



"Your One Stop Real Estate Shop"

LAND & TIMBER | RESIDENTIAL | COMMERCIAL | OIL & GAS

- * ONLY \$1,250,000.00
- * Prime 78.92 acres +/-
- * Zoned: RE-1
- * A MUST SEE!!!

Rare opportunity at the REZ!

78.92 acres +/- wooded & open land that can be subdivided

- Location, Location, Location!!!
- Incredible Road Frontage
- School: NW Rankin & All Utilities
- Hardwoods, Pines, Pasture
- Beautiful Area & Great Neighbors
- County living w/ peace and quiet with REZ views
- Address: 385 Fannin Landing Circle, Brandon, MS 39047



Gary W. Stewart

MOBILE: 601-757-3009

gwstewart@4cornerprop.com



Office: 601-952-2828

Fax: 601-510-9446

www.4cplandandhomes.com



More Info:

800 ft of Road Frontage, Double Access from the north and south

3 Phase Power & Natural Gas

Annual Property Taxes- \$3,400.00

Massive Hardwoods & Pines

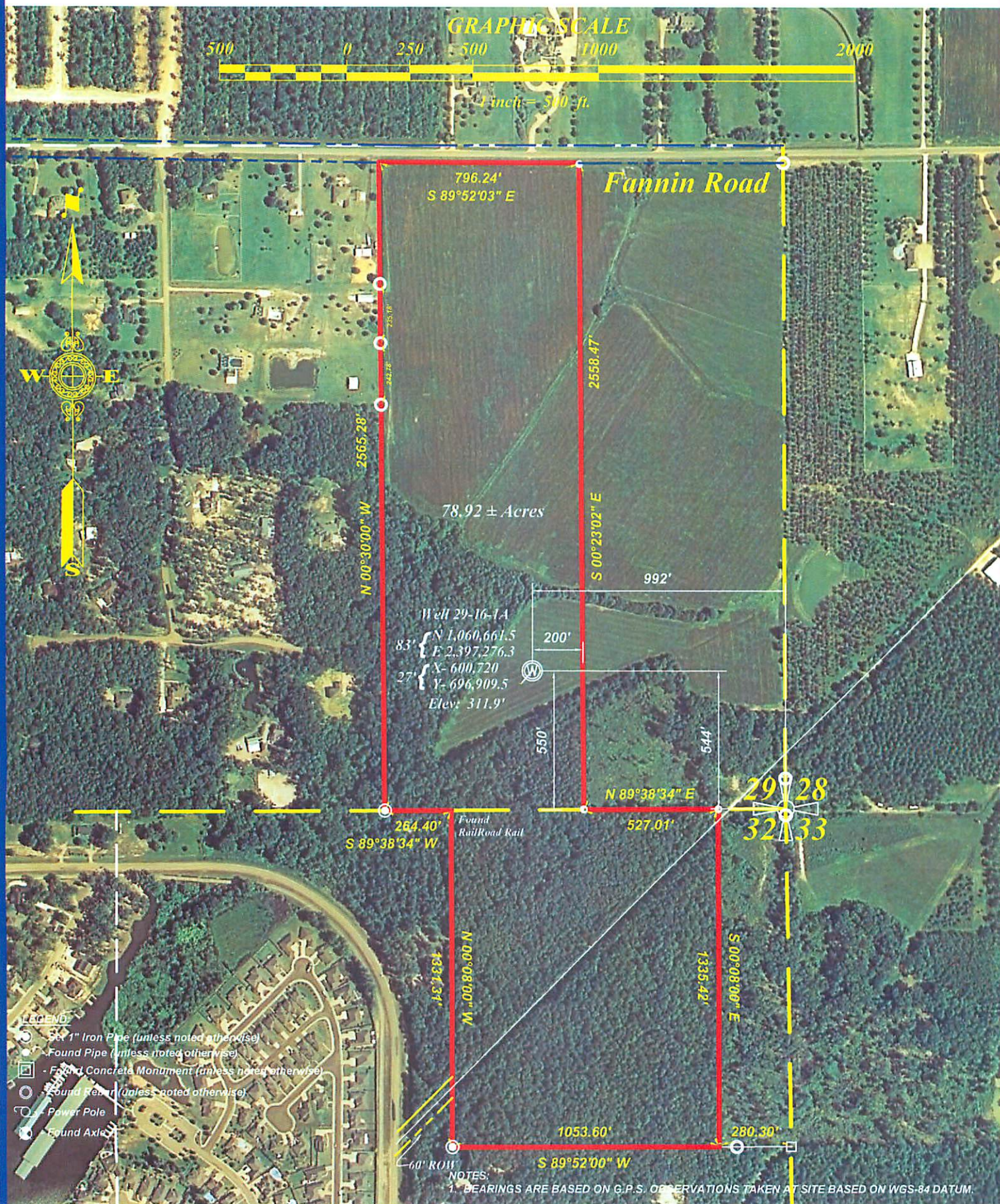


RARE OPPORTUNITY at REZ!!!

- Excellent Interior Road System
- Developers Dreams– A REAL MUST SEE!
- Building and Shed included



SURVEY FOR
Denbury Onshore, LLC
 SITUATED IN
 SECTIONS 29 & 32, T 7 N - R 3 E
RANKIN COUNTY, MISSISSIPPI



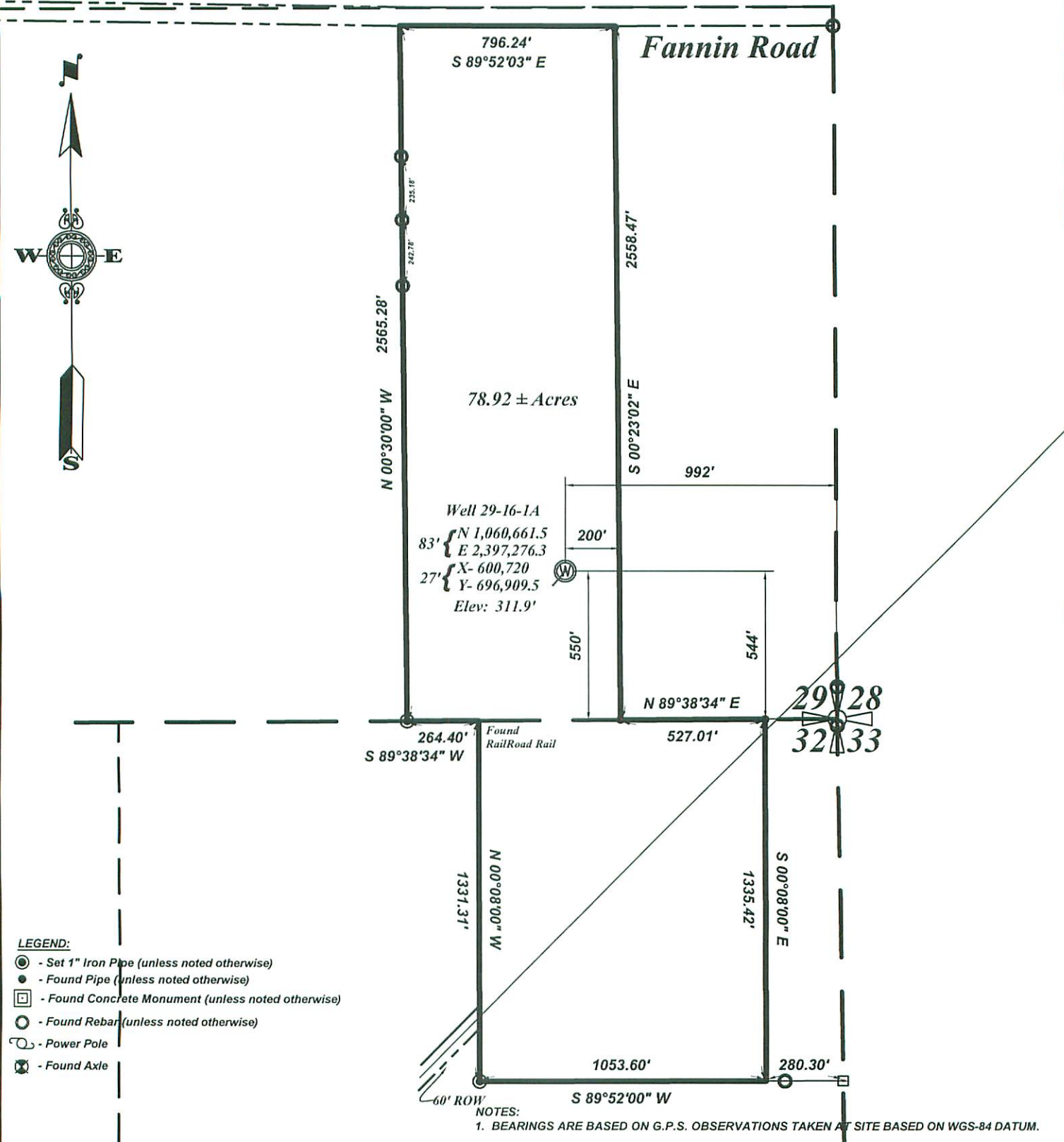
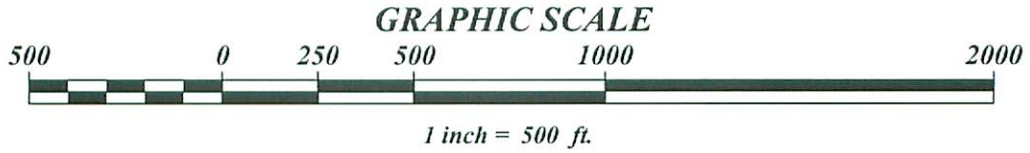
I hereby certify that this Survey represents an actual field survey, performed under the direct supervision of the undersigned, and is in accordance with the accuracy specification and position tolerance for a Class "D" Rural Survey, as set forth in the most recent Minimum Standards for Property Boundary Surveys by the Board of Registration for Professional Engineers and Land Surveyors, for the State of Mississippi. If seal and signature do not appear in red, this is not an original.

Frank L. Messinger
PROFESSIONAL LAND SURVEYOR
MESSINGER & ASSOCIATES, INC.
 Established 1945
 P.O. DRAWER 1179
 630 EAST JEFFERSON AVENUE
 BASTROP, LOUISIANA 71221
 (318) 281-1636
 E-MAIL: survey@masurvey.net



October 2, 2009
 C- 4254

SURVEY FOR
Denbury Onshore, LLC
 SITUATED IN
 SECTIONS 29 & 32, T 7 N - R 3 E
RANKIN COUNTY, MISSISSIPPI



- LEGEND:**
- ⊙ - Set 1" Iron Pipe (unless noted otherwise)
 - - Found Pipe (unless noted otherwise)
 - - Found Concrete Monument (unless noted otherwise)
 - - Found Rebar (unless noted otherwise)
 - ⊕ - Power Pole
 - ⊗ - Found Axle

NOTES:
 1. BEARINGS ARE BASED ON G.P.S. OBSERVATIONS TAKEN AT SITE BASED ON WGS-84 DATUM.

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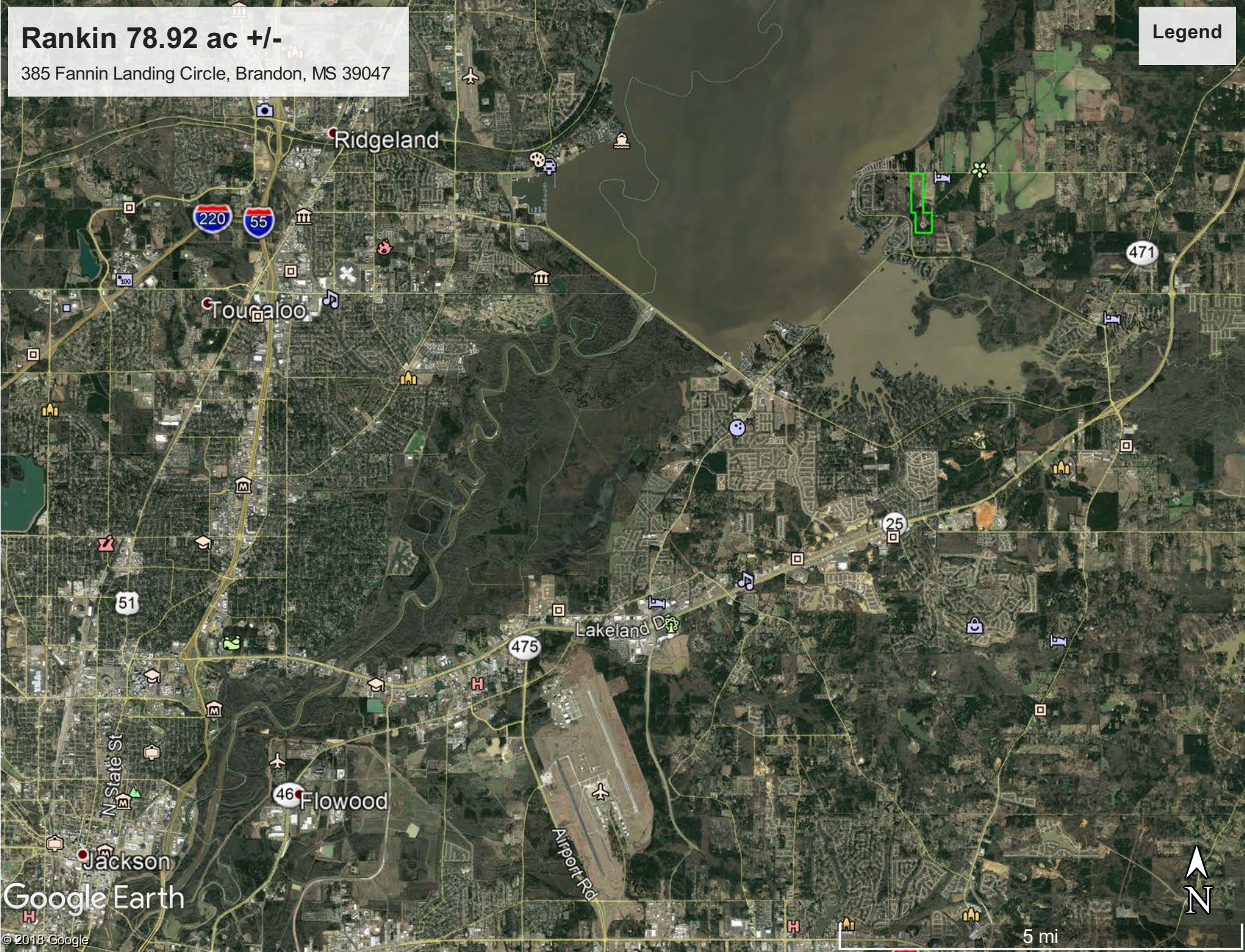


October 2, 2009
 C- 4254

Rankin 78.92 ac +/-

385 Fannin Landing Circle, Brandon, MS 39047

Legend



Google Earth

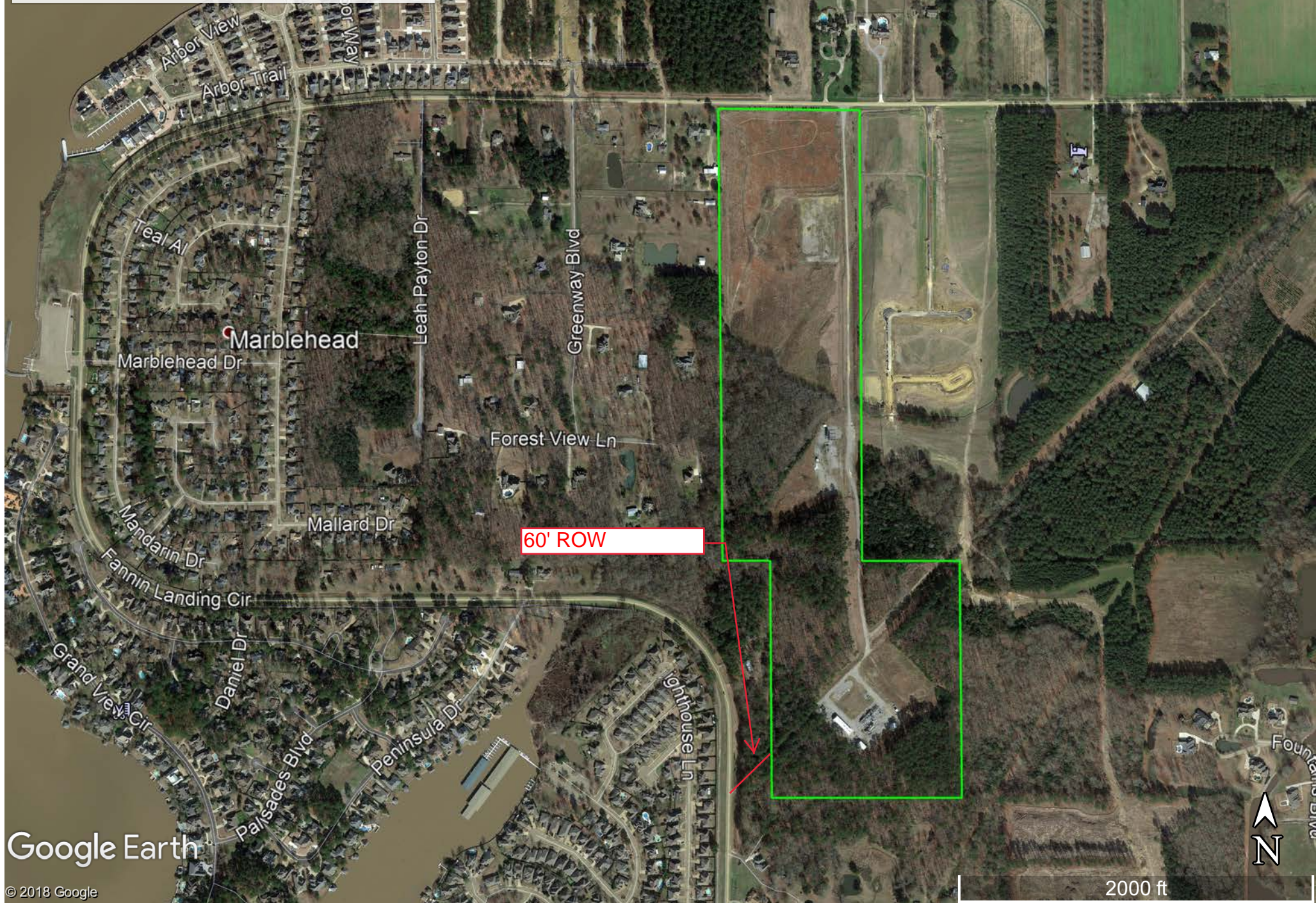
© 2018 Google

5 mi

Rankin 78.92 ac +/-

385 Fannin Landing Circle, Brandon, MS 39047

Legend



Google Earth

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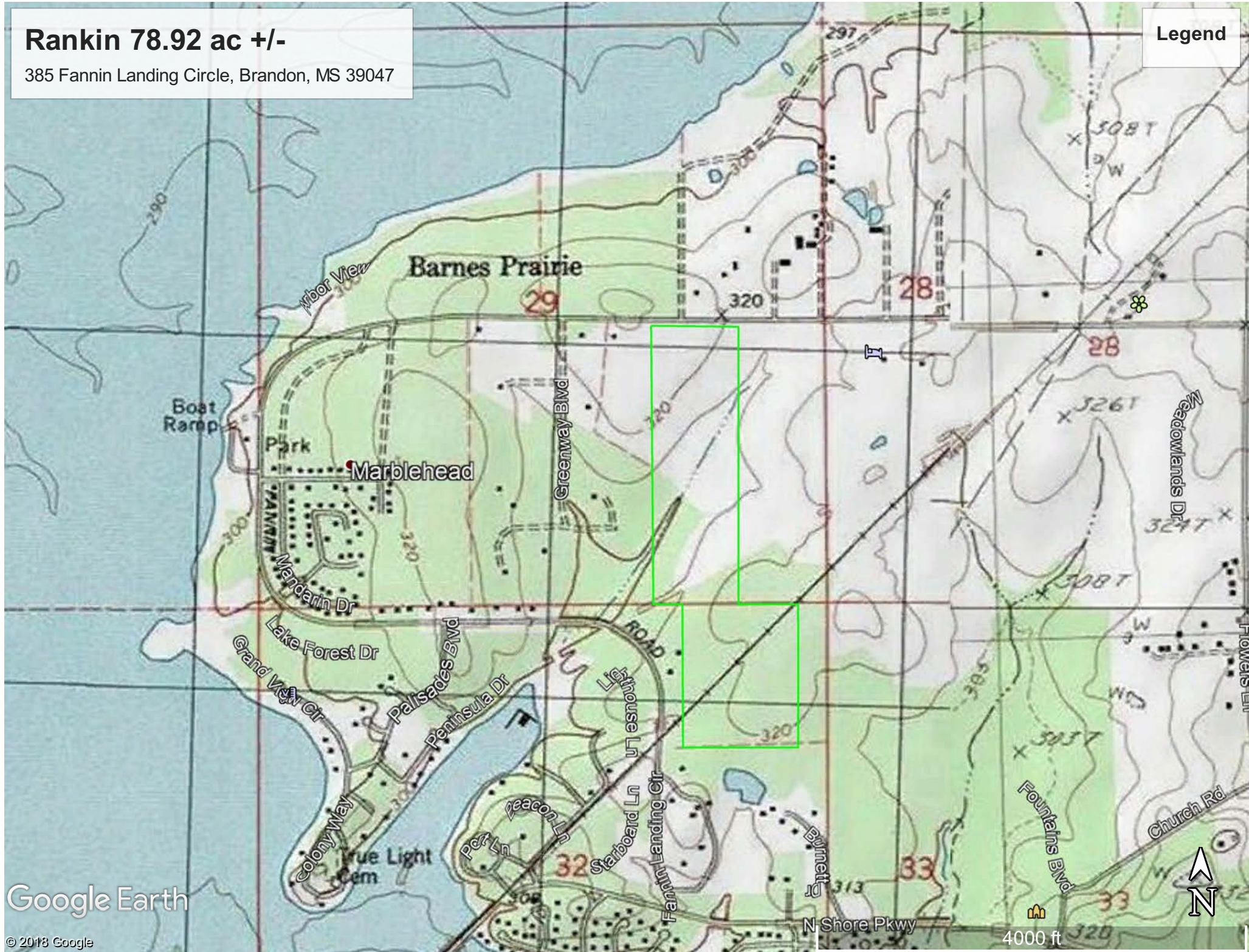
2000 ft



Rankin 78.92 ac +/-

385 Fannin Landing Circle, Brandon, MS 39047

Legend



Google Earth

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4000 ft