SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

119± ACRES
YALOBUSHA COUNTY, MS

$299,621



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE YALOBUSHA 119

PROPERTY PROFILE

LOCATION:

- County Roads 61 & 226 Coffeeville, MS 38922
- Yalobusha County
- 7± Miles NW of Coffeeville
- 26± Miles NE of Grenada

COORDINATES:

- 34.041568, -89.767036

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 119± Total Acres
- 102.6± Acres of Recently Planted Pine
- Stream Management Zones
- Seasonal Ditches
- Rolling Terrain

TAX INFORMATION:

- 1705-15-0000700: $180 (2025)
- 1702-10-0000700: $50 (2025)
- 1702-09-0000400: $129 (2025)





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

ADAM HESTER, ALC
PARTNER | COO
ASSOCIATE BROKER | MS, LA
C: 601-506-5058
O: 769-888-2522
adam@smalltownproperties.com
4848 Main St. - Flora, MS 39071

/20,000+ Followers

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 119

INTRODUCING THE YALOBUSHA 119 IN COFFEEVILLE, MISSISSIPPI. This 119± acre property in Yalobusha County features frontage on County Roads 61 and 226, with County Road 61 running through the tract. The Yalobusha 119 is only 7± miles from downtown Coffeeville and 26± miles northeast of Grenada.

Approximately 102.6 acres are in one-year-old pine plantation while the remaining acreage is primarily hardwoods and mature pines along a streamside management zone. The terrain is rolling, with some steeper areas creating ideal bedding habitat.





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

ADAM HESTER, ALC
PARTNER | COO
ASSOCIATE BROKER | MS, LA
C: 601-506-5058
O: 769-888-2522
adam@smalltownproperties.com
4848 Main St. - Flora, MS 39071

/20,000+ Followers

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE YALOBUSHA 119

The Yalobusha 119 offers room for deer and turkey hunting, as well as the opportunity to manage the pine plantation as it grows. There are a couple of potential home and camp sites. Power and water are nearby; availability should be confirmed with the providers.

Contact Adam Hester today to schedule a private showing and experience #TheSmallTownWay.





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

ADAM HESTER, ALC
PARTNER | COO
ASSOCIATE BROKER | MS, LA
C: 601-506-5058
O: 769-888-2522
adam@smalltownproperties.com
4848 Main St. - Flora, MS 39071

/20,000+ Followers

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

119± ACRES YALOBUSHA COUNTY, MISSISSIPPI













SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

ADAM HESTER, ALC
PARTNER | COO
ASSOCIATE BROKER | MS, LA
C: 601-506-5058
O: 769-888-2522
adam@smalltownproperties.com
4848 Main St. - Flora, MS 39071

/20,000+ Followers

smalltownproperties.com

Information is believed to be accurate but not guaranteed.









SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

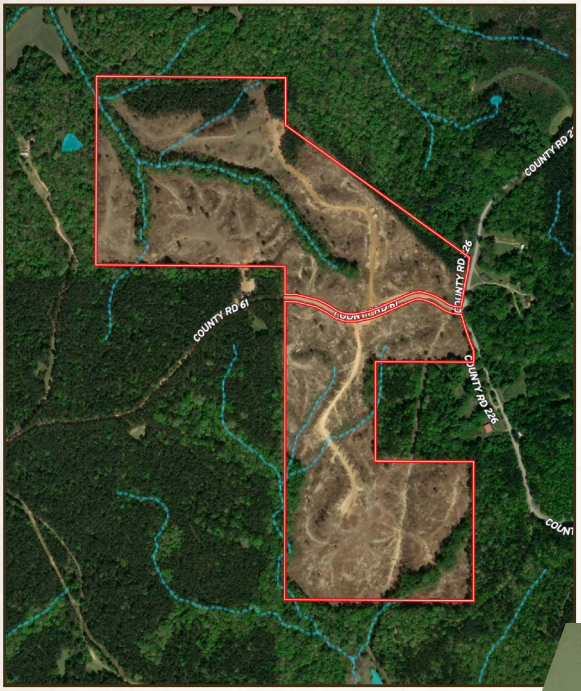
ADAM HESTER, ALC
PARTNER | COO
ASSOCIATE BROKER | MS, LA
C: 601-506-5058
O: 769-888-2522
adam@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

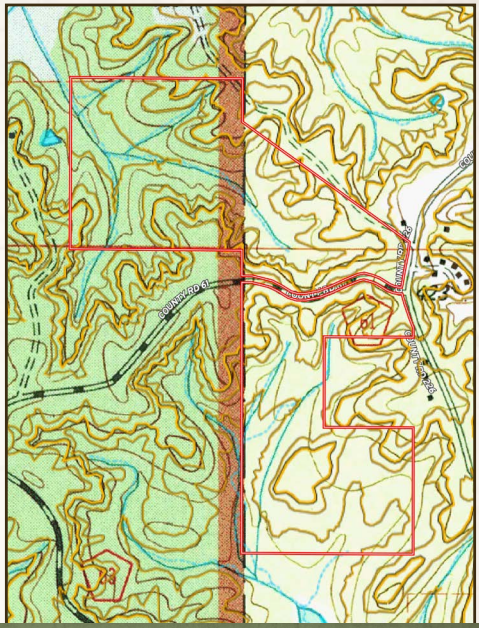
/20,000+ Followers

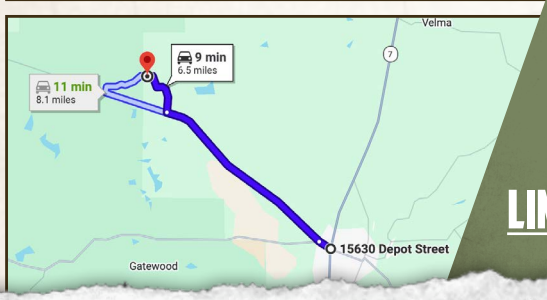
Information is believed to be accurate but not guaranteed.

landid. LINK

TOPOGRAPHY MAP







Directions From the Intersection of MS-7 and MS-330 in Coffeeville, MS: Travel on County Road 211 for 4.9 miles. Turn right onto County Road 226 and continue 1.1 miles. Turn left onto Beemon Road to arrive at the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN HUNTING PROPERTIES & REAL ESTATE℠

ADAM HESTER, ALC
PARTNER | COO
ASSOCIATE BROKER | MS, LA
C: 601-506-5058
O: 769-888-2522
adam@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

/20,000+ Followers

Information is believed to be accurate but not guaranteed.