

DIXIE FARMS WAREHOUSE ON 9.5± ACRES
YAZOO COUNTY, MS
\$165,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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DIXIE FARMS WAREHOUSE

PROPERTY PROFILE

LOCATION:

- 4077 Dixie Farms Road
Satartia, MS 39162
- Yazoo County
- Directly Across the Dixie Farms
Levee from the Yazoo River
- Minutes from Panther Swamp
- 9.8± Miles W of Satartia
- 30± Miles NW of Flora
- 44.4± Miles NW of Madison
- 54.4± Miles NW of Jackson

COORDINATES:

- 32.66219, -90.65289

PROPERTY USE:

- Hunting
- Recreational
- Weekend Getaway

PROPERTY INFORMATION:

- 9.5± Acres
- 8,300± Total SqFt Building
- 2,700± SqFt Enclosed
- 5,600± SqFt Warehouse
- 3,000± SqFt Outside
Covered Shop
- 2 Bedrooms/2 Half Baths
- 6 Grain Bins
- Pool Table
- Stand-up Shower
in the Warehouse
- All Utilities Hooked Up
- Agent is Related to the Seller

TAX INFORMATION:

- \$1,676.89 for 2024



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WILL FOUCHE

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO DIXIE FARMS WAREHOUSE

WELCOME TO DIXIE FARMS WAREHOUSE, YOUR ULTIMATE HUNTING CAMP IN A PRIME WATERFOWL LOCATION IN THE HEART OF THE MISSISSIPPI FLYWAY!

Located in the renowned waterfowl-rich region of Yazoo County, this 9.5± acre property offers the perfect combination of access and opportunity.

An 8,300± square foot warehouse is located directly across the levee from the Yazoo River with easy access to put a boat in the water and just minutes from Panther Swamp Public Land, known for exceptional deer and duck hunting. The warehouse offers 2,700± square feet of living quarters with two bedrooms, two half baths, a full kitchen, and a living area. Additionally, 5,600± square feet of enclosed warehouse space is perfect for parking ATVs and boats. This warehouse also includes a 3,000± square foot outdoor covered shop.



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MORE ABOUT DIXIE FARMS WAREHOUSE

Whether you're looking for a turnkey hunting camp, a quiet country escape, or a base for exploring the Delta's outdoor riches, this property has it all. Properties of this size and location in Yazoo County rarely come on the market—don't miss your chance to own a slice of Mississippi hunting paradise!

**Call Will Fouche today to schedule a personal tour
of the Dixie Farms Warehouse.**

**Disclaimer: Agent is related to the seller.*



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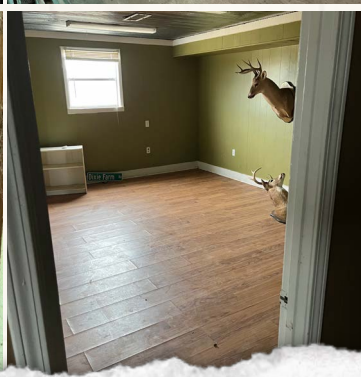
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Directions From Flora, MS: Travel 6.4 miles north on US 49. Turn left onto MS-433 S and continue 12.1 miles. At the stop sign, turn left on MS-3 S and proceed 3.5 miles. Turn right onto Dixie Farms Road and travel 5.9 miles to the destination on the left.

LINK TO GOOGLE MAP DIRECTIONS



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