

Mobile: 601-955-9907
Judy@TomSmithLand.com
Office: 601-898-2772



Direct: 601-955-9907
Fax: 601-8988278
www.TomSmithLand.com

*BEAUTIFUL FAMILY ESTATE SITE
LOCATED IN WOODBRIDGE, BRANDON, RANKIN Co, MS*



\$18,500/Acre

- 13.53 Acres Plantation Style Home Site with Water Frontage
- Strict Design Guidelines/Covenants
- Professionally Designed & Landscaped Entrance
- With Only 90 Home Sites, Enjoy a Quaint and Quiet Setting
- Two Stocked Lakes, 35 and 7 Acres
- Greenspace and Amenities
- Pasture for Horses and Recreation
- Homes 2800 Square Feet & Up
- Underground Utilities
- Quick Access to Hwy 471, Shopping, Restaurants, Schools and Churches

Information is Believed to be Accurate but not Guaranteed



LOOKING FOR THE PERFECT FAMILY ESTATE SITE, LOOK NO FURTHER! This 13.53 acre plantation style estate with water frontage is ready for development. Enter Woodbridge Estates through the professionally designed and landscaped entrance and cross into your very own private oasis. Fish in the 35 acre or 7 acre stocked ponds, ride horses, 4 wheelers or just sit on your patio and watch the sunset. There are underground utilities and strict covenants for your protection. With only 90 homesites enjoy a quaint and quiet setting. There is easy access to Highway 471 and not far from all city conveniences. Call now for your private viewing! DIRECTIONS: Take Hwy 25 N. (Lakeland Dr) toward Flowood to MS 471, turn right off Hwy 25 and then back to the left. In 2.9 miles turn left onto Fannin Landing Circle, in 1.2 miles turn right onto Three Prong Rd, go the end of Three Prong Rd where it will become Woodbridge Dr., the property will be on your left.



Judy Allen

601.955.9907

Judy@TomSmithLand.com

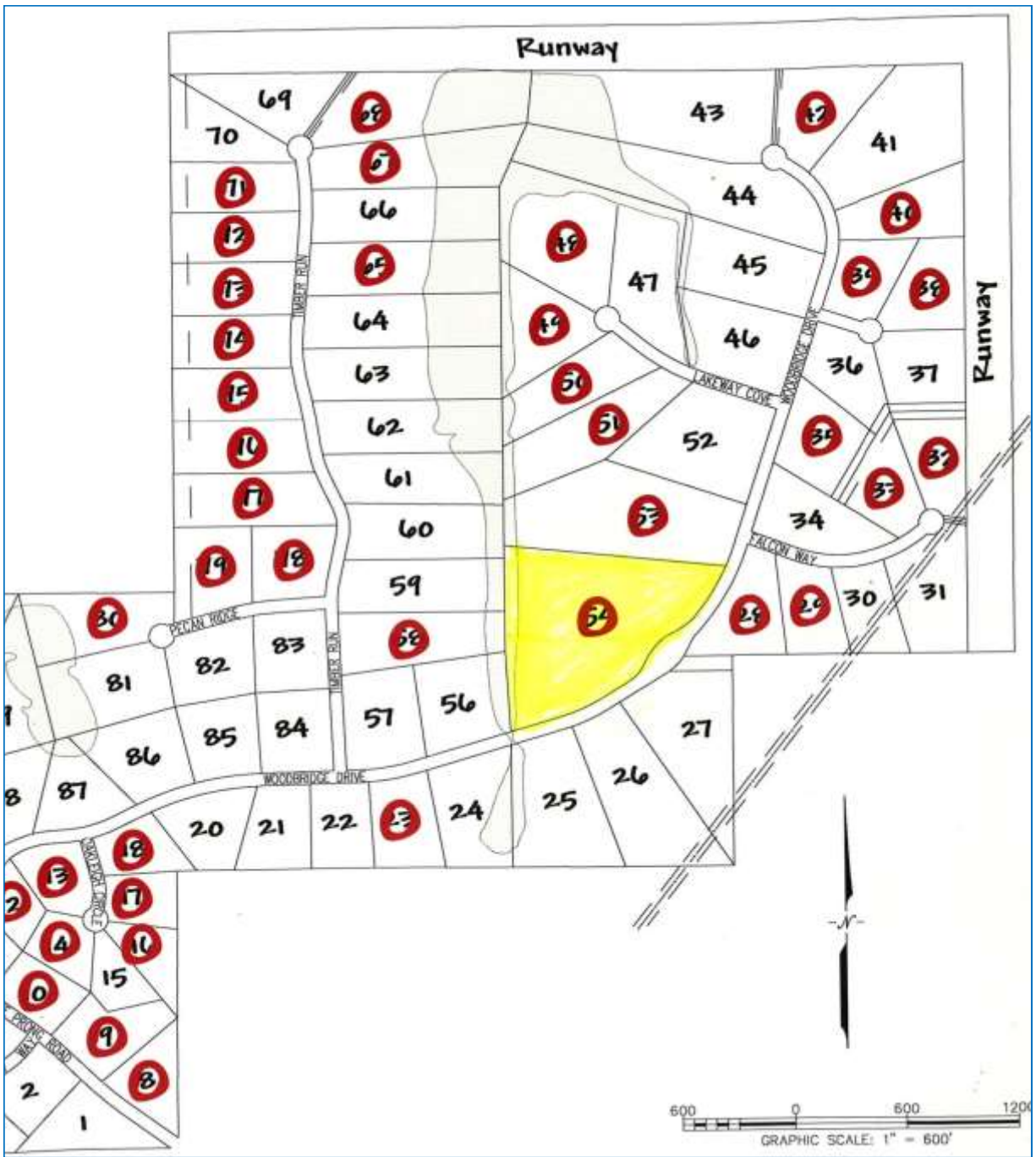
Tom Smith Land and Homes

601 Crescent Blvd., Suite 103, Ridgeland, MS 39157

Neighborhood Photos



Judy Allen
601.955.9907
Judy@TomSmithLand.com
Tom Smith Land and Homes
601 Crescent Blvd., Suite 103, Ridgeland, MS 39157



SUBDIVISION PLAT



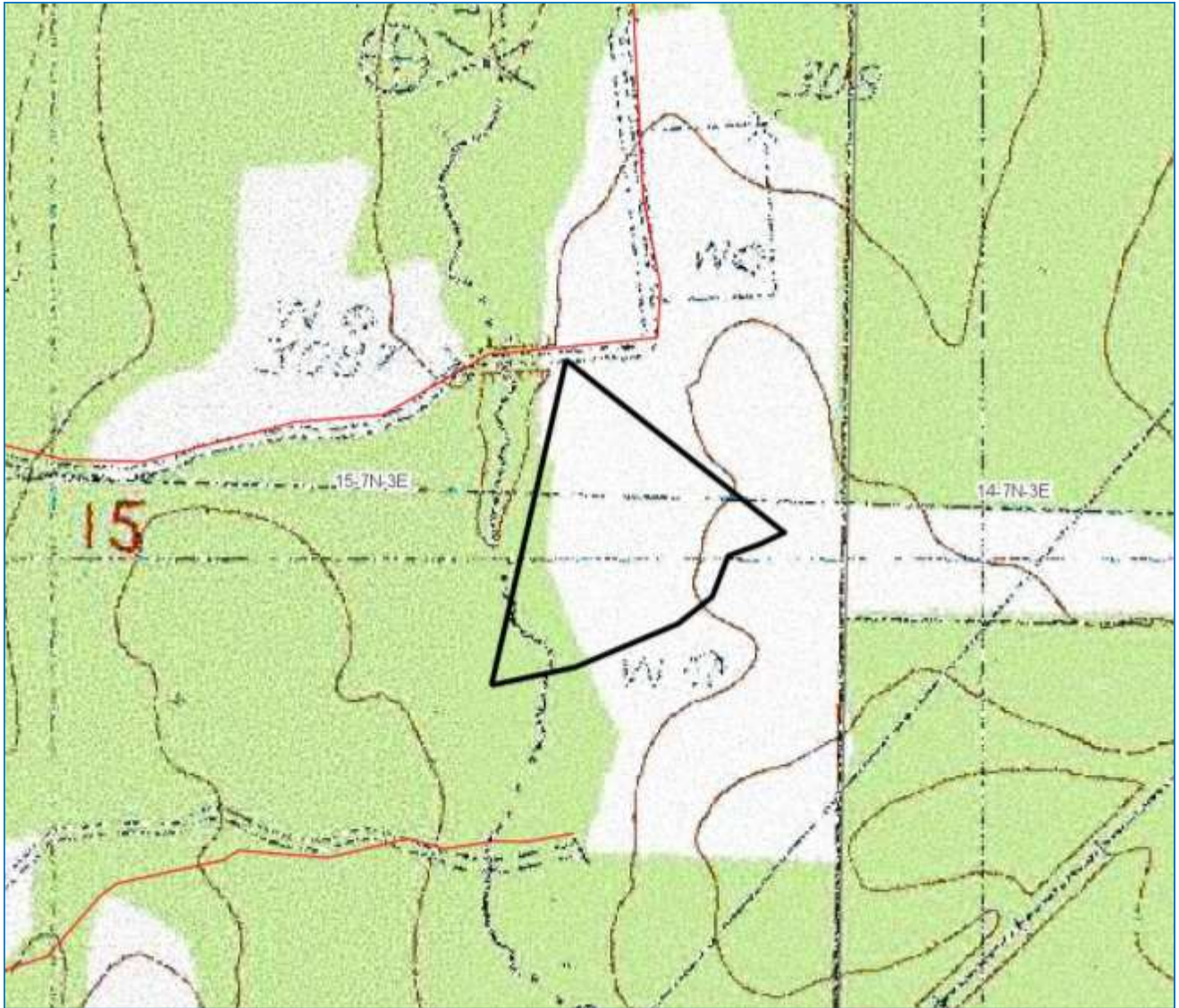
Judy Allen
601.955.9907
Judy@TomSmithLand.com
Tom Smith Land and Homes
601 Crescent Blvd, Suite 103, Ridgeland, MS 39157



AERIAL



Judy Allen
601.955.9907
Judy@TomSmithLand.com
Tom Smith Land and Homes
601 Crescent Blvd., Suite 103, Ridgeland, MS 39157

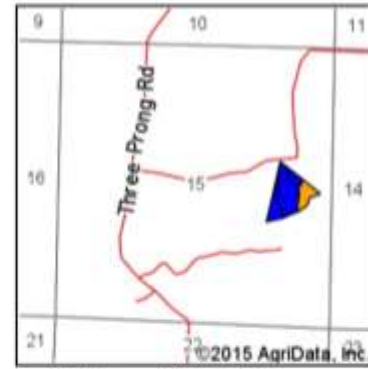
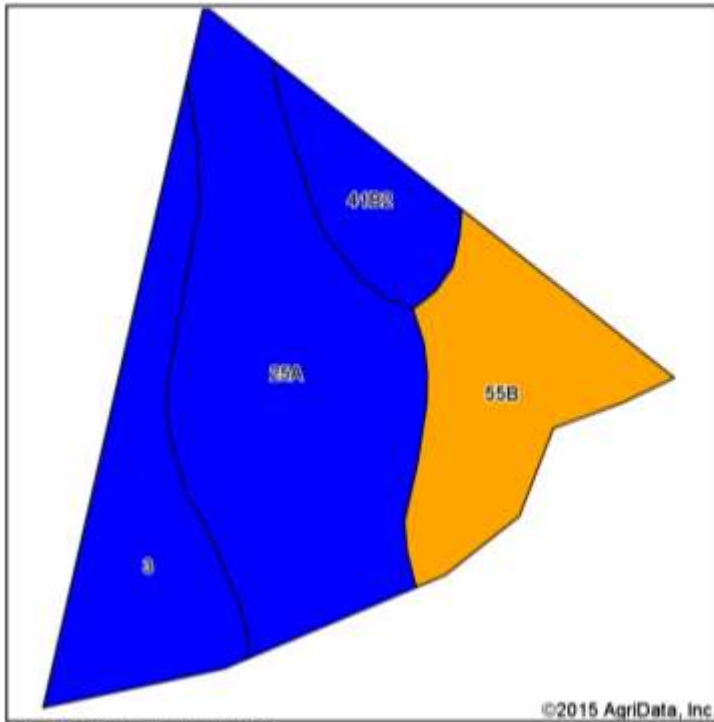


TOPO MAP



Judy Allen
601.955.9907
Judy@TomSmithLand.com
Tom Smith Land and Homes
601 Crescent Blvd., Suite 103, Ridgeland, MS 39157

Information is Believed to be
Accurate but not Guaranteed



State: **Mississippi**
 County: **Rankin**
 Location: **15-7N-3E**
 Township: **District 2**
 Acres: **13.56**
 Date: **3/30/2015**



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.

Area Symbol: MS121, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Oats	Soybeans	Tall fescue	Wheat
25A	Quitman loam, 0 to 2 percent slopes	6.35	46.8%		ilw	10		80	650	10		30	9	35
3	Oaklimer silt loam, occasionally flooded	3.00	22.1%		ilw			9	95	750	11		40	40
55B	Kipling silt loam, 2 to 5 percent slopes	2.89	21.3%		ille	7		5	550	8.5	55	25	6.5	35
41B2	Providence silt loam, 2 to 5 percent slopes, eroded	1.32	9.7%		ile	8.5		90	750	9.5		40	8.5	40
Weighted Average						7	3.1	67.2	660.5	9.9	11.7	32.1	8.6	36.6

Area Symbol: MS121, Soil Area Version: 10

SOIL MAP



Judy Allen
 601.955.9907
 Judy@TomSmithLand.com
 Tom Smith Land and Homes
 601 Crescent Blvd., Suite 103, Ridgeland, MS 39157



Directional Map

DIRECTIONS: Take Hwy 25 N(Lakeland Dr) toward Flowood to MS 471, turn right off Hwy 25 and then back to the left. In 2.9 miles turn left onto Fannin Landing Circle, in 1.2 miles turn right onto Three Prong Rd, go the end of Three Prong Rd where it will become Woodbridge Dr, the property will be on your left.

Judy Allen

601.955.9907

Judy@TomSmithLand.com

Tom Smith Land and Homes

601 Crescent Blvd., Suite 103, Ridgeland, MS 39157

