



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

4964 COUNTY ROAD 216
OAKLAND | YALOBUSHA COUNTY, MS
A HOME ON 19± ACRES | \$549,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE YALOBUSHA 19

PROPERTY PROFILE

LOCATION:

- 4964 County Road 216
Oakland, MS 38948
- Access via Deeded Easement
- Yalobusha County
- 6.3± Miles NE of Oakland
- 15.3± Miles SW of Water Valley
- 10.7± Miles S of the
Long Brach Boat Ramp
- 25.7± Miles SE of Batesville
- 30.7± Miles N of Grenada

COORDINATES:

- 34.0748, -89.8221

PROPERTY USE:

- Residential
- Recreational
- Investment

TAX INFORMATION:

- 2025 Taxes: \$1,915.87
- Parcel ID: 1307-36-0000501

PROPERTY INFORMATION:

- 19± Acres
- 2,300± SqFt Home
 - 1,800± SqFt Heated & Cooled
 - 1,000 Gallon Propane Tank
 - Partial Wrap-Around Porch
 - 3 Bedrooms/2 Baths
 - 2-Car Garage
 - Attic Space
 - Back Patio
 - Metal Roof
 - Gas Heat
- 40' x 50' Shop
 - Plumbing
 - Electricity
 - 15' x 50' Lean-To
- Shooting Box Stand
- Food Plot
- Live Creek
- Pond



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 19

WELCOME TO THE YALOBUSHA 19 IN OAKLAND, MISSISSIPPI! Discover the opportunity to own 19± acres featuring a well-maintained home, spacious shop, pond, live creek, and a variety of outdoor amenities. This three-bedroom, two-bathroom home in Yalobusha County was built in 2000 and has 1,800± square feet heated and cooled, with a total of 2,300± square feet under roof.

The home features a two-car garage, a partial wrap-around porch, a back patio, a durable metal roof, gas heat, and a 1,000-gallon propane tank. Upstairs, additional attic space provides excellent storage or potential for future use.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE YALOBUSHA 19

In addition to the pond and live creek, the Yalobusha 19 includes an established food plot and a shooting box stand, making it an excellent setting for outdoor recreation and enjoying the natural surroundings. A 40' x 50' shop provides plenty of room for equipment, vehicles, hobbies, or projects and includes both plumbing and electricity. The shop also features a 15' x 50' lean-to for additional covered storage or workspace.

With 19± acres, a comfortable home, substantial shop, pond, creek, and recreational features, the Yalobusha 19 offers the space, privacy, and versatility you've been looking for.

**Call Hunter Robison today to schedule a private showing
and experience #TheSmallTownWay!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A HOME ON 19± ACRES 4964 COUNTY ROAD 216 OAKLAND YALOBUSHA COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

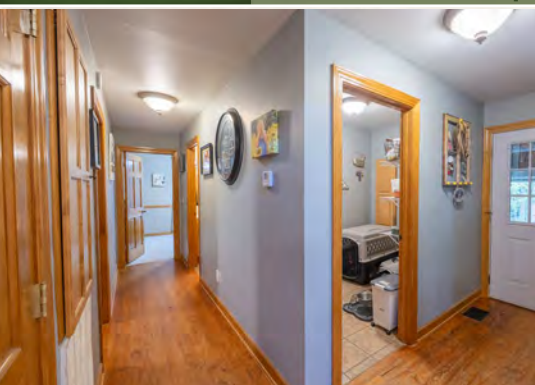
O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A HOME ON 19± ACRES | **4964 COUNTY ROAD 216** | **OAKLAND** | **VALOBUSHA COUNTY, MISSISSIPPI**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

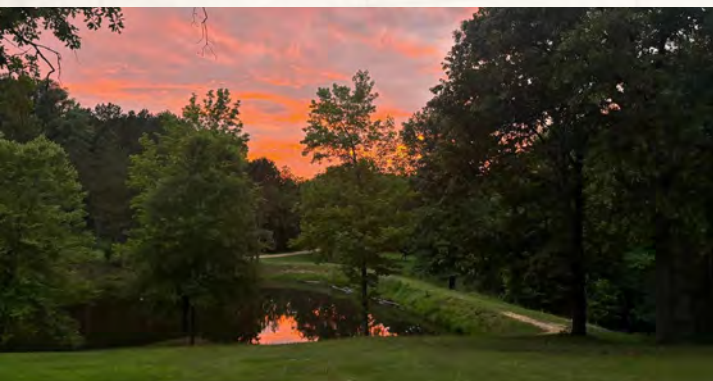
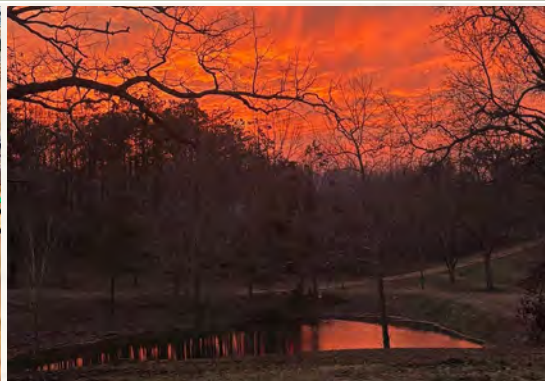
hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A HOME ON 19± ACRES 4964 COUNTY ROAD 216 OAKLAND VALOBUSSA COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A HOME ON 19± ACRES

4964 COUNTY ROAD 216

OAKLAND

VALOBUSHA COUNTY, MISSISSIPPI

land id. LINK



Directions from Oakland, MS: Travel on County Road 211 for 3.3 miles. Take a slight left onto County Road 216 and continue for 2.1 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.