



RICHARDSON PROPERTIES, INC.



103 I-55 W. Frontage Road • Terry, Mississippi 39170 • 878-2484 • Fax: 878-5424

**CLARK CREEK FARMS
+/- 245 ACRES RANKIN COUNTY
SECTIONS 31 & 31, T7N, R4E**

Property Description: About 200 acres of beautiful pasture land that is fenced and cross fenced. About 40 acres of planted pines that are approximately 20 years old. Property has frontage on both Holly Bush Road and Boyd Road.

Improvements: Large hay barn and a large metal barn with riding area inside and horse stalls. Fenced and Cross fenced with gates.

Utilities: Water and Power are available at this property. No sewer available at this time.

Directions: Hwy 25 to Holly Bush Road.
East on Holly Bush Road about 2 miles and the property is on the left.

Best Use: Property has been used as a horse farm for the past several years. The setting on the hill overlooking the pasture by the metal barn is one of the prettiest places in Rankin County to build a big house. There are several subdivisions right down the road, but without sewer there is not much possibility of development into high density homes now. However the property could be split into several mini-farms and sold off that way, maybe in 20 or 40 acre sections.

Listing Price: 1,592,500.00

FOR A SHOWING PLEASE CALL:

**RONNIE RICHARDSON
601-668-7231**







