

216± Acre Timber & Hunting Retreat

Rankin County

Brandon, MS 39042



\$702,000



Expect More. Get More.

Property Information

Location:

- Brandon, MS 39042
- Rankin County

Coordinates:

- 32.11635, -89.74005

Property Use:

- Timber
- Hunting
- Homesite

Property Highlights

- 216± Acres
- 60.34± Acres of 1-year-old Loblolly Pine
- 155± Acres of Mature Timber
- Utilities Available
- Food Plots
- Several Homesites
- Paved Road Frontage



Expect More. Get More.

TOM SMITH

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com

**Call The Land Man
Today!**



The Property

216± Acres

This exceptional 216± acre tract in Rankin County truly offers the best of both worlds. Featuring 60.34± acres of one-year-old plantation seedlings alongside 155± acres of mature, old-growth timber, the property is both a prime timber investment and a haven for outstanding trophy deer hunting. Conveniently located just minutes from the metro area and only four minutes from Puckett, it boasts approximately ¼ mile of paved road frontage, with utilities available. The front 60.34± acres are not in the floodplain, and multiple scenic homesites provide the perfect opportunity to build your dream home. This is a rare chance to own a versatile and beautiful piece of land.



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

The Property



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

The Property



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

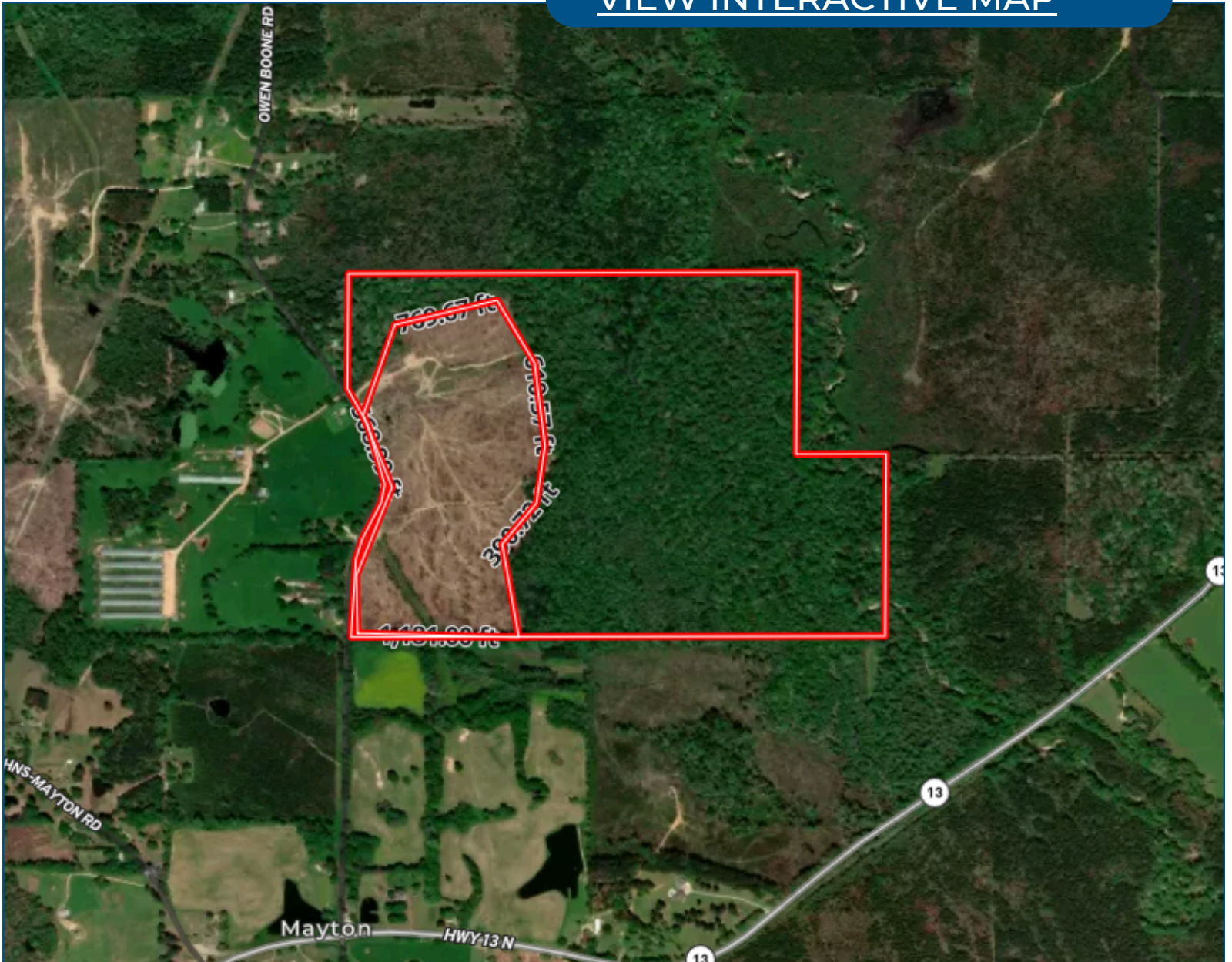
Tom@TomSmithLand.com



Expect More. Get More.

Aerial Map

[VIEW INTERACTIVE MAP](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

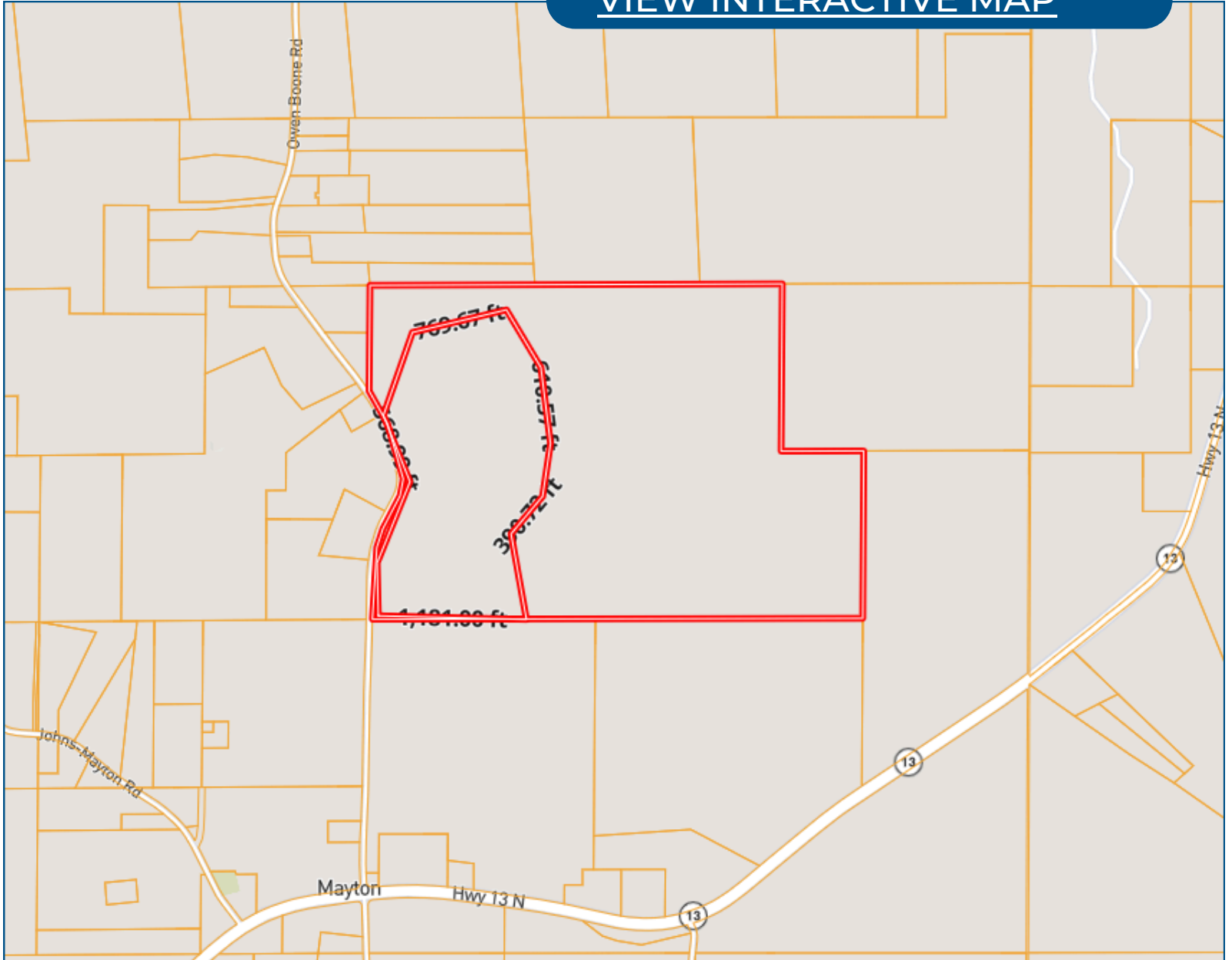
Tom@TomSmithLand.com



Expect More. Get More.

Ownership Map

[VIEW INTERACTIVE MAP](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

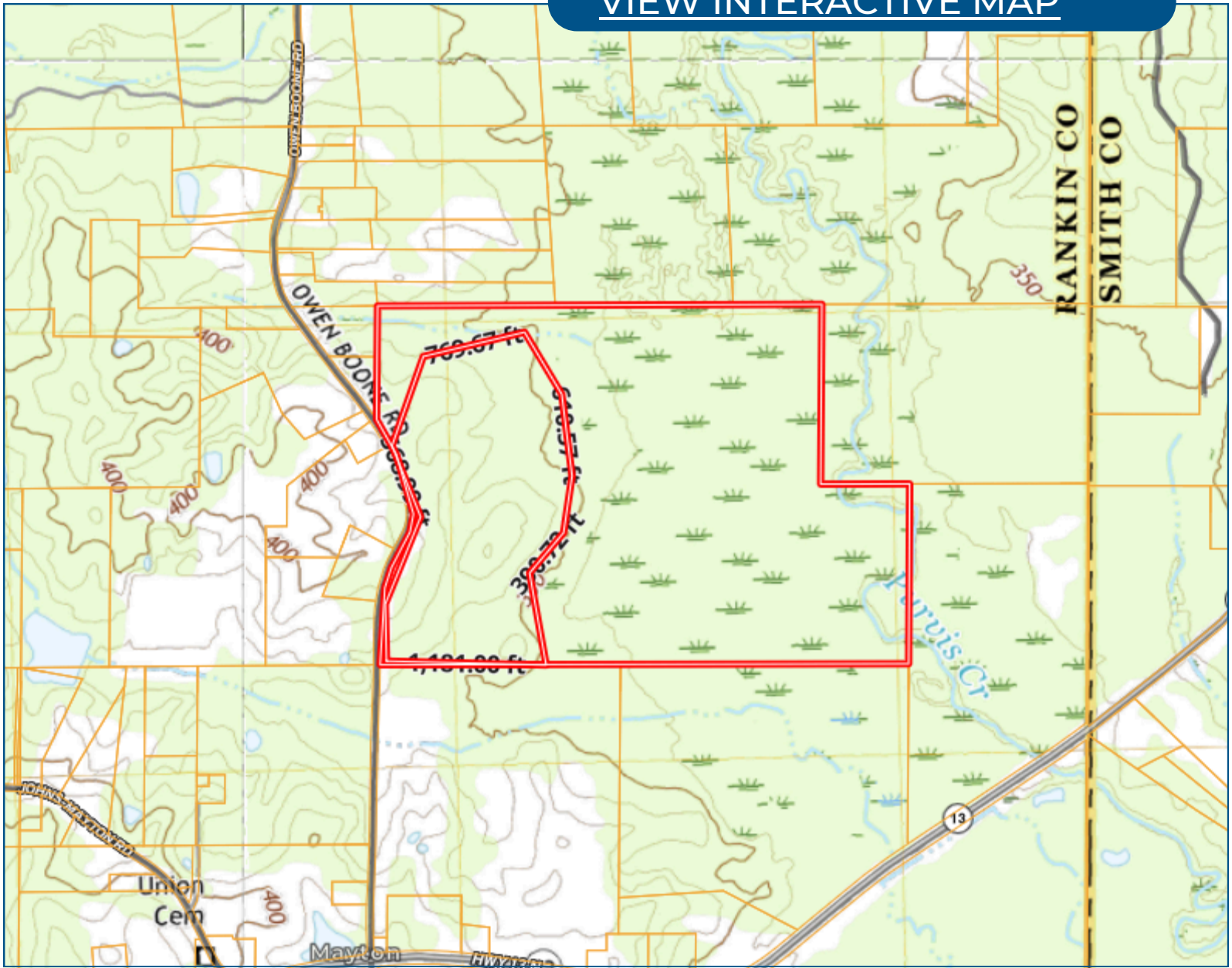
Tom@TomSmithLand.com



Expect More. Get More.

Topo Map

[VIEW INTERACTIVE MAP](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

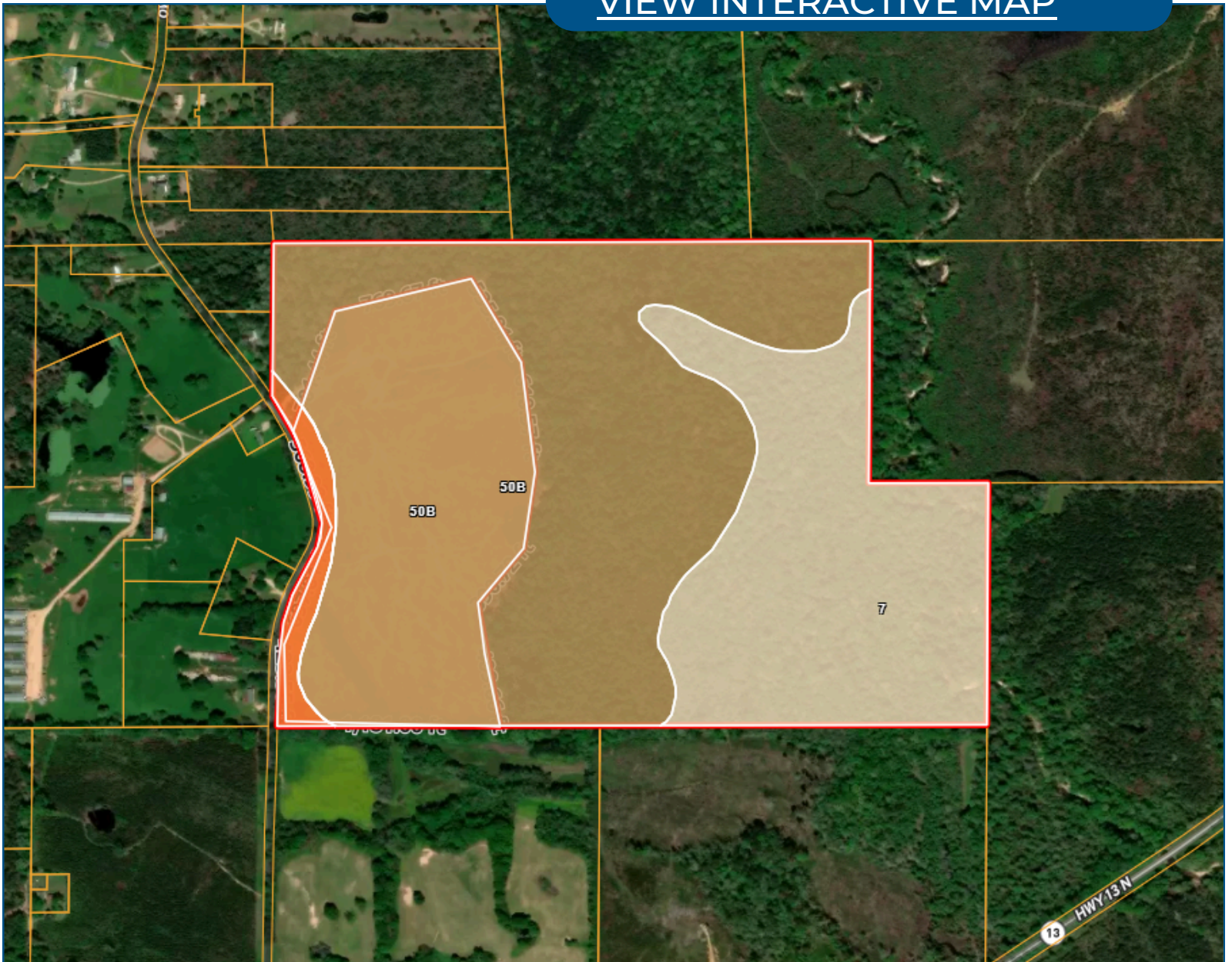
Tom@TomSmithLand.com



Expect More. Get More.

Soil Map

[VIEW INTERACTIVE MAP](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

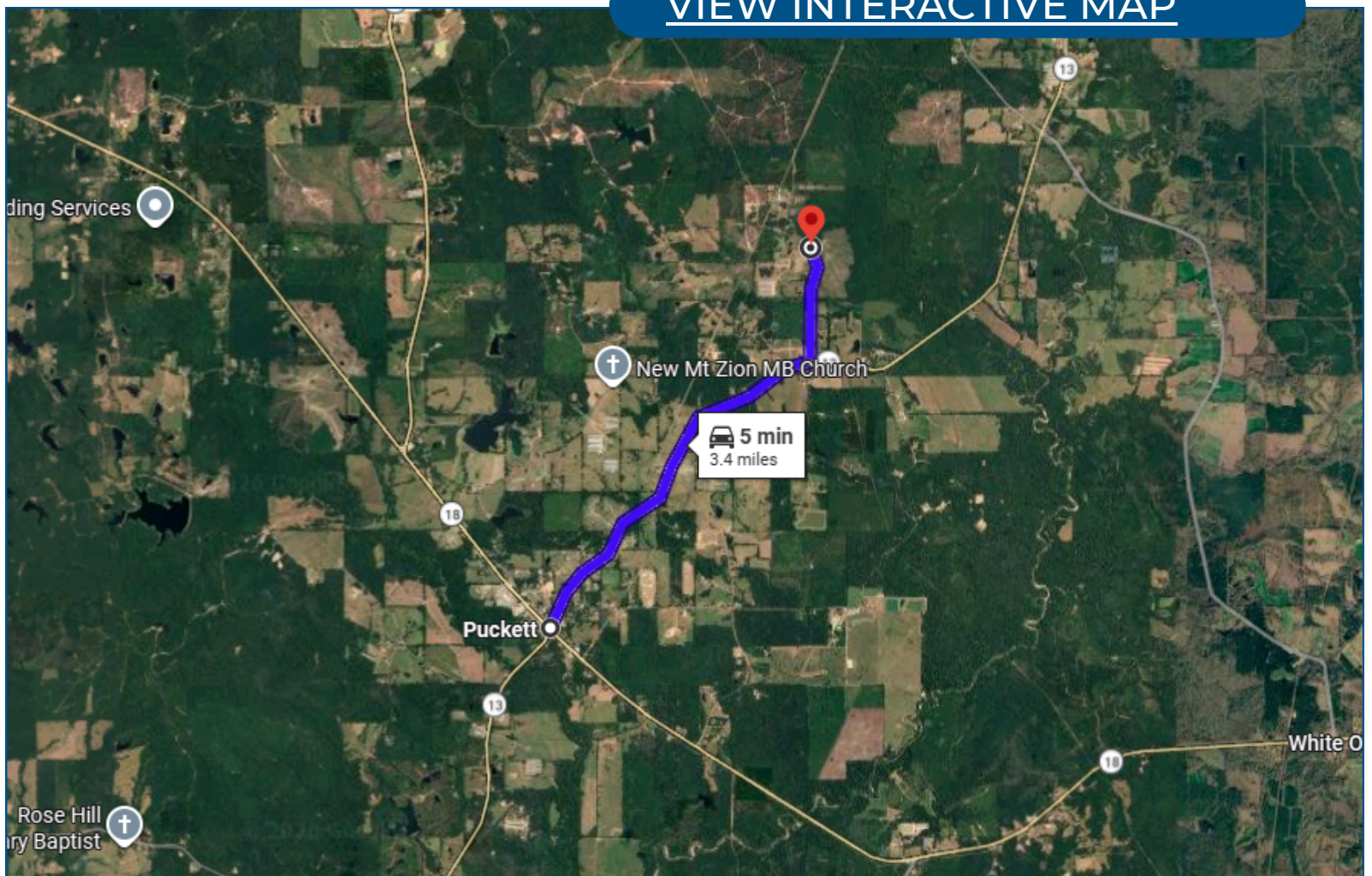
Tom@TomSmithLand.com



Expect More. Get More.

Directional Map

[VIEW INTERACTIVE MAP](#)



Directions from Puckett, MS:

Head toward Burnham Road S for 2.6 miles. Turn left onto Owen Boone Road for 0.8 miles. The property is on your right.

**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

Listing Agent



TOM SMITH

FOUNDER & BROKER, ALC®

24+ Years in Mississippi Land, Ag and Management

Tom Smith is the Principal Broker and founder of Tom Smith Land and Homes, bringing over two decades of real estate expertise and a deep-rooted knowledge of the Mississippi market. A native of Meridian, Mississippi, Tom attended Mississippi State University and launched his real estate career in Madison in 2002.

With a strong background in executive leadership, Tom brings a strategic business mindset to real estate, having previously served in top management roles with major companies such as Wal-Mart and Home Depot, as well as holding CEO positions for retail organizations across the U.S.

Tom is one of the few Realtors in the Southeastern U.S. to hold the prestigious Accredited Land Consultant (ALC) designation from the Realtor Land Institute, which he earned in 2006. He is also a recipient of the APEX Award, recognizing him among the top-performing land brokers in America. His specialties include recreational tracts, timberland investment, commercial properties, and 1031 Tax-Deferred Exchanges.

An avid outdoorsman, Tom enjoys hunting, fishing, boating, and golf in his free time. He and his wife of 29 years, Ellen, make their home in Lake Caroline (Madison), Mississippi, and are proud parents of two daughters—one residing in Lakeland, Tennessee, and the other in Charleston, South Carolina.

OFFICE: 601.898.2772

CELL: 601.454.9397

Tom@TomSmithLand.com

**CALL THE LAND MAN
TODAY!**

