

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

\$649,000
96.7± Acres
Yazoo County



Big Black River Retreat- 96.7 Acres Benton, MS / Yazoo County

SUMMARY

Address

5163 Cox Ferry Road

City, State Zip

Benton, 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

<https://www.mossyoakproperties.com/property/big-black-river-retreat-96-7-acres-yazoo-mississippi/118208/>



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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, and a 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

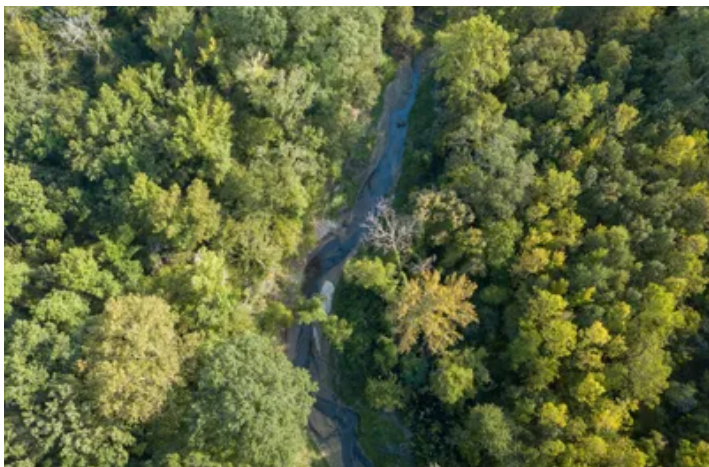
Office: [662-495-1121](tel:662-495-1121)

Cell: [769-572-2267](tel:769-572-2267)

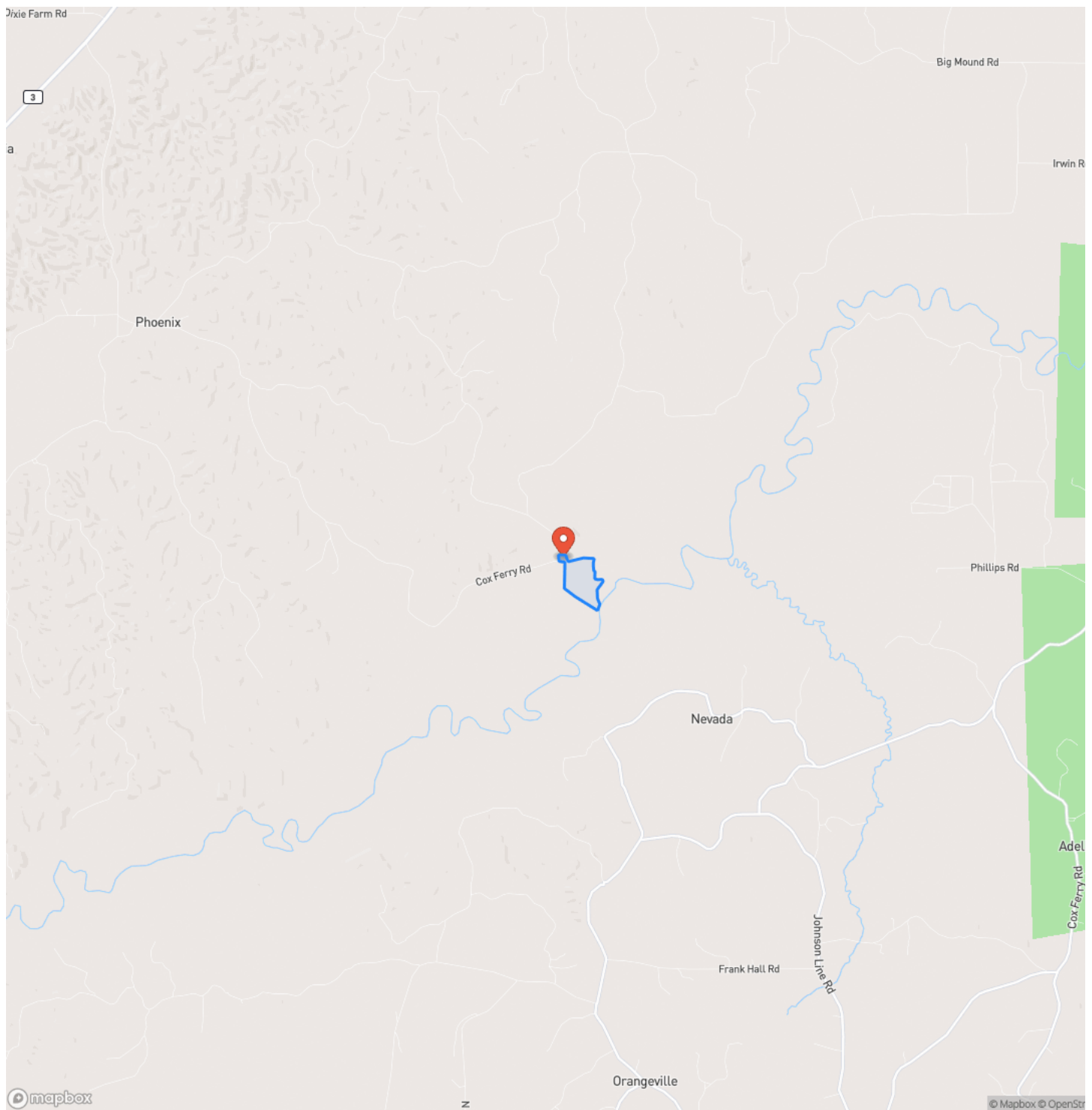
Email: wwaits@mossyoakproperties.com



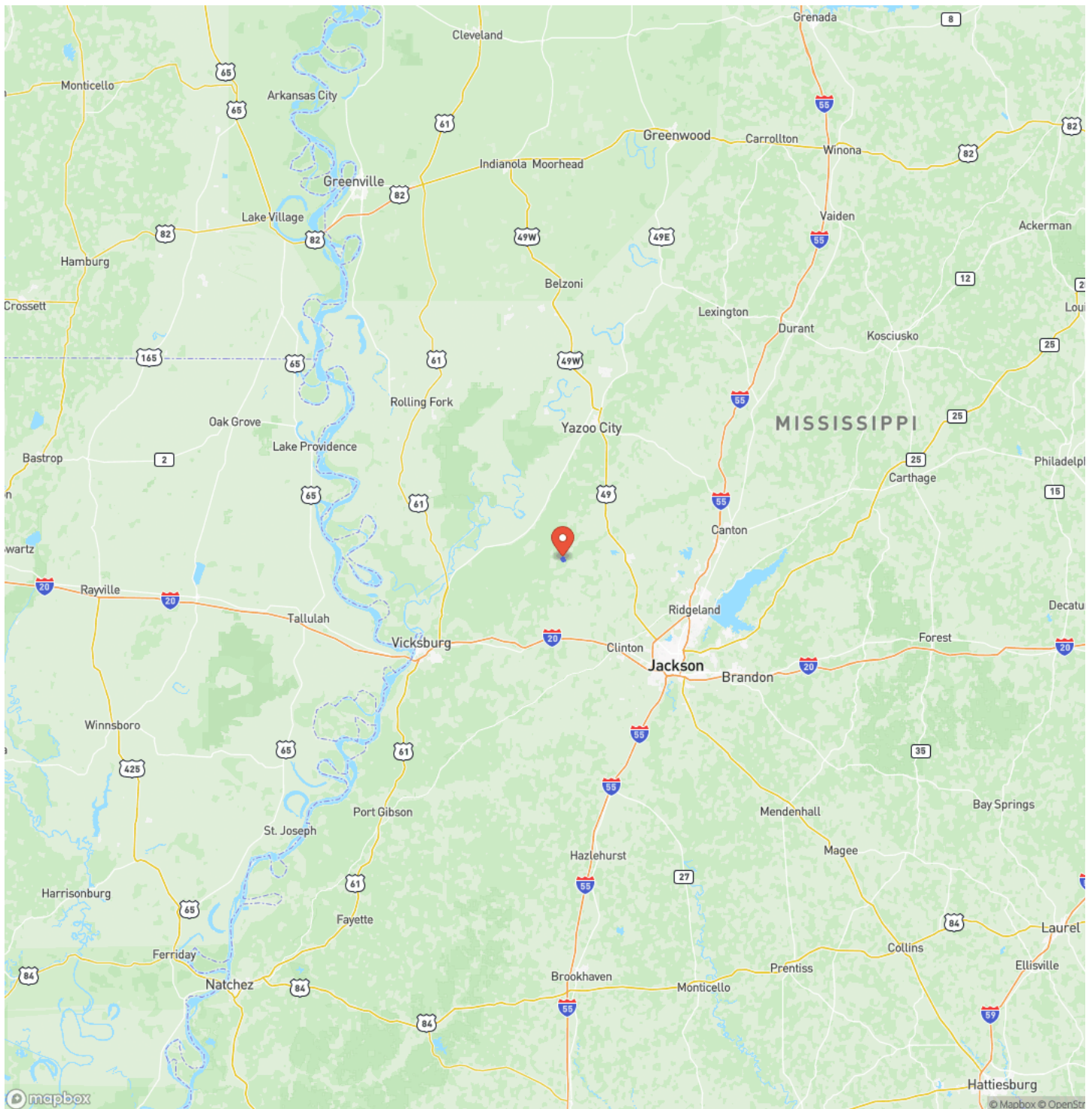
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Benton, MS / Yazoo County



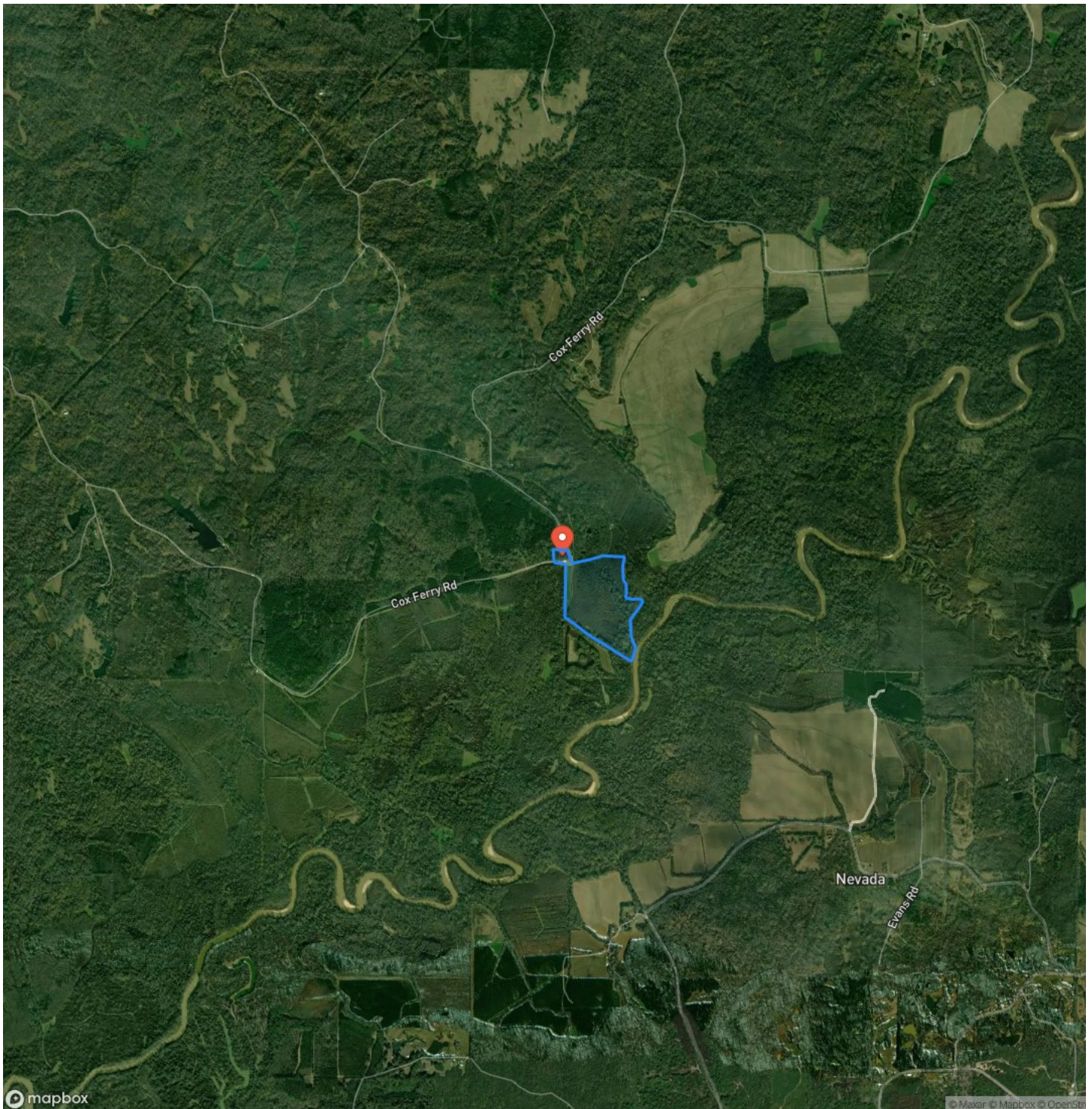
Locator Map



Locator Map



Satellite Map



Big Black River Retreat- 96.7 Acres Benton, MS / Yazoo County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

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