



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

1.3± ACRE WATERFRONT LOT
WOLF LAKE | HUMPHREYS COUNTY, MS
\$49,000

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

THE WOLF LAKE 1.3

PROPERTY PROFILE

LOCATION:

- 1955 Shoemaker Road
Yazoo City, MS 39194
- Humphreys County
- 11± Miles NW of Yazoo City
- 15± Miles N of
Panther Swamp Refuge
- 34± Miles NW of Flora
- 54± Miles NW of Madison
- 61± Miles NW of Jackson

COORDINATES:

- 32.93824, -90.48623

PROPERTY INFORMATION:

- 1.3± Acre Waterfront Lot
- Electricity Available
- Camper Hookup Ready
- Covered Shed
- Covered Dock
- RV Available for Purchase

PROPERTY USE:

- Excellent Fishing & Boating
- Outdoor Recreation
- Weekend Getaway
or RV Camping
- Investment

TAX INFORMATION:

- \$211.43 for the Year 2024



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WILL FOCHE

LAND SPECIALIST

C: 662-571-1266

O: 769-888-2522

will@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WOLF LAKE 1.3

LOOKING FOR A PEACEFUL LAKESIDE RETREAT WITH MODERN AMENITIES? This stunning 1.3± acre waterfront lot on Wolf Lake offers the perfect blend of natural beauty and convenience. Whether you're looking for a serene getaway, a place to build your dream home, or a weekend escape, this Humphreys County property has everything you need! No need to worry about utility hookups. Electricity is already available on-site, making it easier to start enjoying the property right away. The land is ideal for those looking to camp or bring their RV. The property comes fully equipped with three camper hookups and a covered shed to park vehicles under, ensuring comfort and convenience during your stay. Upon an accepted offer, the owners will consider selling their RV which has only been stayed in twice.

**Contact Will Fouche today to learn more
and experience #TheSmallTownWay!**



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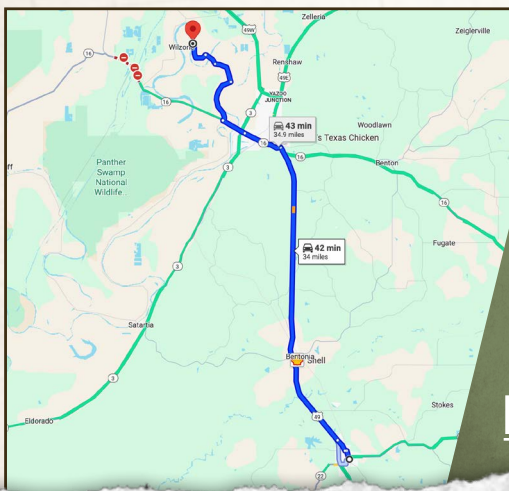
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HUMPHREYS COUNTY, MISSISSIPPI

land id. LINK



Directions from Flora, MS: Travel 20.5 miles north on US 49. Turn left onto MS-149 N/MS-16 W/E Broadway Street and continue 4.3 miles. Turn right onto Carter Road and proceed 3.2 miles. Turn left onto Lake City Road and continue 1.8 miles. Turn right onto Good Hope Road and travel 0.9 miles. Turn left onto Shoemaker Road and in 1.8 miles the destination will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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