

**3± ACRES**  
**RANKIN COUNTY, MS**  
**\$135,000**



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

**OFFICE (769) 888-2522**

# THE RANKIN 3

# PROPERTY PROFILE

## LOCATION:

- 3012 Highway 80 E  
Brandon, MS 39042
- Rankin County
- 0.5± Miles to the Intersection  
of Grants Ferry/Highway 80
- 0.75± Miles from I-20
- 3.3± Miles to Shiloh Park

## COORDINATES:

- 32.2803, -89.9327

## PROPERTY USE:

- Residential

## PROPERTY INFORMATION:

- 3± Acres
- Majestic Oaks
- Zoned Residential
- Water and Electricity Available
- Fiber Optic Available

## TAX INFORMATION:

- Parcel K08-000017-00000
- \$901.63



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

**STEVE MARTENS**

LAND SPECIALIST

C: 601-573-2962

O: 769-888-2522

[steve@smalltownproperties.com](mailto:steve@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE RANKIN 3

ARE YOU LOOKING FOR THE PERFECT SPOT TO BUILD YOUR DREAM HOME IN RANKIN COUNTY, MS? This scenic 3± acre homesite offers both convenience and natural beauty. Situated less than one mile from exit 59 off I-20 East in Brandon and in one of the fastest growing areas in Rankin County near the new Grants Ferry Parkway, this prime location keeps you close to schools, shopping, and everyday essentials. Surrounded by majestic oak trees, the property provides a picturesque and peaceful setting for your future home. With water and electricity already available, this land is ready for you to start building.

**ACT NOW** to make 3012 Highway 80  
your new address; call **Steve Martens** today!



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

**STEVE MARTENS**

LAND SPECIALIST

C: 601-573-2962

O: 769-888-2522

[steve@smalltownproperties.com](mailto:steve@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

3± ACRES

RANKIN COUNTY, MISSISSIPPI



# SMALLTOWN

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

**STEVE MARTENS**

LAND SPECIALIST

C: 601-573-2962

O: 769-888-2522

[steve@smalltownproperties.com](mailto:steve@smalltownproperties.com)

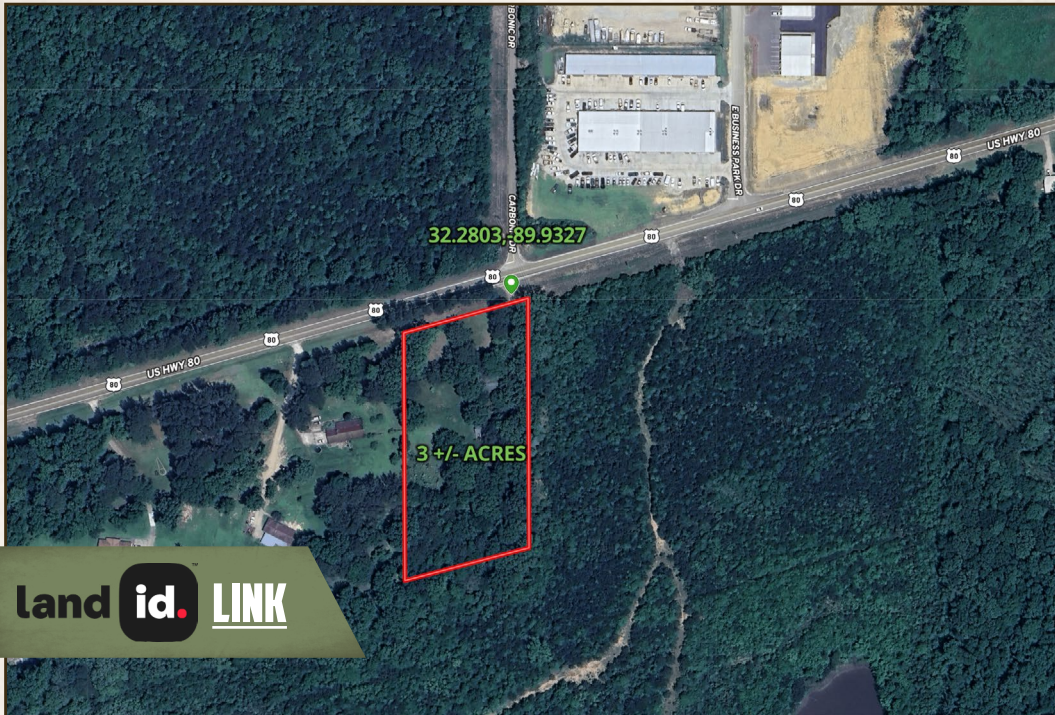
4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

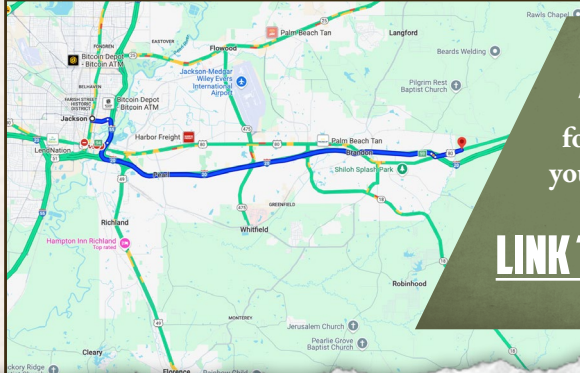
Information is believed to be accurate but not guaranteed.

3± ACRES

RANKIN COUNTY, MISSISSIPPI



land id. LINK



Directions From Exit 59 off I-20 E:  
 Take the Brandon exit and go east  
 for 1 mile. The property will be on  
 your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

**STEVE MARTENS**  
 LAND SPECIALIST  
 C: 601-573-2962  
 O: 769-888-2522  
 steve@smalltownproperties.com  
 4848 Main St. - Flora, MS 39071  
 smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*