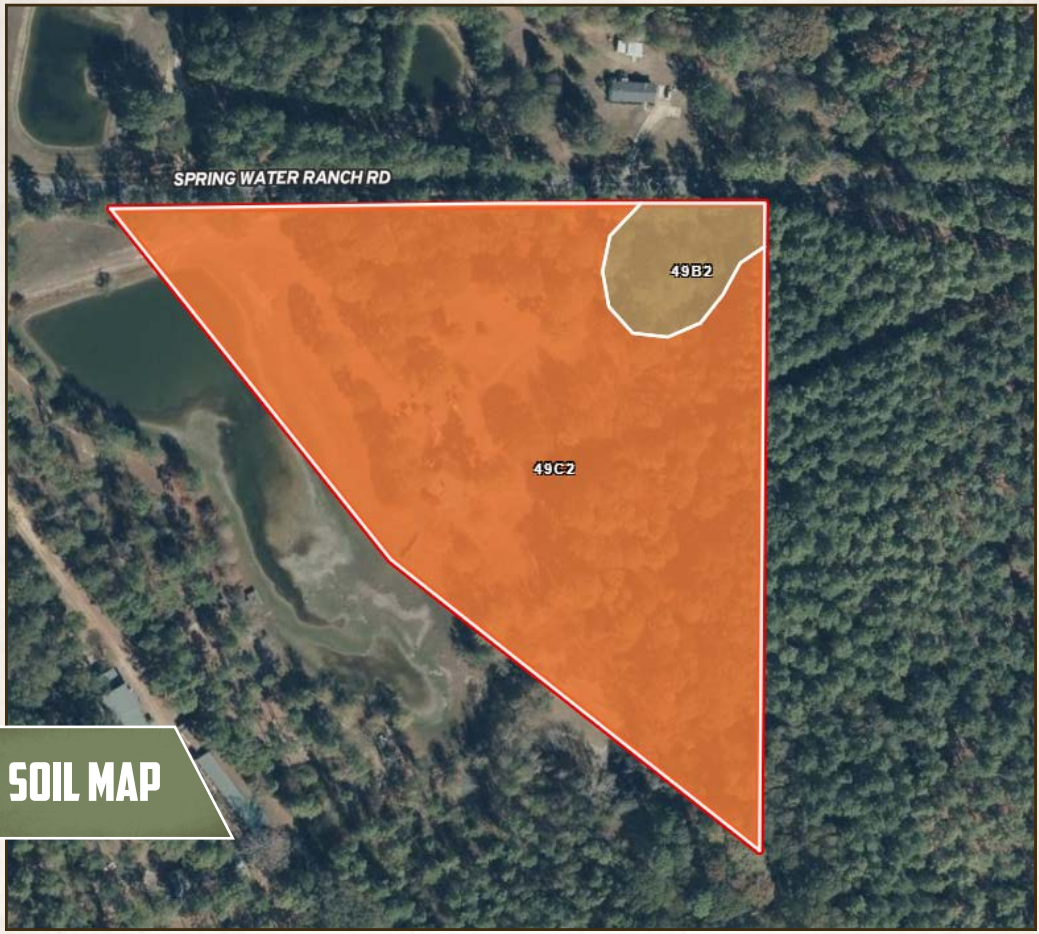

SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
49C2	Savannah loam, 5 to 8 percent slopes, moderately eroded	9.41	93.17	0	47	3e
49B2	Savannah loam, 2 to 5 percent slopes, eroded	0.69	6.83	0	41	2e
TOTALS		10.1(*)	100%	-	46.59	2.93

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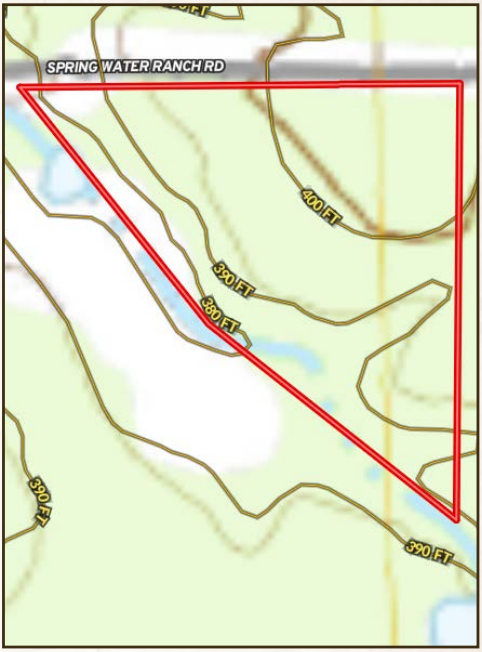
land id. LINK

TOPOGRAPHY MAP



Directions From Puckett, MS: Travel toward MS-18 E and continue for 2.1 miles. Turn left onto Springwater Ranch Road, and in 1.9 miles, the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS

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