

198.76± ACRES
YAZOO COUNTY, MS
\$695,660



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 888-2522

THE YAZOO 198.76

PROPERTY PROFILE

LOCATION:

- Perry Creek Road
Yazoo City, MS 39194
- Yazoo County
- 10± Miles SW of Yazoo City
- 13± Miles NW of Flora
- 26± Miles NW of Madison

COORDINATES:

- 32.7062, -90.4573

PROPERTY USE:

- Recreational
- Hunting
- Timber Investment
- Potential Home Site

PROPERTY INFORMATION:

- 198.76± Acres
- Hardwood Timber
- Gated Entrance
- Additional Access via Easement
- Strong Deer and Turkey Population
- Food Plots
- Internal Road System
- Utilities Nearby

TAX INFORMATION:

- Parcel #1: Part of 1-126-24-002.00
- Parcel #2: 1-126-23-002.00
- Parcel #3: Part of 1-126-13-008.00
- Taxes TBD at Closing



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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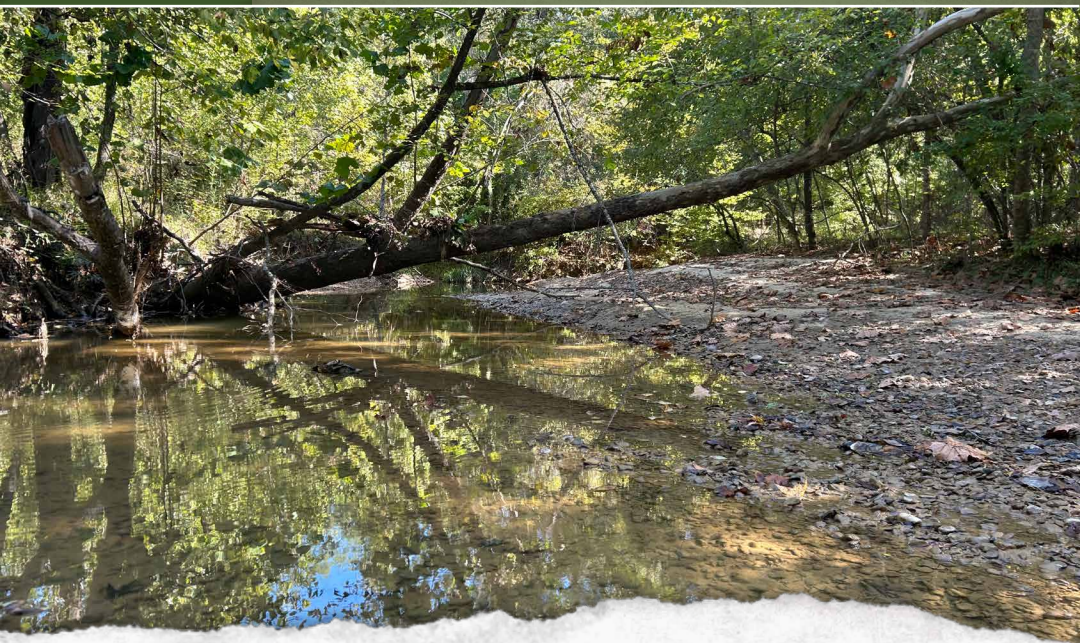
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE YAZOO 198.76

WELCOME TO THE YAZOO 198.76, A SURVEYED TRACT LOCATED JUST NORTHWEST OF OIL CITY IN YAZOO COUNTY, MISSISSIPPI. This property offers a perfect balance of recreation, timberland investment, and convenience in central Mississippi—be in your stand in less than one hour from Madison.

The landscape is predominantly hardwood timber with a mix of hardwood and pine in some areas, creating an excellent wildlife habitat. Access is secure with a gated entrance along the south side of Perry Creek Road with additional access via an easement a few hundred yards to the east. Known for its strong deer and turkey populations, this area is a proven hunting destination. The 198.76± acre property is currently utilized by Denbury Resources, whose pipeline rights-of-way double as well-maintained wildlife plots and internal roadways—keeping access across the property in top condition. A small gravel-bottom creek winds through the land, adding a natural travel corridor and water source for wildlife.



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MORE ABOUT THE YAZOO 198.76

For those looking to build, Yazoo Valley EPA provides electricity, and Central Yazoo Water Association, Inc. supplies community water to the area. Conveniently located just 10 miles southwest of Yazoo City, 13 miles northwest of Flora, and only 26 miles from Madison, this property combines a rural setting with quick access to town amenities.

If you have been searching for a good, recreational timberland tract in Yazoo County, call Michael Oswalt today to schedule a private tour of the Yazoo 198.76.



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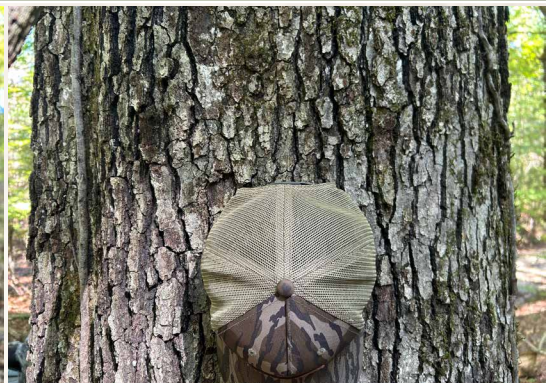
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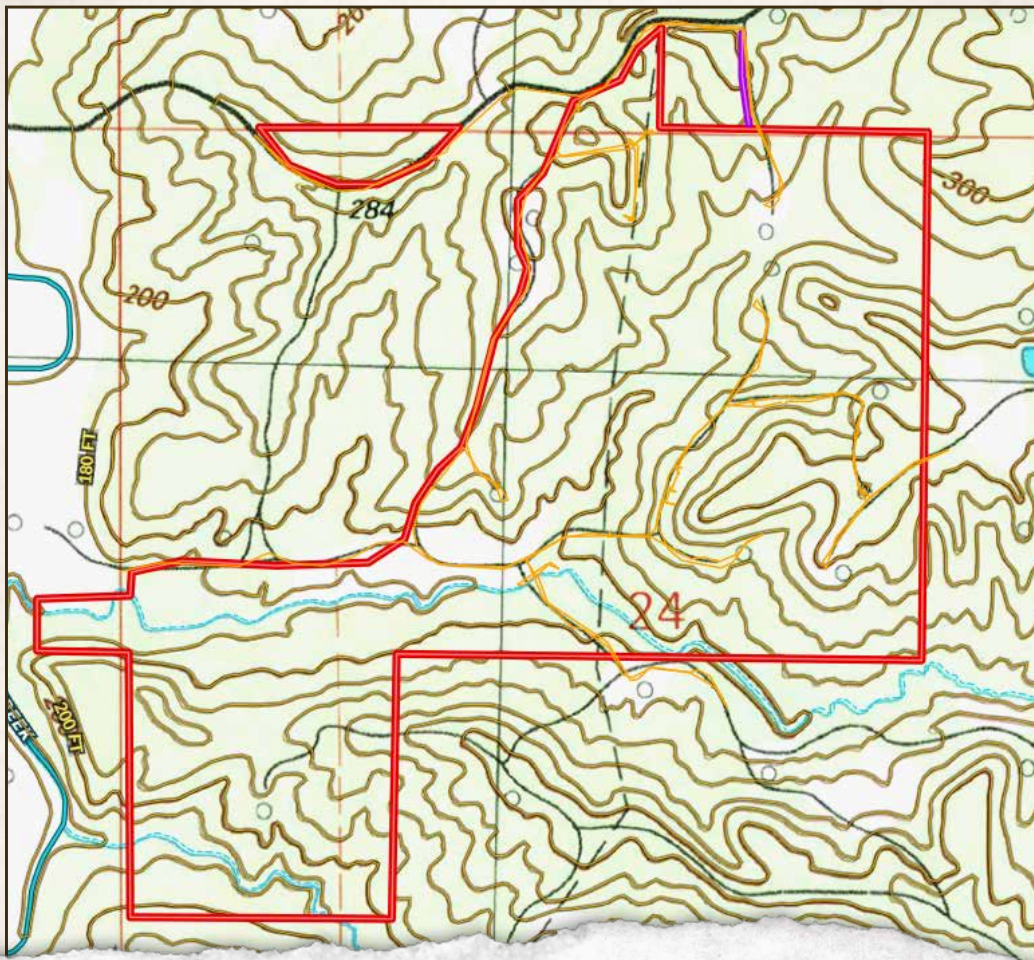
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TOPOGRAPHY MAP



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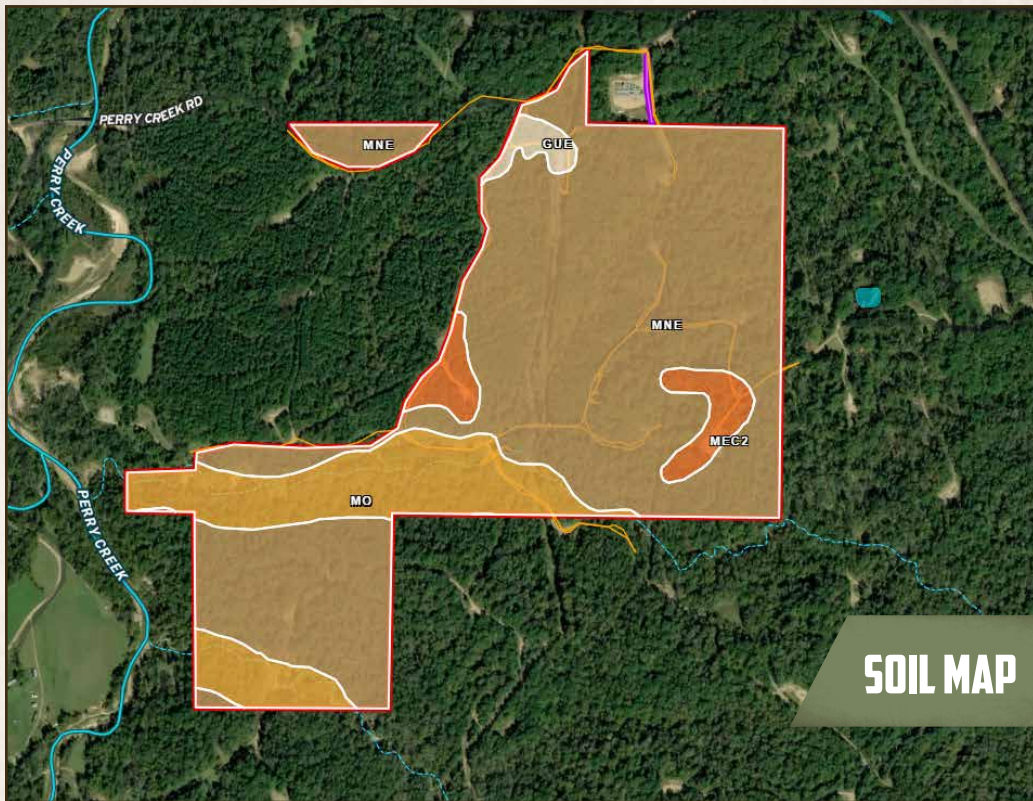
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MNE	Memphis-Natchez association, 12 to 50 percent slopes	154.39	76.01	0	19	7e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	36.09	17.77	0	77	2w
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	9.67	4.76	0	82	3e
GuE	Gullied land-Memphis complex, 5 to 30 percent slopes	2.96	1.46	0	8	7e
TOTALS		203.11(*)	100%	-	32.14	5.92



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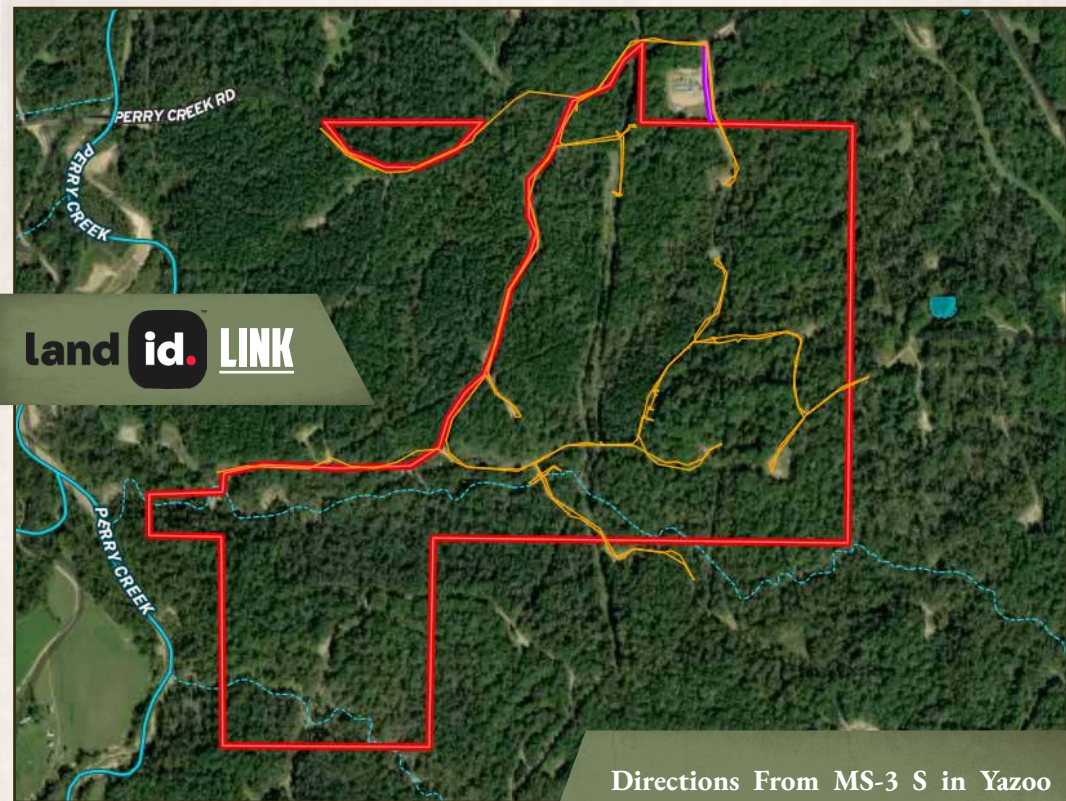
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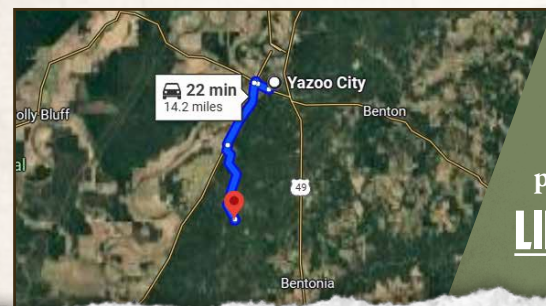
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land **id.** LINK



Directions From MS-3 S in Yazoo City: Travel 6 miles south on MS-3 S. Turn left on Tinsley Road and make an immediate right to stay on the same road. Continue 6.6 miles and make a sharp right on Perry Creek Road and the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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