

60± Acres in Rankin County, MS

\$390,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

Office 769.888.2522

Property Profile

The Puckett 60

Location:

- Rankin County, MS
- 3,000 ± Feet of Road Frontage Along Ben Chapman Road
- 2.2± Miles South of Puckett
- 18± Miles Southeast from Brandon

Coordinates:

- 32.087191, -89.801231

Property Information:

- 60± Acres
- Pasture Land
- Barbed Wire Fencing
- Pond
- Wildlife
- Electricity at the Road

Property Use:

- Multiple Home Sites
- Recreational
- Investment
- Small Game, Deer, and Turkey Hunting
- Farming Opportunities

Tax Information: 2022 \$137.44

- Parcel #: N02-000004



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JIMMY GENTRY

LAND SPECIALIST

C: 601-421-8500

O: 769-888-2522

jimmy@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Curb appeal in the country! Welcome to Puckett Pastures- 60± acres of open pastureland in Rankin County, MS. As you arrive to the gentle rolling hills, the first feature you will notice is its view! There is nothing like looking across an entire tract and envisioning the future you have for it.



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It is a true blank canvas! Looking to build your forever home? This is country living at its finest! The property is located just outside of the town limits of Puckett with approximately 3,000 feet of frontage along Ben Chapman Road. If you are simply looking for a spot in the country, the possibilities are endless.



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From a farming aspect, this property has been used for hay and cattle production, but could be converted into cultivation to grow a crop if desired. Don't rule out timber as a farming practice either because this property could easily be planted in your choice of pine or hardwood. Timber tracts surround the property leaving ample opportunity to hunt and implement wildlife habitat practices. Whether for hunting or scenery purposes, numerous wildlife species utilize the property.



*Equipment Not Included With Purchase



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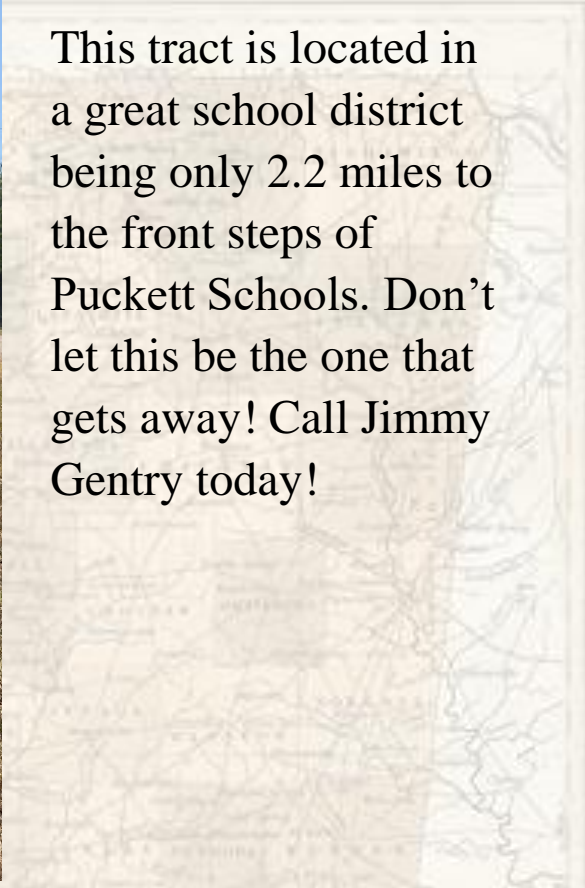
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This tract is located in a great school district being only 2.2 miles to the front steps of Puckett Schools. Don't let this be the one that gets away! Call Jimmy Gentry today!



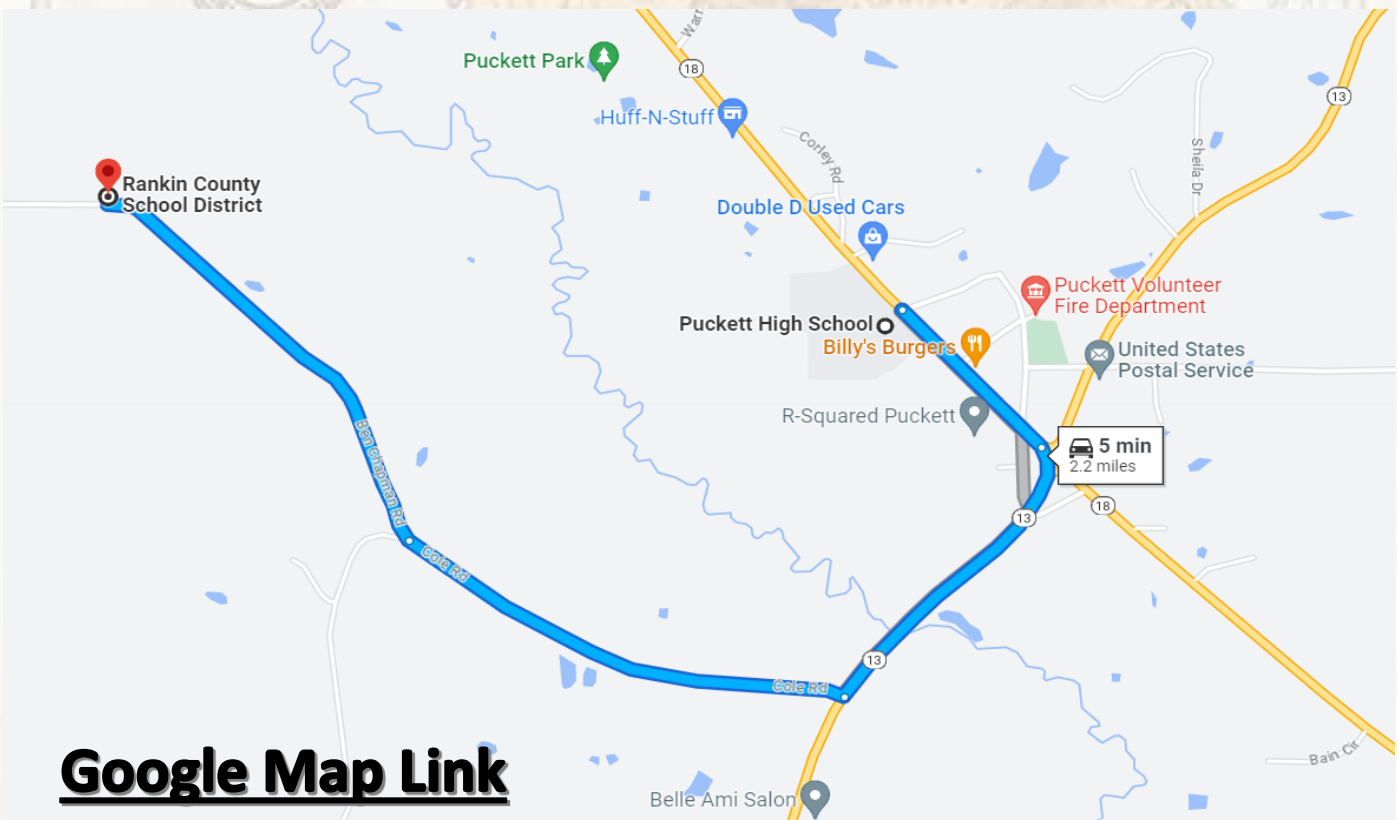
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Land id Link



Google Map Link



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