



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

12.16± ACRES
HUMPHREYS COUNTY, MS
\$121,600

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

THE HUMPHREYS 12.16

PROPERTY PROFILE

LOCATION:

- 11374 US-49W
Silver City, MS 39166
- Humphreys County
- 5.5± Miles S of Belzoni
- 22± Miles NW of Yazoo City

COORDINATES:

- 33.12095, -90.51275

PROPERTY INFORMATION:

- 12.16± Acres
- Hard Cash Lake Frontage
- Highway Frontage
- Utilities Available
- Borders Agricultural Farmland
- Agent is Related to Seller

PROPERTY USE:

- Potential Home Site
- Investment

TAX INFORMATION:

- 2025 Taxes: \$454.18



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CODY BELLIPANNI

LAND SPECIALIST

C: 601-559-1758

O: 769-888-2522

cbellipanni@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HUMPHREYS 12.16

IF YOU'RE LOOKING FOR A PLACE TO BUILD A HOME WITH PLENTY OF ROOM TO SPREAD OUT, THIS 12.16± ACRE TRACT IN HUMPHREYS COUNTY IS WORTH A LOOK. Located on US-49W in Silver City, the property offers frontage on Hard Cash Lake and is conveniently situated 10± minutes south of Belzoni and 20± minutes northwest of Yazoo City.

The tract features a great homesite with plenty of room for a house, shop, barn, pool, or other improvements. It borders agricultural farmland, providing a quiet setting while still offering quick access to nearby towns, schools, restaurants, and everyday conveniences. With water and electricity available, much of the groundwork is already in place to start planning your future home or investment property.

Contact Cody Bellipanni today to schedule a private showing and experience #TheSmallTownWay.

**Agent is related to seller.*



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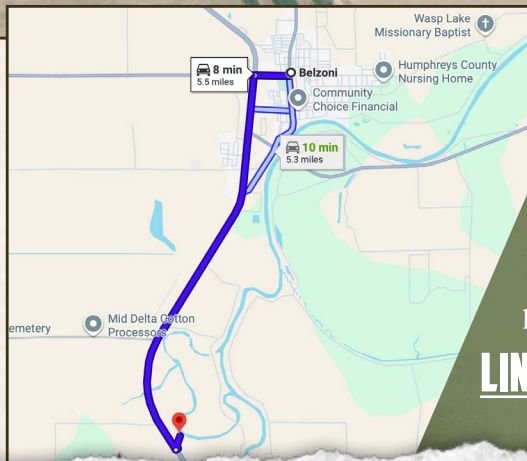
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12.16± ACRES

HUMPHREYS COUNTY, MISSISSIPPI

land id.
LINK



Directions From Belzoni, MS: Travel south on US-49W for 4.9 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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