



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



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HUNTER ROBISON

LAND SPECIALIST

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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.



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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!**



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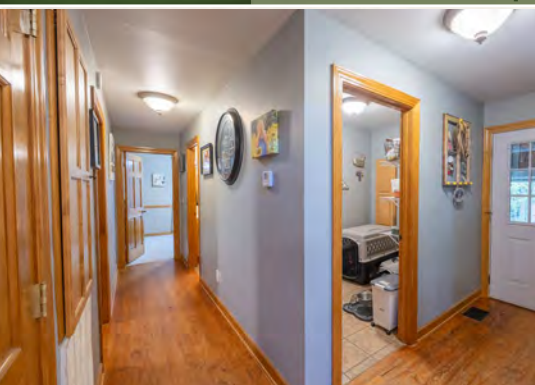
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4964 COUNTY ROAD 216

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



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