

34.91± ACRES
YAZOO COUNTY, MS
\$244,195



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

THE YAZOO 34.91

PROPERTY PROFILE

LOCATION:

- 1296 Scotland Road
Benton, MS 39040
- Yazoo County
- 14± Miles N of Flora
- 29± Miles NW of Madison

COORDINATES:

- 32.6753, -90.32898

TAX INFORMATION:

- Parcel: 1-108-34-011.00
- \$506.05 (2025)

PROPERTY USE:

- Recreational
- Investment
- Hunting
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 34.91± Surveyed Acres
- Hardwood Timber
- 2 Box Stands
- Millennium Lock-On
- Wildlife Food Plot Areas
- Frontage on Scotland Road
- Utilities Available Nearby



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MICHAEL OSWALT, ALC

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE YAZOO 34.91

WELCOME TO THE YAZOO 34.91, LOCATED LESS THAN FIVE MILES SOUTHWEST OF SCOTLAND, MISSISSIPPI, IN YAZOO COUNTY. This 34.91± surveyed acre tract offers a great combination of open ground and timber, making it an ideal small recreational property with multiple potential uses. This one is in one of the most sought-after areas in Central Mississippi.

Approximately 15 acres consist of open ground, with the balance in scattered timber that provides excellent cover for wildlife. Situated less than a mile northwest of the Big Black River, this area is well known for quality deer hunting. The Yazoo 34.91 is already set up for hunting with two box stands, one Millennium lock-on, and a couple of wildlife plot areas in place. The open acreage is currently grown up in grass to create additional bedding habitat for deer, but it could easily be clipped and converted into pasture ground, a dove field, or a riding area, depending on your vision.



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MORE ABOUT THE YAZOO 34.91

If you are considering building, utility providers in the area include Yazoo Valley EPA providing electricity and Central Yazoo Water Association supplying community water. With paved frontage along the south side of Scotland Road, access is easy. Conveniently located just 14± miles north of Flora and 29± miles northwest of Madison, this tract offers a manageable size, strong recreational appeal, and quick access to town.

Whether you are looking for a weekend getaway, hunting retreat, or future homesite, the Yazoo 34.91 deserves a look.

Give Michael Oswalt a call for your private tour today.



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34.91± ACRES **VAZOO COUNTY, MISSISSIPPI**



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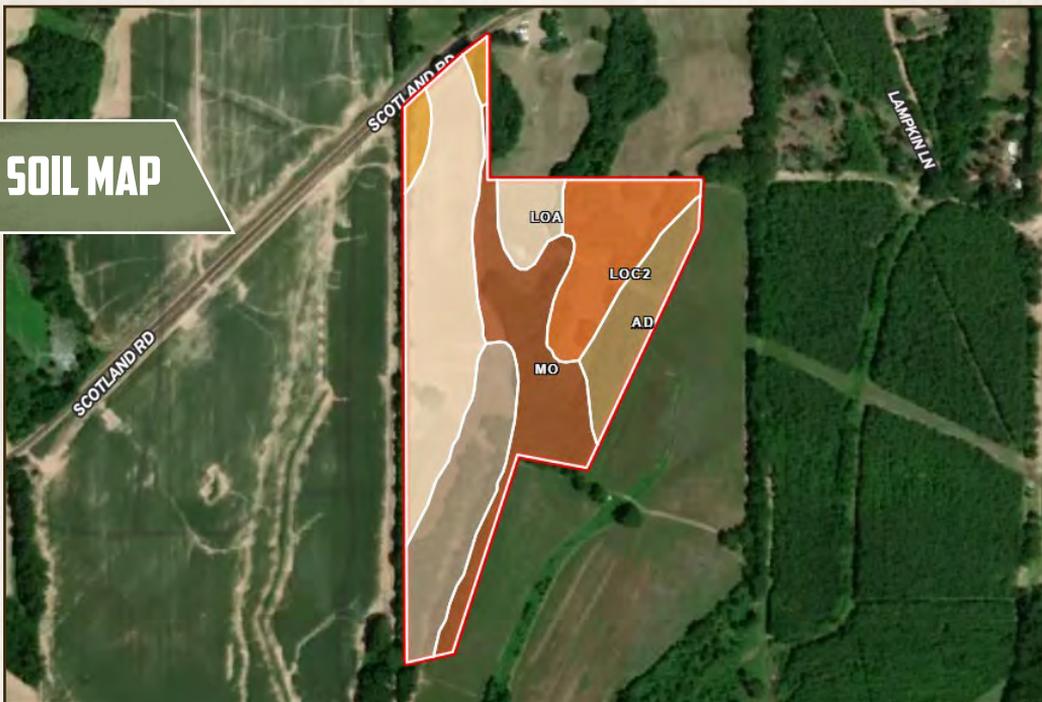
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VAZOO COUNTY, MISSISSIPPI

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoA	Loring silt loam, 0 to 2 percent slopes, south	11.61	33.39	0	66	2w
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	7.53	21.66	0	77	2w
LoD2	Loring silt loam, 8 to 12 percent slopes, moderately eroded, east	5.88	16.91	0	44	6e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	5.26	15.13	0	48	4e
Ad	Adler silt loam, occasionally flooded	3.43	9.86	0	86	2w
CIA	Calloway silt loam, 0 to 2 percent slopes	1.06	3.05	0	51	2e
TOTALS		34.77	100%	-	63.45	2.98



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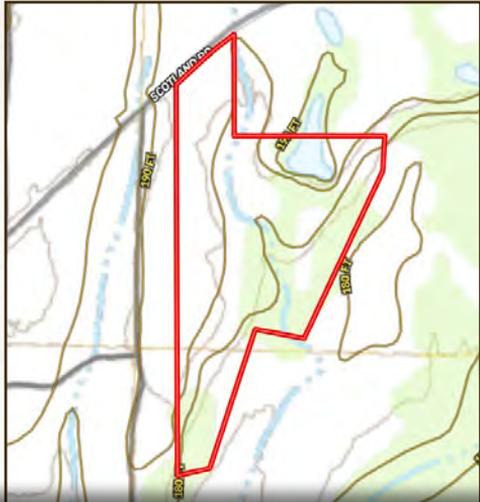
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land id. LINK

TOPOGRAPHY MAP



Directions From Flora, MS: Travel on US-49 N for 5.7 miles. Turn right onto Pritchard Avenue, continue for 0.6 miles, and then turn right onto Cannon Avenue and proceed for 1 mile. Continue on MS-433 N and travel for 3.5 miles. Turn right onto Scotland Road. Proceed for 1.2 miles and then take another right turn to the destination on the left in 0.6 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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