Big Black River Retreat- 96.7 Acres
5163 Cox Ferry Road
Bentonia, MS 39040-8216

$649,000
96.7± Acres
Yazoo County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
5163 Cox Ferry Road

City, State Zip
Bentonia, MS 39040-8216

County
Yazoo County

Type
Hunting Land, Single Family, Recreational Land, Residential Property, Riverfront

Latitude / Longitude
32.547135 / -90.493602

Taxes (Annually)
$590

Dwelling Square Feet
2,400

Bedrooms / Bathrooms
4 / 2

Acreage
96.7

Price
$649,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Big Black River Retreat - 96.7 Acres

This 96.7 acre property in Yazoo County offers a unique combination of **Big Black River and Beaver Creek frontage, recreational opportunities, CRP income, and a comfortable home**. Located on Cox Ferry Road, the property is well suited for a weekend retreat, hunting property, or full-time residence.

The 2,400 sq. ft. modular home sits on a hill above the flood zone and features **4 bedrooms, 2 bathrooms, community water, septic, and front and back porches with scenic views**. Additional improvements include a large shed with a storage room, equipment shed, anc skinning shed, all located on a concrete slab. Two metal carports and additional storage provide plenty of space for equipment and recreational gear.

The property is well established for hunting, with **four food plots, four shooting houses, feeders, and an extensive internal trail system**. Approximately **53 acres are enrolled in CRP, generating $9,900 annually**. There are two transferable CRP contracts, with one expiring September 30, 2030, and the other expiring September 30, 2032.

Most of the eastern boundary follows **Beaver Creek, which connects to the Big Black River**, providing valuable water and wildlife habitat. The combination of CRP, creek frontage, river influence, timber, and established food plots creates a diverse habitat that supports **deer, turkey, ducks, and other wildlife**. Professional trapping has also been performed annually.

With an established home, hunting improvements, recreational income, and access to the Big Black River, **Big Black River Retreat** offers an excellent opportunity for buyers looking for a well-rounded recreational property with both immediate use and long-term value.

Will Waits

Certified Land Specialist

Licensed in MS

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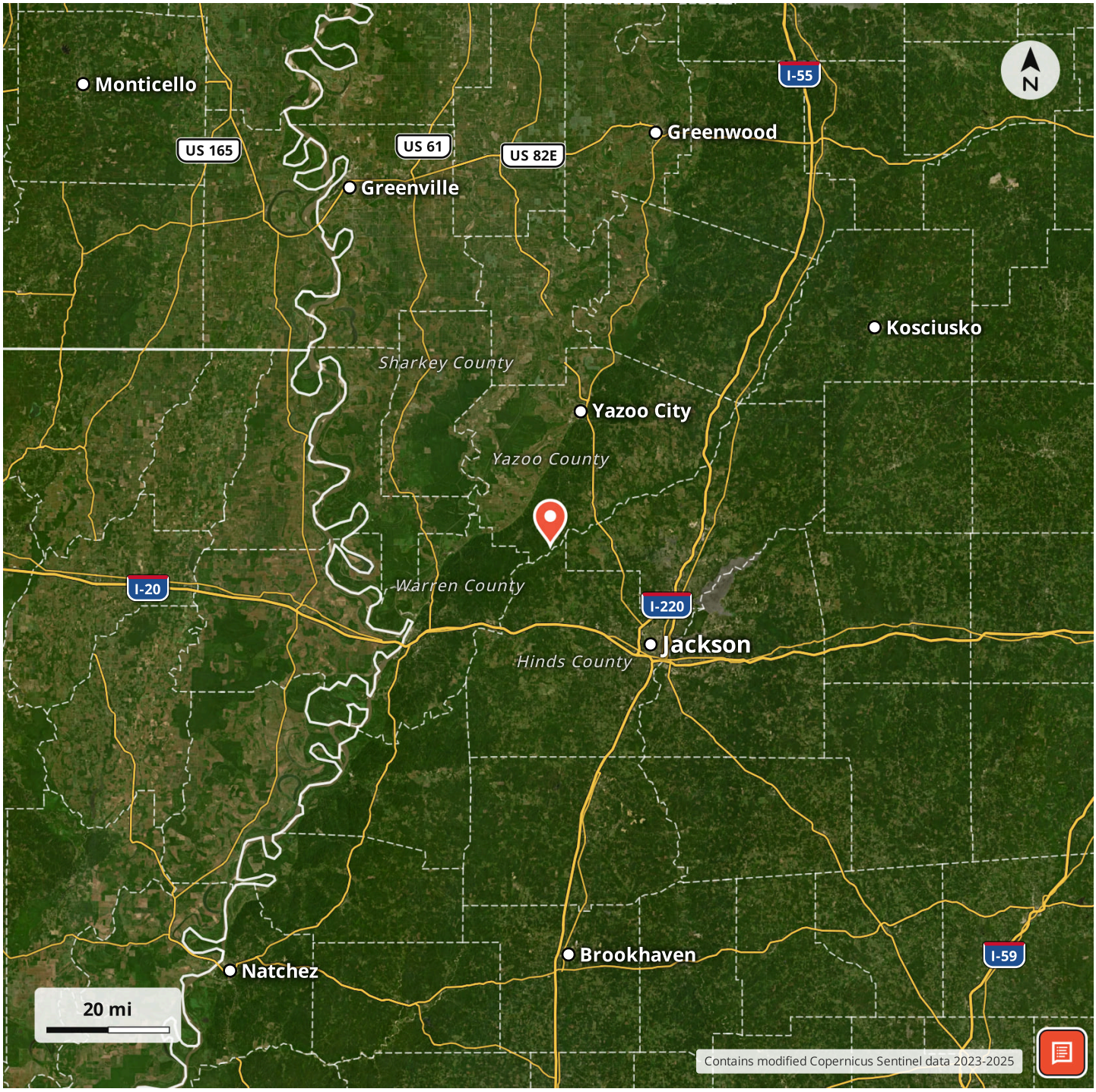
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Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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