



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

595.2± ACRES WITH 3 HOMES
YAZOO COUNTY, MS
\$4,995,000

TURNKEY ESTATE

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

LOCATION:

- 11657 Vaughan Road
- Vaughan, MS 39179
- Yazoo County
- 25± NE of Madison
- 30± Miles NE of Jackson
- 155± Miles S of Memphis
- 196± Miles N of New Orleans

PROPERTY USE:

- Residential
- Recreational
- Investment
- Equestrian Estate

TAX INFORMATION:

- 2024 Taxes: \$7,279.16
- Parcel 1: 1-161-01-006.00
- Parcel 2: 1-161Z-12-003.00
- Parcel 3: 1-161Y-11-053.00
- Parcel 4: 1-161Z-12-002.00
- Parcel 5: 1-161Z-12-001.01
- Parcel 6: 1-161Z-12-001.02
- Parcel 7: 1-161Z-12-001.04
- Parcel 8: 1-161-01-006.01

COORDINATES:

- 32.8234, -90.0375

PROPERTY INFORMATION:

- 595.2± Total Acres
- 69.03± Enrolled in CRP
- 7,400± SqFt Main Home
 - 4 Bedrooms/4.5 Baths
 - Stunning Kitchen with Granite Countertops
 - Large Living Room and Dining Room
 - 2 Fireplaces
 - Courtyard with Multiple Fountains
 - 3 Car Garage
 - Fenced Areas
- Guest House
 - 2 Bedrooms/1 Bath
- Cottage
 - 1 Bedroom/1 Bath
- Multiple Barns
- 25,000± SqFt Riding Arena
- 2 Stocked Lakes
- Additional Cattle Ponds
- Pine Timber



MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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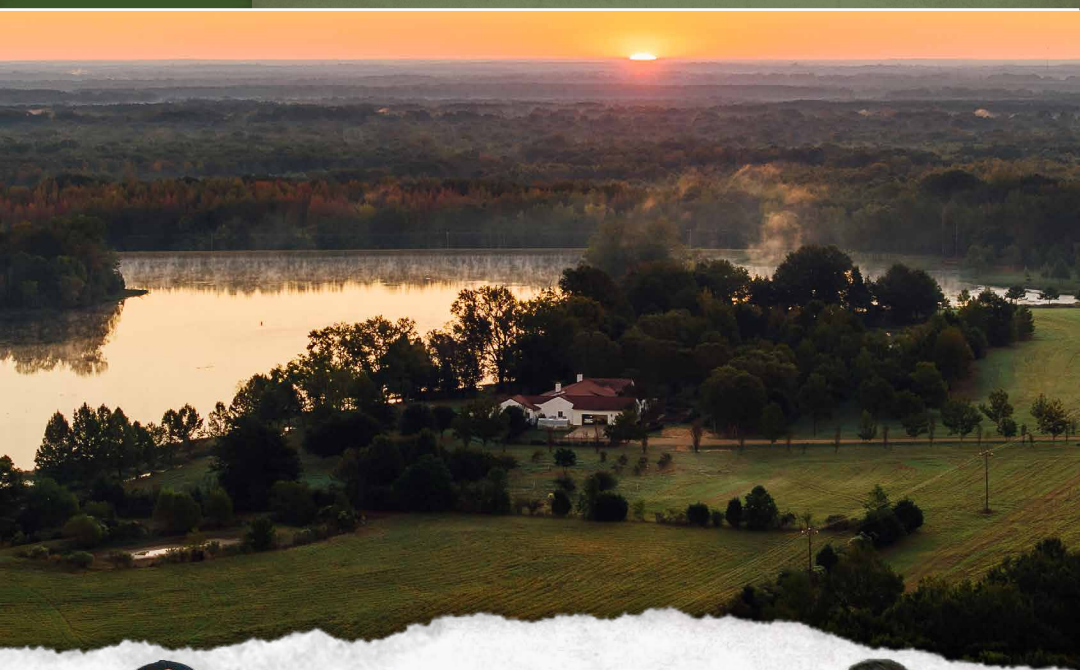
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WELCOME TO THE YAZOO 595.2

WELCOME TO THE YAZOO 595.2, A RARE OPPORTUNITY TO PURCHASE A TRULY TURNKEY PROPERTY IN VAUGHAN, JUST 25 MILES NORTHEAST OF MADISON, MS. The Yazoo County property has been in the same family for over 25 years, thoughtfully developed from the ground up into the exceptional estate it is today.

Entering through the gated entrance off Vaughan Road, you'll enjoy a beautiful drive leading to the 7,400± square-foot main house. After the original home burned in 2016, construction of the new main residence was completed in 2018. This modern home features four spacious bedrooms, four and a half bathrooms, and high ceilings throughout. The stunning kitchen boasts a quartz island, a Thermador range, granite countertops, and ample cabinet and drawer space. The home also offers a large living room and great room, a dining room, two fireplaces, French doors, and exposed ceiling beams.



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MORE ABOUT THE YAZOO 595.2

Step outside to find a gorgeous courtyard with multiple fountains, irrigated pollinator gardens, and a waterfall overlooking the larger of two lakes. Additional features include a three-car garage and fenced areas for all your pets.

The property also includes two additional homes: a guest house with two bedrooms and one bath and a cottage with one bedroom and one bath, ideal for a caretaker or overflow.

For equestrian enthusiasts, there are multiple barns, including a modern 20-stall barn with a washroom, tack room, and saddle room, along with fencing and cross-fencing already in place. The nearly 25,000-square-foot riding arena and abundant pastureland make this property ideal for horses and other farm animals.



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MORE ABOUT THE YAZOO 595.2

The outdoor amenities continue with two lakes: one 20± acres and the other 40± acres, both stocked with bass, bream, crappie, and catfish. Additional cattle ponds are scattered throughout timbered areas of the property. The extensively managed pine timber includes 209± acres planted in 2001, 44± acres planted in 2003, and 69.03± acres enrolled in Riparian CRP, along with scattered hardwoods for added diversity. Located just one mile west of the Big Black River, the property offers incredible wildlife potential for the avid outdoorsman.

The property is perfectly positioned for country living with accessibility to major cities: 30 miles northeast of Jackson, 155 miles south of Memphis, and 196 miles north of New Orleans.

The Yazoo 595.2 has provided its current owners with a lifetime of memories and a rich, country lifestyle—it's now time to pass the torch. Whether you're seeking a residential paradise, equestrian estate, recreational getaway, or timberland investment, the options are endless on this remarkable Central Mississippi property.

**Contact Michael Oswalt or Brooks Poole today
to schedule a private tour of the Yazoo 595.2.**



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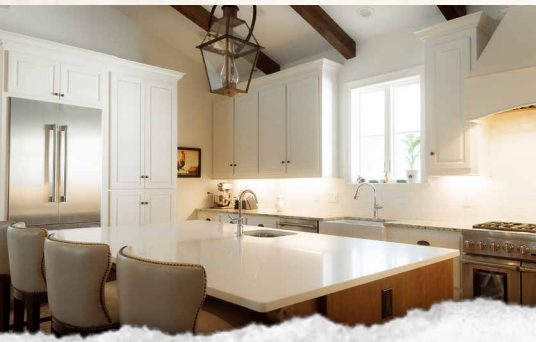
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595.2± ACRES WITH 3 HOMES

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MAIN HOUSE



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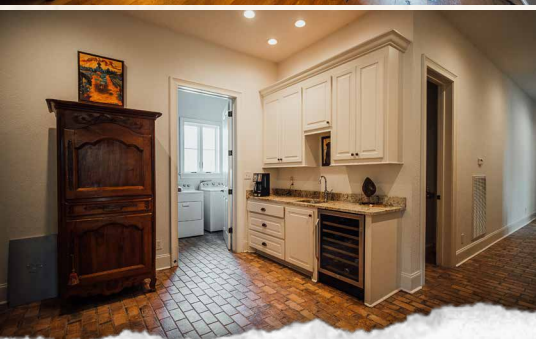
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MAIN HOUSE



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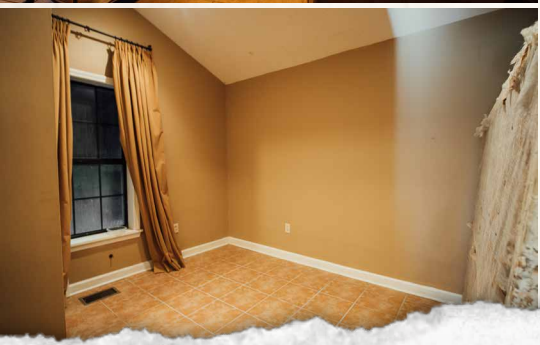
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GUEST HOUSE



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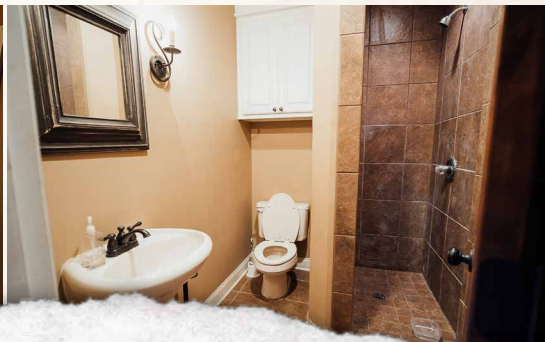
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COTTAGE



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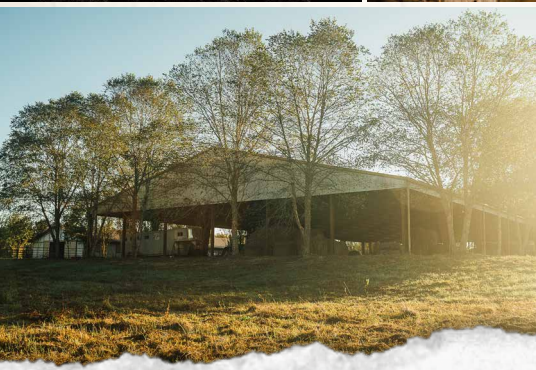
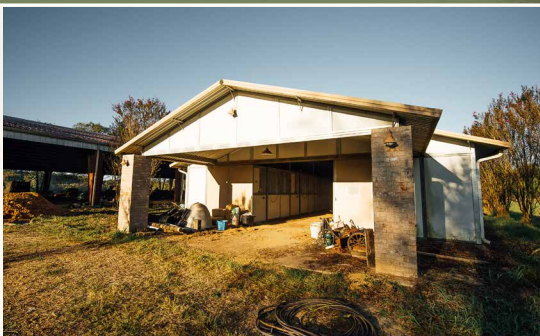
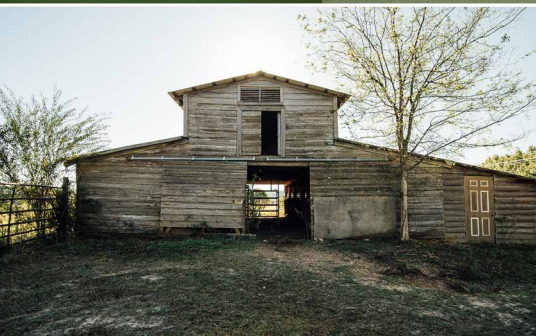
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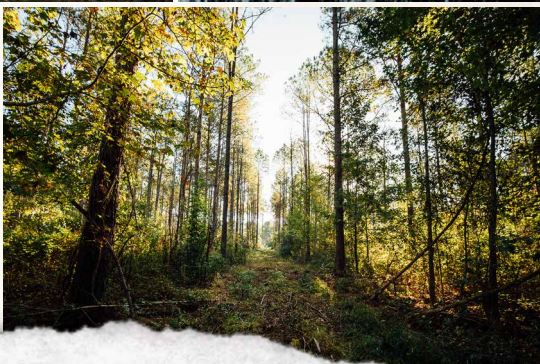
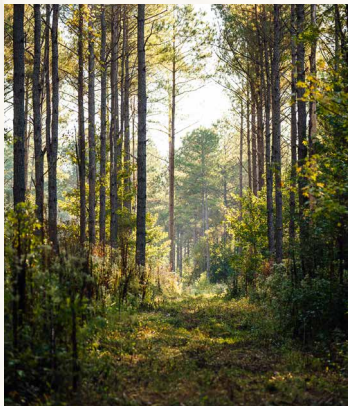
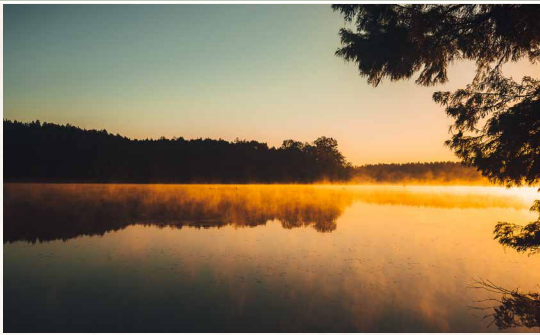
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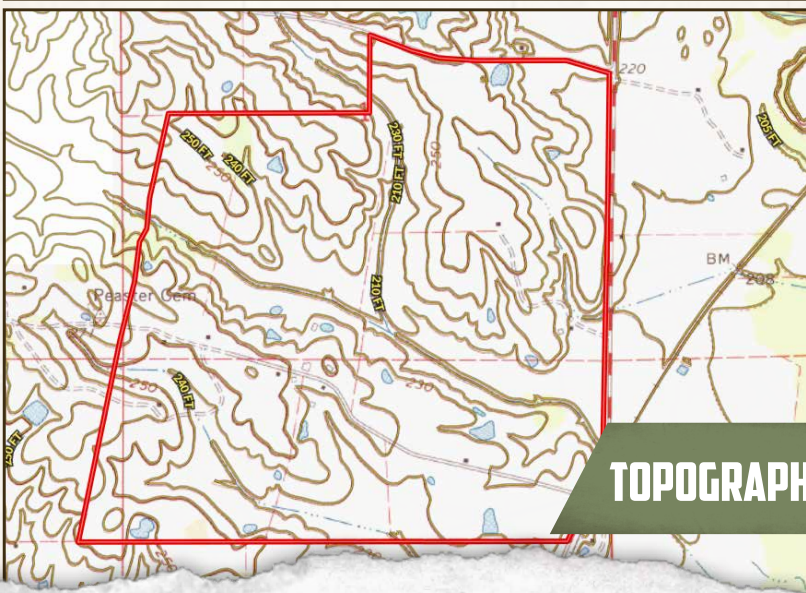
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FLOOD MAP



TOPOGRAPHY MAP



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoD2	Loring silt loam, 8 to 12 percent slopes, moderately eroded, east	157.2	26.79	0	44	6e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	139.1 2	23.71	0	77	2w
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	131.9	22.48	0	55	3e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	123.2 8	21.01	0	48	4e
LoA	Loring silt loam, 0 to 2 percent slopes, south	12.58	2.14	0	66	2w
CIB	Calloway silt loam, 2 to 5 percent slopes	10.84	1.85	0	50	3e
GuE	Gullied land-Memphis complex, 5 to 30 percent slopes	6.02	1.03	0	8	7e
W	Water	4.94	0.84	0	-	-
MNE	Memphis-Natchez association, 12 to 50 percent slopes	0.93	0.16	0	19	7e
TOTALS		586.8 1(1)	100%	-	54.94	3.81



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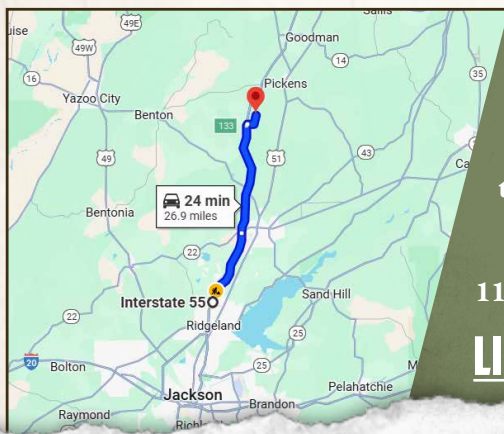
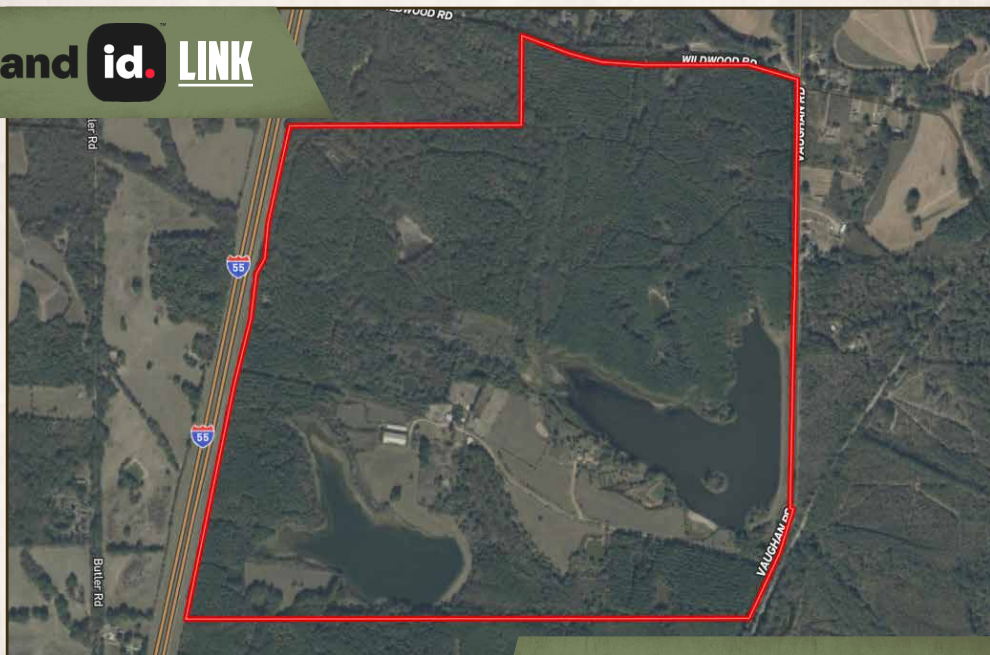
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land id. LINK



Directions From the Intersection of Main Street and I-55N in Madison, MS: Travel 24.5 miles northeast on I-55N to exit #133 toward Vaughan. Merge onto Vaughan Road and continue 2 miles to the property on the left.

Physical Address:

11657 Vaughan Road | Vaughan, MS 39179

[LINK TO GOOGLE MAP DIRECTIONS](#)



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