

160± ACRES
YAZOO COUNTY, MS
\$560,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

THE YAZOO 160

PROPERTY PROFILE

LOCATION:

- Henderson Road
Bentonla, MS 39040
- Yazoo County
- 12± Miles SW of Yazoo City
- 12± Miles NW of Flora
- 25± Miles NW of Madison

COORDINATES:

- 32.68, -90.4632

PROPERTY USE:

- Recreational
- Hunting
- Timber Investment
- Potential Home Site

PROPERTY INFORMATION:

- 160± Acres
- Hardwood Timber
- Creek
- Internal Road System
- Wildlife Plots
- Deer and Turkey
- Utilities Nearby

TAX INFORMATION:

- Parcel #1: 1-127-25-007.00
- Parcel #2: 1-127-35-001.00
- Parcel #3: 1-127-36-003.00
- 2024 Taxes: \$704.37



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

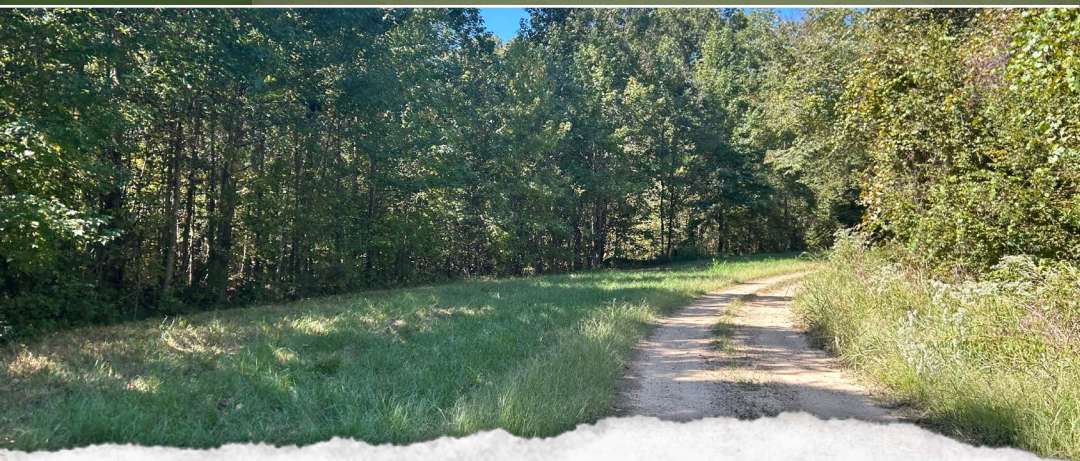
WELCOME TO THE YAZOO 160

WELCOME TO THE YAZOO 160, A RECREATIONAL TIMBERLAND TRACT LOCATED JUST SOUTHWEST OF OIL CITY IN YAZOO COUNTY, MISSISSIPPI. This 160± acre property offers a quick and simple escape from the metro area—putting you in your deer stand in less than one hour from Madison.

The land features predominantly hardwood timber with scattered pines, and a small creek meanders through the southeast corner. Access is by Henderson Road, and the internal road system is exceptionally well maintained, thanks to Denbury Resources. The oil company has utilized the property for many years, providing additional wildlife plot opportunities along their pipeline rights-of-way. This area of Yazoo County is known for excellent deer and turkey hunting, making this property a strong recreational timberland investment.

If you're looking to build a camp or country home, utilities are available through Yazoo Valley Electric Power Association and Central Yazoo Water Association Inc. The property is conveniently located just 12 miles southwest of Yazoo City, 12 miles northwest of Flora, and 25 miles northwest of Madison.

To learn more about the Yazoo 160 and to schedule a private tour, contact Michael Oswalt today!



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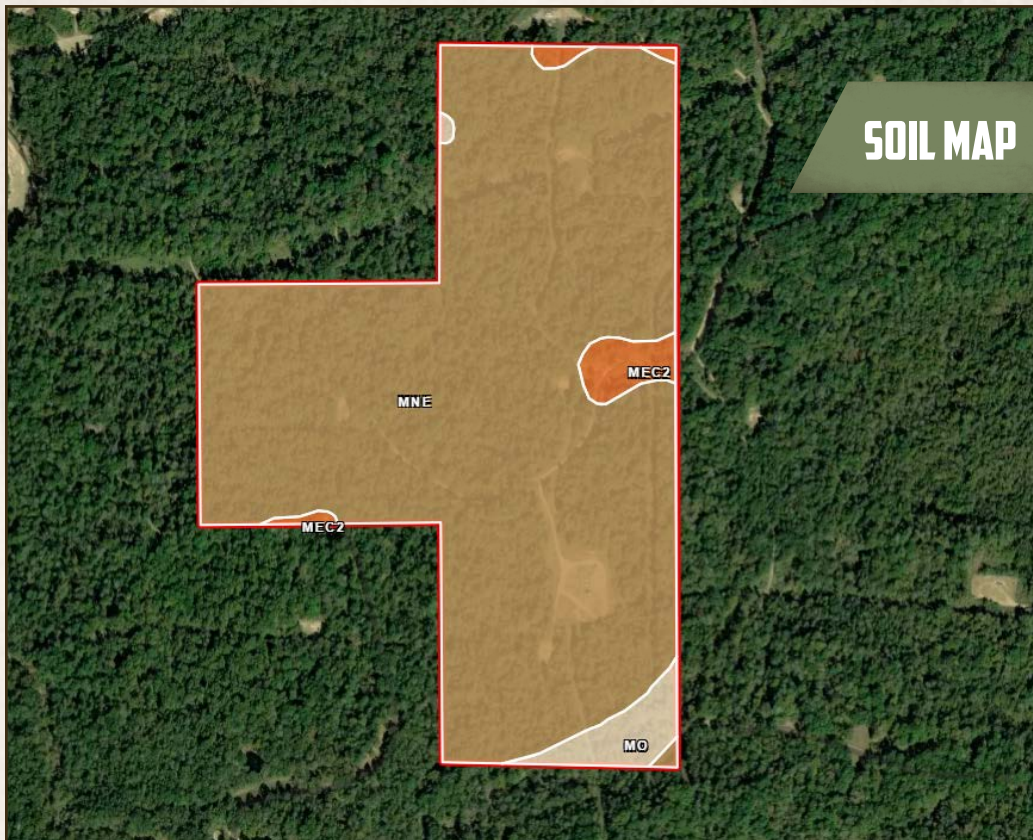
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MNE	Memphis-Natchez association, 12 to 50 percent slopes	149.06	93.97	0	19	7e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	4.95	3.12	0	77	2w
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	4.61	2.91	0	82	3e
TOTALS		158.62(*)	100%	-	22.64	6.73



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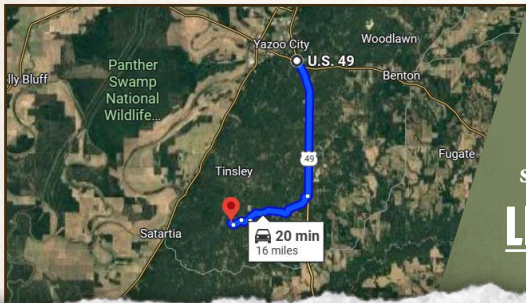
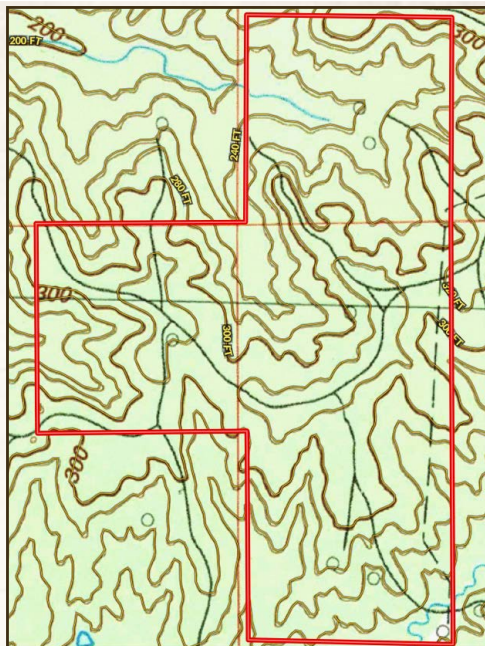
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land id. LINK



Directions From the Intersection of Highway 16 and US 49 S in Yazoo City, MS: Travel 9.3 miles south on US 49. Turn right onto Anding Oil City Road and continue 5.1 miles. Turn right onto Henderson Road and proceed 0.7 miles. Take the first left and travel 0.6 miles. Take the first right and continue straight to the property.

LINK TO GOOGLE MAP DIRECTIONS



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