

**175.66± ACRES**  
**YAZOO COUNTY, MS**  
**\$1,073,600**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# 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



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**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**

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# 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!



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# 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!**



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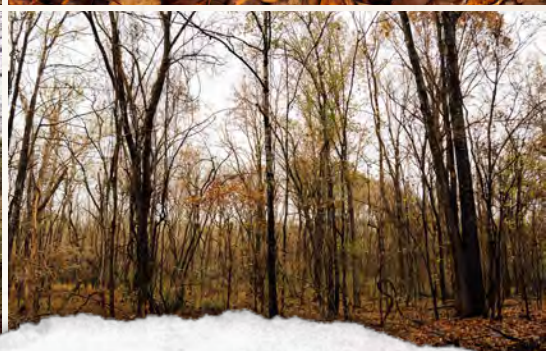
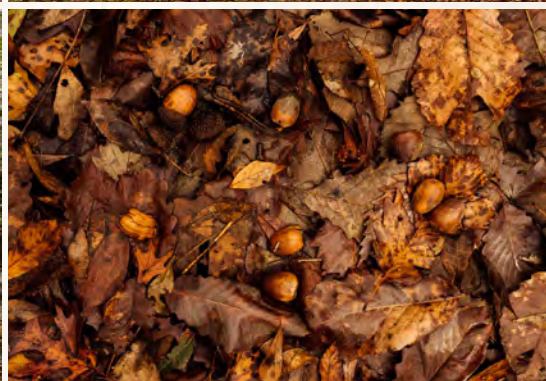
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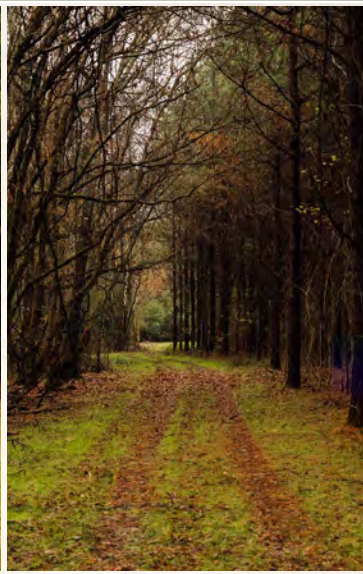
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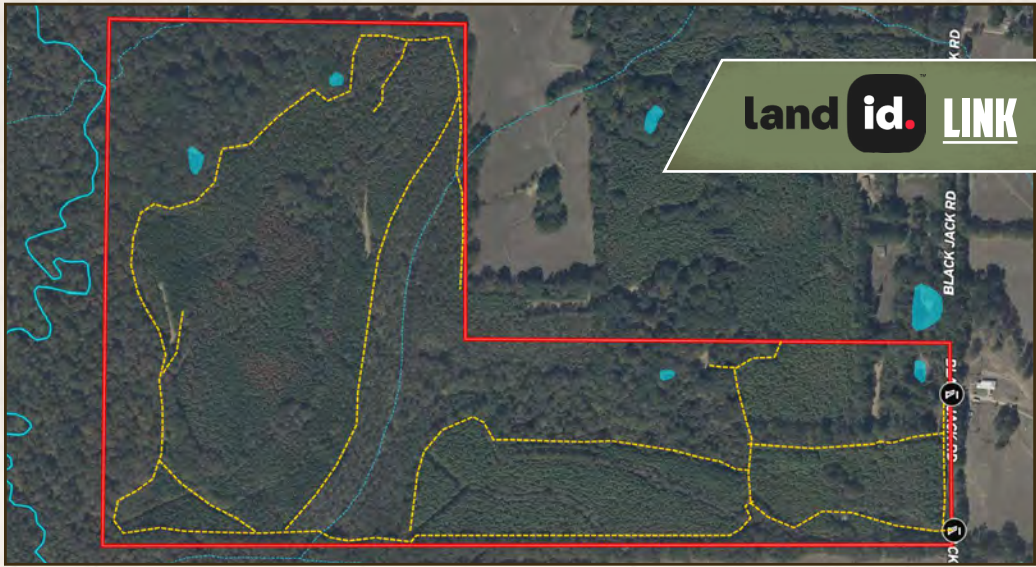
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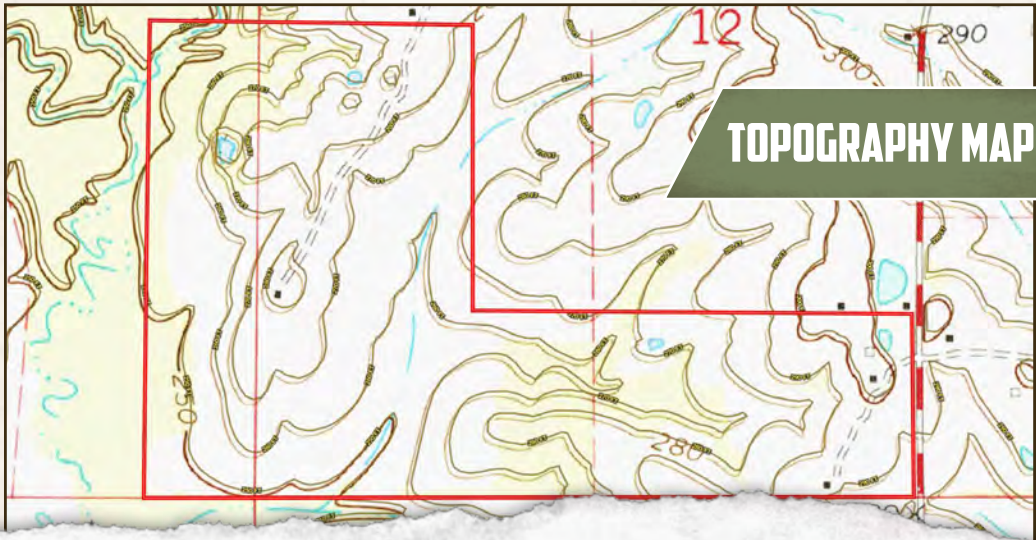
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land id. LINK



TOPOGRAPHY MAP

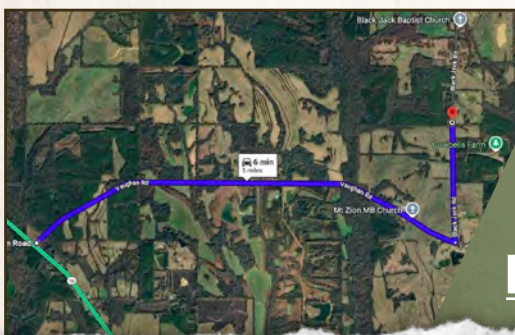
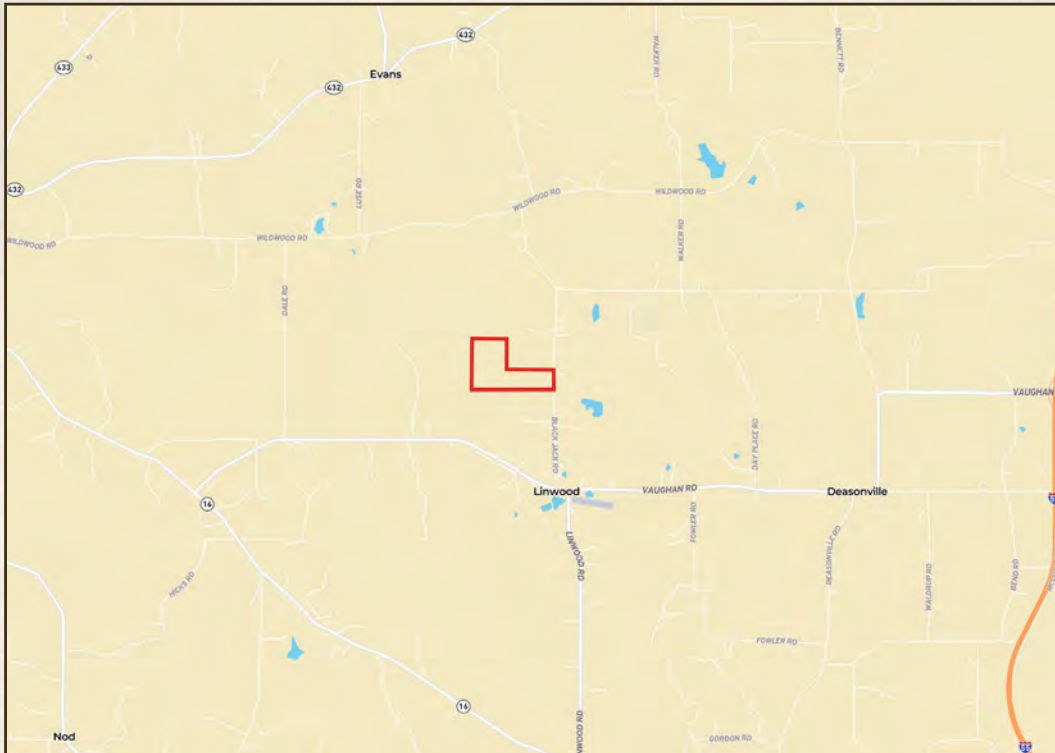


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Directions From the Intersection of Highway 16 and Vaughn Road Near Benton, MS: Drive 3.9 miles northeast on Vaughan Road. Turn left on Black Jack Road and continue 1 mile to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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