SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

99± ACRES
YALOBUSHA COUNTY, MS

$224,504



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

THE YALOBUSHA 119

PROPERTY PROFILE

LOCATION:

- County Road 224
  Water Valley, MS 38965
- Yalobusha County
- 3± Miles NE of Water Valley
- 17± Miles SW of Oxford

COORDINATES:

- 34.171611, -89.584124

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 99± Total Acres
- 84± Acres of 2± Year-Old Cutover
- Stream Management Zones
- Seasonal Streams & Ditches
- Rolling Topography
- Deer & Turkey

TAX INFORMATION:

- 0410-35-0000100
- 2025 Taxes: $339





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ADAM HESTER, 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 YALOBUSHA 99

WELCOME TO THE YALOBUSHA 99! If you're looking for a hunting property that you can develop and manage over time, take a look at this tract northeast of Water Valley in Yalobusha County, Mississippi. The property consists of 99± acres and is accessed by a private road off County Road 224.

Approximately 84 acres are in two-year-old cutover, while the remaining acreage consists of streamside management zones. With the young regrowth and rolling topography, the tract provides developing cover for wildlife, and the timbered SMZs add diversity to the property.





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MORE ABOUT THE YALOBUSHA 99

The Yalobusha 99 offers room to establish food plots, create internal trails, and improve wildlife habitat. With the right management, this property could develop into a hunting getaway for deer, turkey, and other small game. There are potential home and cabin sites. Utilities are nearby but need to be verified with the service providers.

Contact Adam Hester today to schedule a private showing and experience #TheSmallTownWay.





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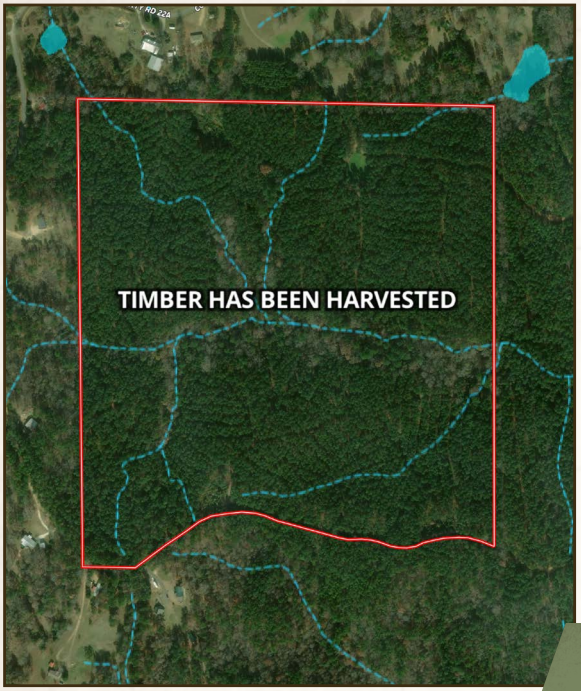
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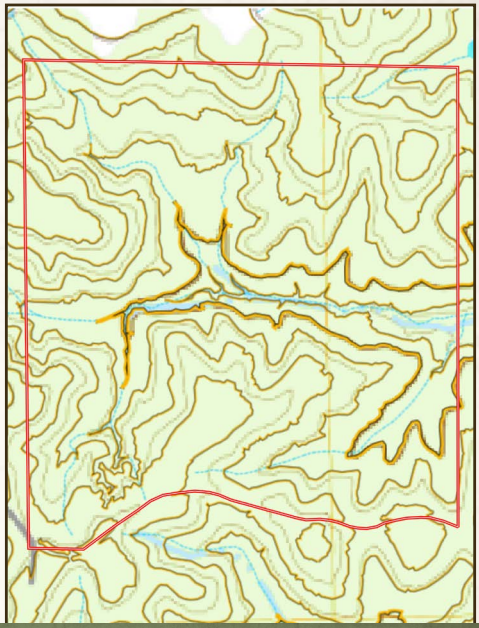
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TOPOGRAPHY MAP





Directions From Water Valley, MS: Travel east on Martin Street for 0.7 miles. Turn left onto Stephens Street and continue for 0.9 miles. Continue straight onto Delay Road and proceed 1.4 miles. Take a slight left and then immediately turn left to arrive at the property.

LINK TO GOOGLE MAP DIRECTIONS



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