



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

12.41± ACRES
RANKIN COUNTY, MS
\$175,000



THE RANKIN 12.41

PROPERTY PROFILE

LOCATION:

- 1331 Coal Bluff Road
Lena, MS 39094
- Rankin County
- 9± Miles NE of Tommy's
Trading Post
- 24± Miles N of Flowood

COORDINATES:

- 32.558099, -89.819770

PROPERTY USE:

- Potential Home Site

PROPERTY INFORMATION:

- 12.41± Total Acres
- 8± Acres in Open Ground
- County Road Frontage
- Rolling Terrain
- Small Pond
- Hardwoods
- Electricity at the Road
- Pisgah School District

TAX INFORMATION:

2024 - \$514.52

- Parcel N18000009-00030



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DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

dennis@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

WELCOME TO THE RANKIN 12.41

LOCATED IN RANKIN COUNTY, MS, THIS BEAUTIFUL 12.41± ACRE PROPERTY OFFERS A PRIME OPPORTUNITY TO BUILD YOUR DREAM COUNTRY HOME IN THE DESIRABLE PISGAH SCHOOL DISTRICT. Approximately eight acres are cleared and ready for development, while the remaining balance is wooded with a nice mix of hardwoods, providing privacy and natural beauty. A small pond is tucked within the timber, offering the potential for enlargement, creating a great focal point or future fishing spot. The land enjoys frontage on Coal Bluff Road, where electricity is available.

Enjoy the peacefulness of rural living while being just minutes from medical facilities, shopping, entertainment, and dining in Flowood. Additionally, the Ross Barnett Reservoir is nearby for fishing, boating, and water recreation. Rankin County building restrictions need to be verified.

To learn more and schedule a private showing, call **Dennis West** today!



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Information is believed to be accurate but not guaranteed.

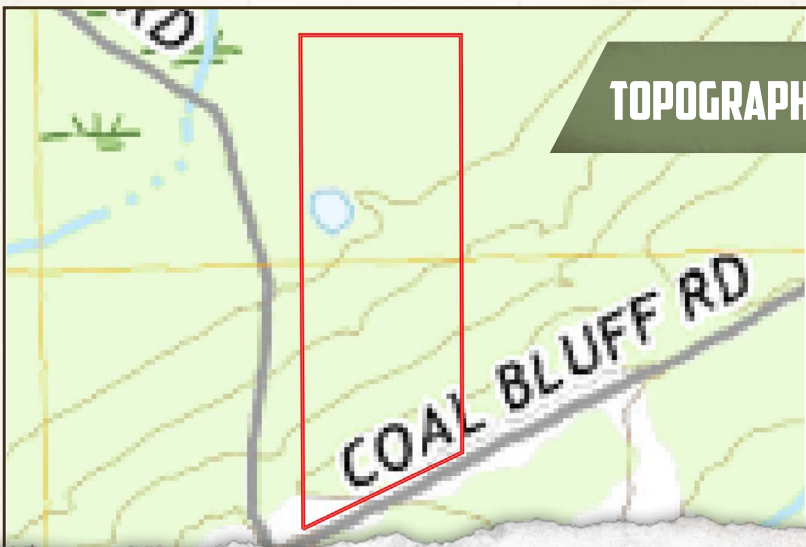
12.41± ACRES

RANKIN COUNTY, MISSISSIPPI

FLOOD MAP



TOPOGRAPHY MAP



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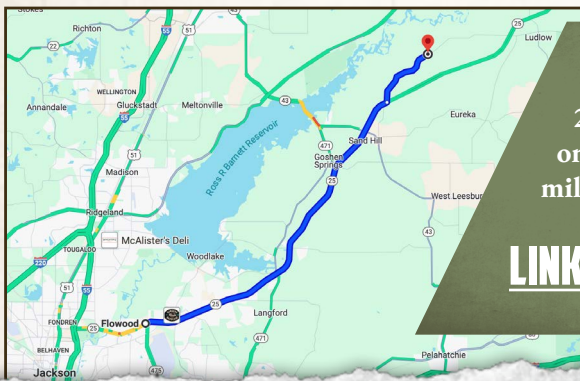
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land id. LINK



Directions from Flowood, MS: Travel 20 miles north on Hwy 25. Turn left on Coal Bluff Road and continue 4 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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