

175.66± ACRES
YAZOO COUNTY, MS
\$1,036,694



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE YAZOO 175.66

PROPERTY PROFILE

LOCATION:

- Black Jack Road
Benton, MS 39039
- Yazoo County
- 8± Miles W of Vaughan
- 8± Miles E of Benton
- 28± Miles N of Madison

TAX INFORMATION:

- Parcel 1-151-11-004.00: \$140.47
- Parcel 1-151-12-006.00: \$393.65
- Part of Parcel 1-151-12-007.00: TBD

PROPERTY USE:

- Deer & Turkey Hunting
- Recreational
- Potential Home/Cabin Site

COORDINATES:

- 32.807729, -90.146059

PROPERTY INFORMATION:

- 175.66± Surveyed Acres
- 109± Acres in CRP
- Paying \$9,500± Annually
- Pine and Hardwood Timber
- Multiple Ponds
- Frontage on Burg Creek
- Well-Established Trail System
- Established Food Plots
- Multiple Shooting Houses
and Ladder Stands
- 3 Boss Buck Feeders
- Power and Water Nearby



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

WELCOME TO THE YAZOO 175.66

WELCOME TO A 175.66± SURVEYED-ACRE INCOME-PRODUCING PROPERTY SITUATED NEAR THE LINWOOD COMMUNITY IN YAZOO COUNTY, MISSISSIPPI. With nearly 1,000 feet of frontage along Black Jack Road, the land is located only eight miles east of Benton and 28± miles north of Madison, making it an ideal recreational escape just a short drive from the Jackson Metro area.

The landscape is primarily comprised of pine timber with hardwood pockets and draws that include a healthy mix of red and white oaks. Of the total acreage, approximately 109 acres are enrolled in CRP, generating roughly \$9,500 per year, with contracts expiring in 2030 and 2031. A well-maintained trail system winds through much of the property, offering access to multiple food plots and newly installed box and ladder stands. Multiple small ponds and Burg Creek along the western edge provide consistent water sources for the property's wildlife. The blend of timber, terrain, food availability, and water creates a balanced and ready-to-enjoy hunting retreat!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE YAZOO 175.66

The surrounding properties offer a diverse mix consisting of farmland, pasture, and timber to further support the local deer and turkey populations. A potential cabin site near the entrance provides a perfect spot for a weekend retreat or full-time residence, with utilities close by (buyer to verify). This location offers privacy while remaining convenient to the road frontage.

Situated in a sought-after area of Yazoo County, this property checks many boxes. Whether your goals include hunting, an income-producing property, or a weekend getaway, the Yazoo 175.66 is worth a look!

**Contact Adam Hester today to learn more
and schedule a private tour!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

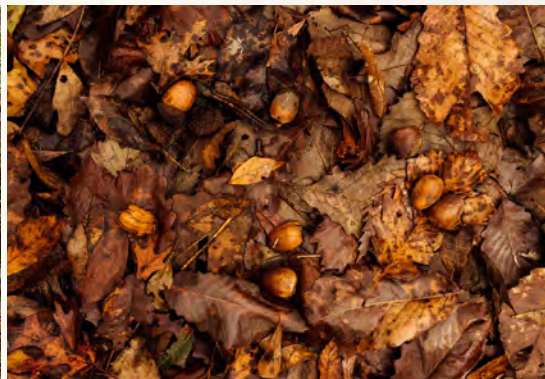
smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

175.66± ACRES

YAZOO COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

175.66± ACRES YAZOO COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

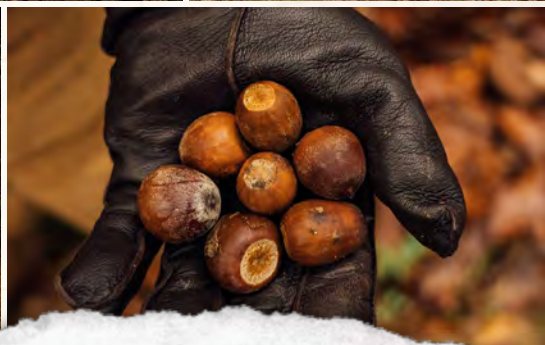
adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

20,000+ Followers

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

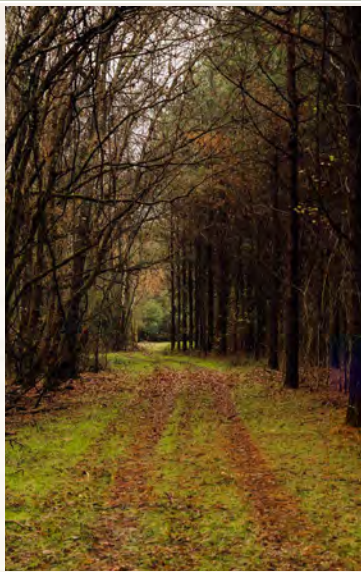
adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/20,000+ Followers

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

175.66± ACRES

YAZOO COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

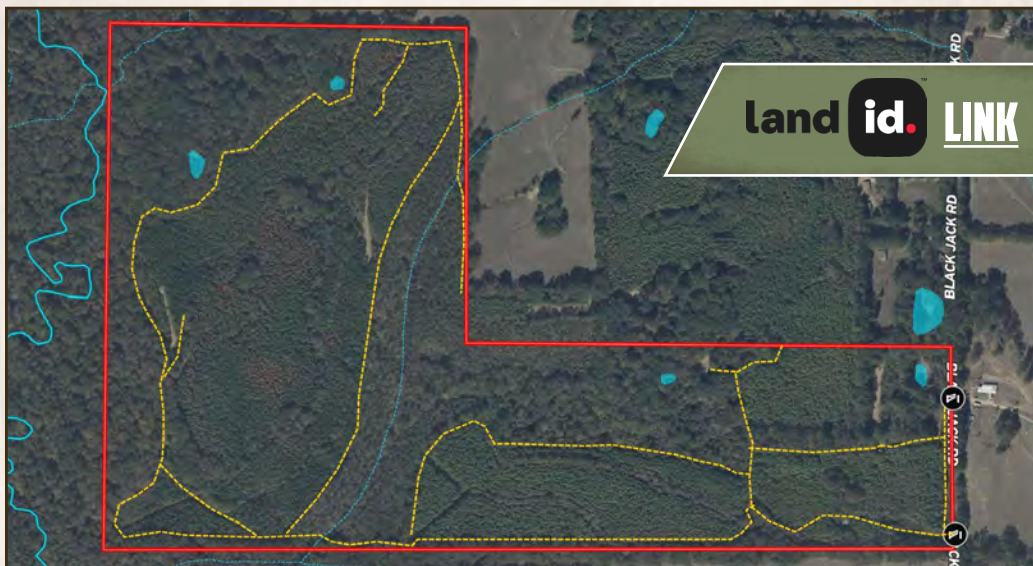
4848 Main St. - Flora, MS 39071

smalltownproperties.com

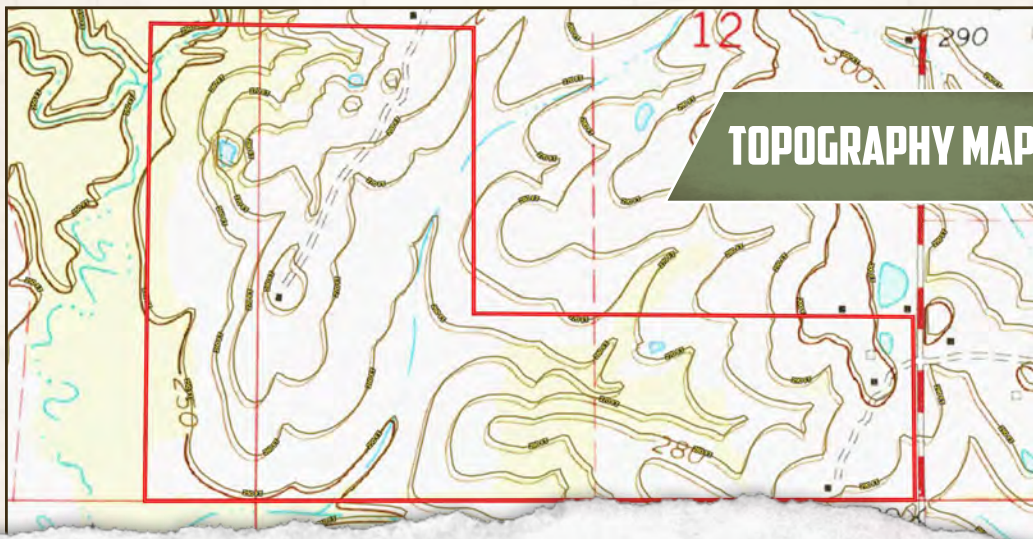
20,000+ Followers

Information is believed to be accurate but not guaranteed.

175.66± ACRES YAZOO COUNTY, MISSISSIPPI



land id. LINK



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

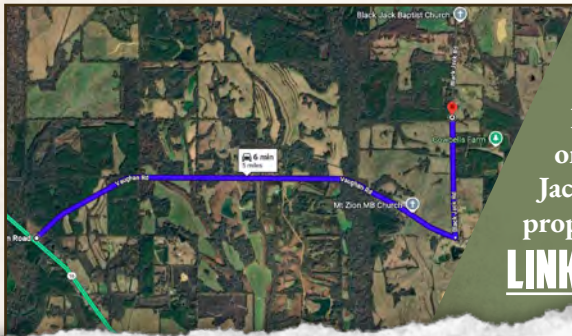
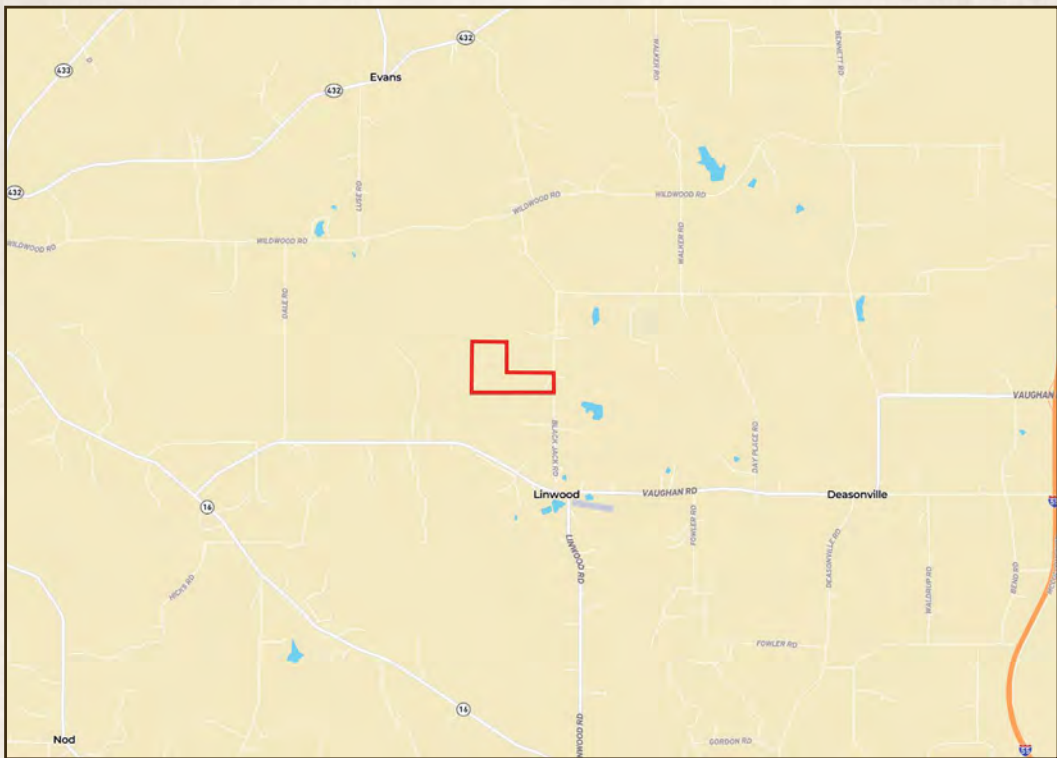
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

/20,000+ Followers

175.66± ACRES

YAZOO COUNTY, MISSISSIPPI



Directions From the Intersection of Highway 16 and Vaughn Road Near Benton, MS: Drive 3.9 miles northeast on Vaughn Road. Turn left on Black Jack Road and continue 1 mile to the property on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

Information is believed to be accurate but not guaranteed.

 20,000+ Followers

