

Call Michael Oswald Today!!  
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## BEAUTIFUL RENOVATED RETREAT SITTING ON 60.11± ACRES IN RANKIN COUNTY, MS



**\$475,000**

- Great Family Retreat
- Completely Renovated House
- 3 Bedroom / 1 Bathroom
- Great Fishing
- Metal Shop Building
- Lighted Clay Pigeon Shooting Range
- Abundant Deer and Turkey
- Great Road System
- Great Timber Investment
- Located Seconds from Springlake

Family Retreat located seconds from Springlake in Rankin County! Wanting a place to fish, hunt, and shoot skeet on a lighted range? You just found all of it!! The property features a 1,432 ± square foot completely renovated home with three bedrooms, one bathroom, a mud room, granite counter tops, original wood floors, ceramic tile, and stainless appliances. There is also a barn for your tractor, implements, and equipment. The yard features a lighted two station clay pigeon shooting range. Your private spring fed pond is located just across the gravel road and is loaded with bass and bream. A covered fish cleaning pavilion is located by the pond. The remainder of the property is made up of mixed age pine and hardwoods with open area for food plots and shooting houses. The property had abundant deer and turkey for your hunting pleasure. The annual membership fee Springlake is located on the adjacent property. Don't let this perfect family retreat pass you by!! Call Michael Oswald today! Directions: From Highway 18 in the Johns Community, take Highway 18 southeast approximately 0.60 miles, go south on Fletcher Road to dead end, go west on Spring Water Ranch Road approximately 0.12 miles, go south on Lake Springwater Drive approximately 0.70 miles, the property will be on the right.

Information is Believed to be Accurate but not Guaranteed



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**Aerial Photograph**



Michael Oswalt, Realtor

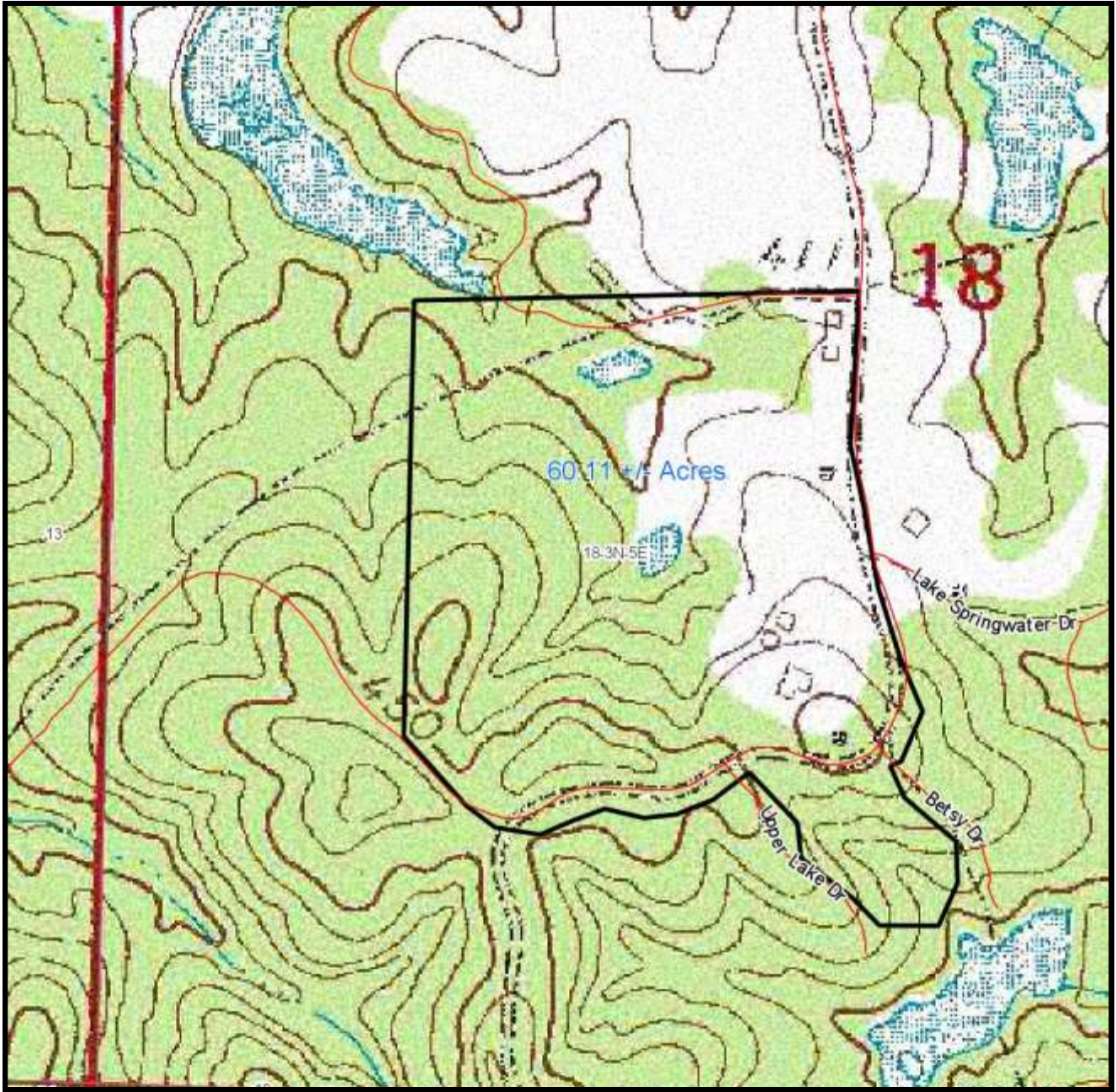
Mobile 662-719-3967

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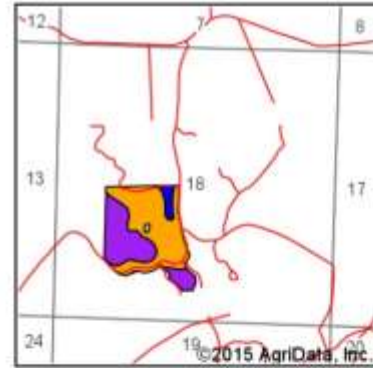
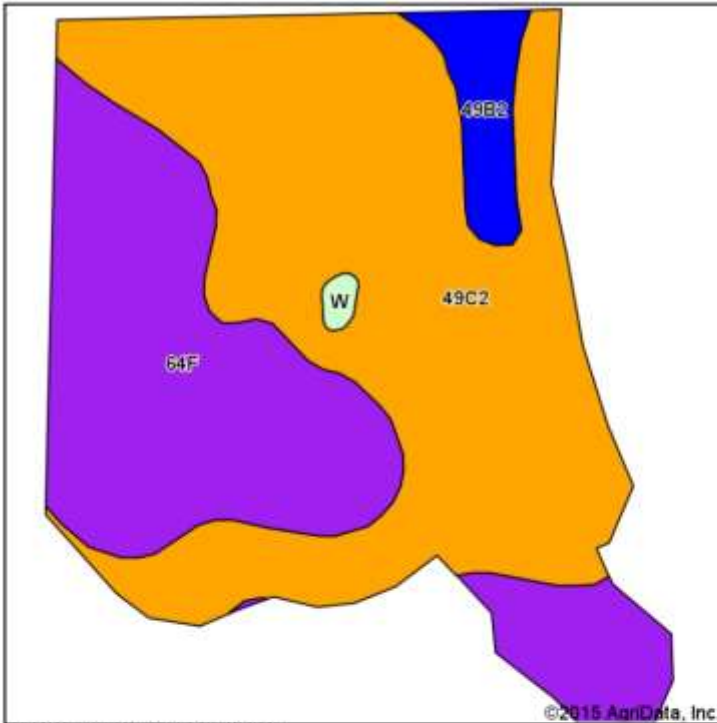
Ridgeland, MS 39157



**Topographical Map**



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State: **Mississippi**  
 County: **Rankin**  
 Location: **18-3N-5E**  
 Township: **District 3**  
 Acres: **60.11**  
 Date: **3/9/2015**



Soils data provided by USDA and NRCS.

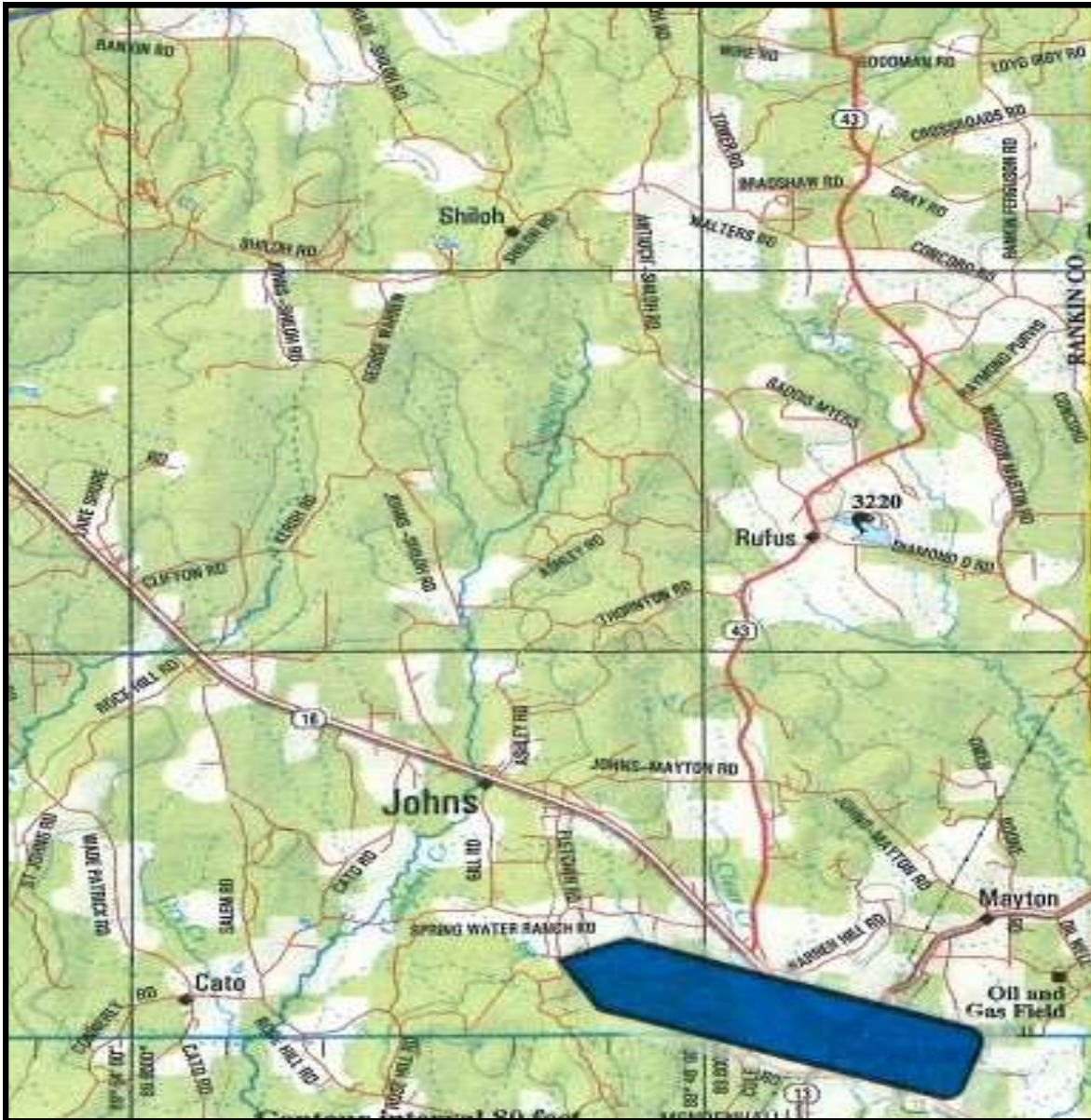
Area Symbol: MS121, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Bahiagrass	Corn	Cotton lint	Grass hay	Improved bermudagrass	Soybeans	Tall fescue	Wheat	
49C2	Savannah loam, 5 to 8 percent slopes, eroded	34.72	57.8%		Ilie		9	70	600			8	30	7.5	35
64F	Smithdale-Providence association, 8 to 35 percent slopes	22.40	37.3%		Vlie		6.5			3		6.5		8	
49B2	Savannah loam, 2 to 5 percent slopes, eroded	2.89	4.5%		Ilie	Ilie	9	75	650			8.5	35	8	40
W	Water	0.30	0.5%												
<b>Weighted Average</b>								<b>8</b>	<b>43.8</b>	<b>375.7</b>	<b>1.1</b>	<b>7.4</b>	<b>18.9</b>	<b>7.7</b>	<b>22</b>

## Soil Map



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### Directional Map

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