



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

225± ACRES
YAZOO COUNTY, MS
\$1,237,500

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

THE YAZOO 225

PROPERTY PROFILE

LOCATION:

- Vaughan Road
Vaughan, MS 39179
- Yazoo County
- 1± Mile W of the Big Black River
- 25± Miles NE of Madison
- 30± Miles NE of Jackson
- 155± Miles S of Memphis
- 196± Miles N of New Orleans

PROPERTY USE:

- Recreational
- Investment
- Deer & Turkey Hunting
- Future Homesite

TAX INFORMATION:

- Part of Parcel #:
1-161-01-006.00
- Taxes TBD

COORDINATES:

- 32.8299, -90.0375

PROPERTY INFORMATION:

- 225± Total Acres
- 40± Acres Enrolled in CRP
- Pine and Hardwood Timber
- Frontage Along 3 Roads
- 5 Ponds
- Water and Power Available
- Light Restrictions



MICHAEL OSWALT, ALC
PRINCIPAL BROKER

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BROOKS POOLE
REALTOR

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4848 Main St. | Flora, MS 39071
O: 769-888-2522 | smalltownproperties.com

2681 Lake Cir. | Jackson, MS 39211
O: 601-273-3700 | furrgroup.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YAZOO 225

WELCOME TO THE YAZOO 225, AN OPPORTUNITY TO OWN A RECREATIONAL TIMBERLAND TRACT JUST 25 MILES NORTHEAST OF MADISON IN YAZOO COUNTY, MISSISSIPPI. Held by the same family for more than 25 years, this property was originally established as pasture before being converted into a productive pine plantation and riparian CRP hardwoods. Whether you're searching for a recreational retreat, long-term timber investment, or future homesite, the Yazoo 225 offers the versatility to make it your own.

The timber consists primarily of pine planted in 2001 that has recently been thinned, positioning the stand for its next and most valuable stage of growth. In addition, approximately 40 acres of riparian hardwoods were established through the Conservation Reserve Program (CRP) along the property's seasonal creek bottoms. These hardwoods currently generate approximately \$59.60 per acre annually through 2031, providing supplemental income while enhancing wildlife habitat.



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MORE ABOUT THE YAZOO 225

Access is convenient with a woods road entering the property from the south side of Wildwood Road. The tract also features approximately 2,600 feet of frontage along Wildwood Road, 1,700± feet of frontage along Vaughan Road, and approximately 1,950 feet of non-accessible frontage along Interstate 55, offering excellent visibility and multiple boundaries.

Five old cattle ponds are scattered throughout the property and could be reclaimed to create stocked fishing ponds or additional wildlife water sources. The surrounding habitat provides outstanding opportunities for deer and turkey hunting, and with the property located just one mile west of the Big Black River, the wildlife potential is exceptional. This area of Yazoo County has long been recognized for producing quality hunting.



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MORE ABOUT THE YAZOO 225

Utilities are readily available through Casey Jones Water Association and Yazoo Valley EPA, making the property well-suited for a future home, hunting camp, or cabin. Conveniently located approximately 30 miles northeast of Jackson, 155 miles south of Memphis, and 196 miles north of New Orleans, the Yazoo 225 offers peaceful country living without sacrificing accessibility.

Whether you're looking to build your dream home in the country, establish a recreational getaway, invest in growing timber, or enjoy all three, the Yazoo 225 deserves a closer look!

Disclaimer: The final acreage will be determined by survey.

**Contact Michael Oswalt or Brooks Poole today
to schedule your private showing.**



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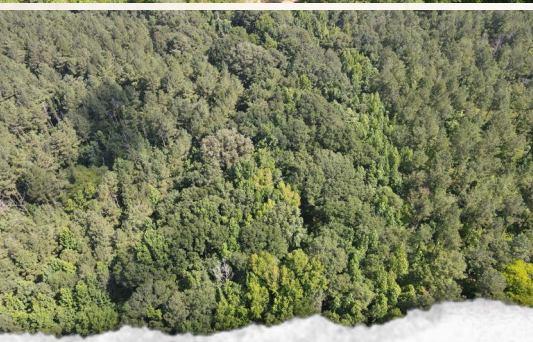
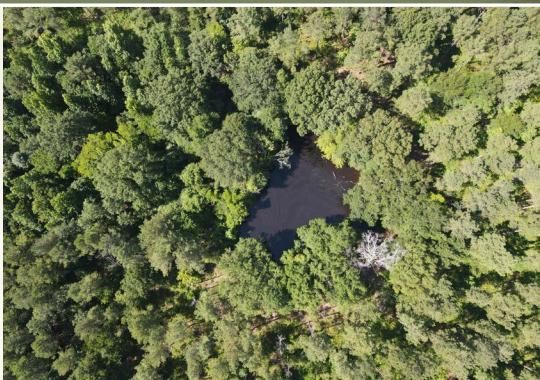
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225± ACRES **YAZOO COUNTY, MISSISSIPPI**



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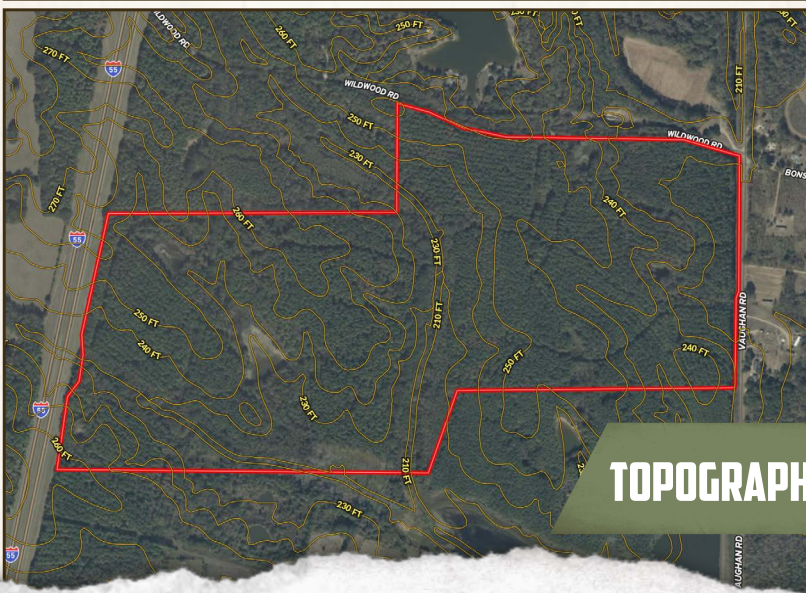
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FLOOD MAP



TOPOGRAPHY MAP



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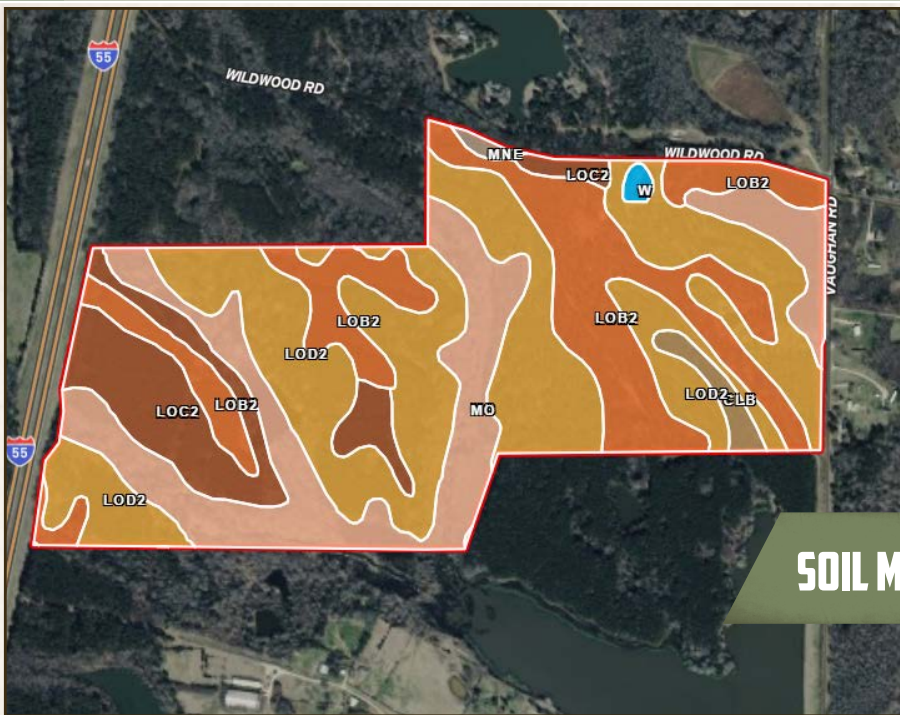
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoD2	Loring silt loam, 8 to 12 percent slopes, moderately eroded, east	92.46	40.99	0	44	6e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	53.63	23.78	0	55	3e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	47.97	21.27	0	77	2w
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	26.41	11.71	0	48	4e
CLB	Calloway silt loam, 2 to 5 percent slopes	3.3	1.46	0	50	3e
W	Water	0.91	0.4	0	-	-
MNE	Memphis-Natchez association, 12 to 50 percent slopes	0.88	0.39	0	19	7e
TOTALS		225.56(*)	100%	-	53.92	4.15



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land id. LINK



Directions From the Intersection of Main Street and I-55N in Madison, MS: Travel 24.5 miles northeast on I-55N to exit #133 toward Vaughan. Merge onto Vaughan Road and continue 2 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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