

**388± ACRES**  
**YALOBUSHA COUNTY, MS**  
**\$854,722**



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (769) 888-2522

# THE YALOBUSHA 388

## PROPERTY PROFILE

### LOCATION:

- Highway 32  
Water Valley, MS 38965
- Yalobusha County
- 5± Miles SE of Water Valley
- 25± Miles S of Oxford
- 35± Miles NE of Grenada

### PROPERTY USE:

- Timber Investment
- Recreation
- Deer and Turkey Hunting
- Potential Home/Cabin Sites

### COORDINATES:

- 34.1112, -89.58976

### PROPERTY INFORMATION:

- 388± Acres
- 1.5± Acre Stocked Pond
- Various Age Pine Timber
- Stream Management Zones
- Internal Trail System
- County Road Frontage
- Utilities Available

### TAX INFORMATION:

- 2023 - \$1,392.80



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**ADAM HESTER, ALC**

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# WELCOME TO THE YALOBUSHA 388

**INTRODUCING AN EXCELLENT OPTION FOR A RECREATIONAL INVESTMENT: THE YALOBUSHA 388!** Located just 5 miles southeast of Water Valley, in Yalobusha County, MS, this versatile property offers frontage along Highway 32. Utilities are available nearby and ready for verification.

Upon arrival to the 388± acre tract, you'll be on a main road that winds through the property, providing easy access to its diverse features. The land is largely composed of 11 year old plantation pine, with sections of 1-3 year old replanted pine and mature Stream Management Zones (SMZs). Ideal for deer and turkey hunting, the varied terrain offers a natural, high-quality habitat for wildlife. A nearly one mile-long pipeline provides excellent opportunities for planting substantial food plots, enhancing the property's appeal as a hunting tract. Outside of hunting season, relax by or fish in the 1.5± acre pond situated near the entrance of the property.

Conveniently located about 25 miles south of Oxford and 35 miles northeast of Grenada, the Yalobusha 388 is a unique opportunity to own a piece of land that balances recreation with investment potential.

**Explore all that this property has to offer,  
call Adam Hester today for a private tour!**



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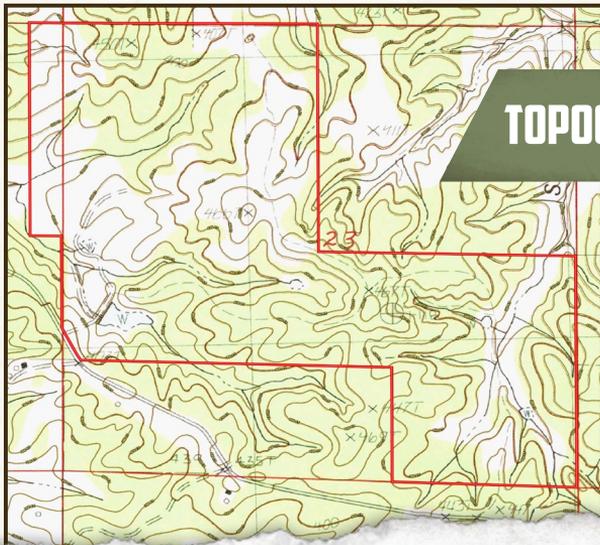
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land id. LINK



TOPOGRAPHY MAP



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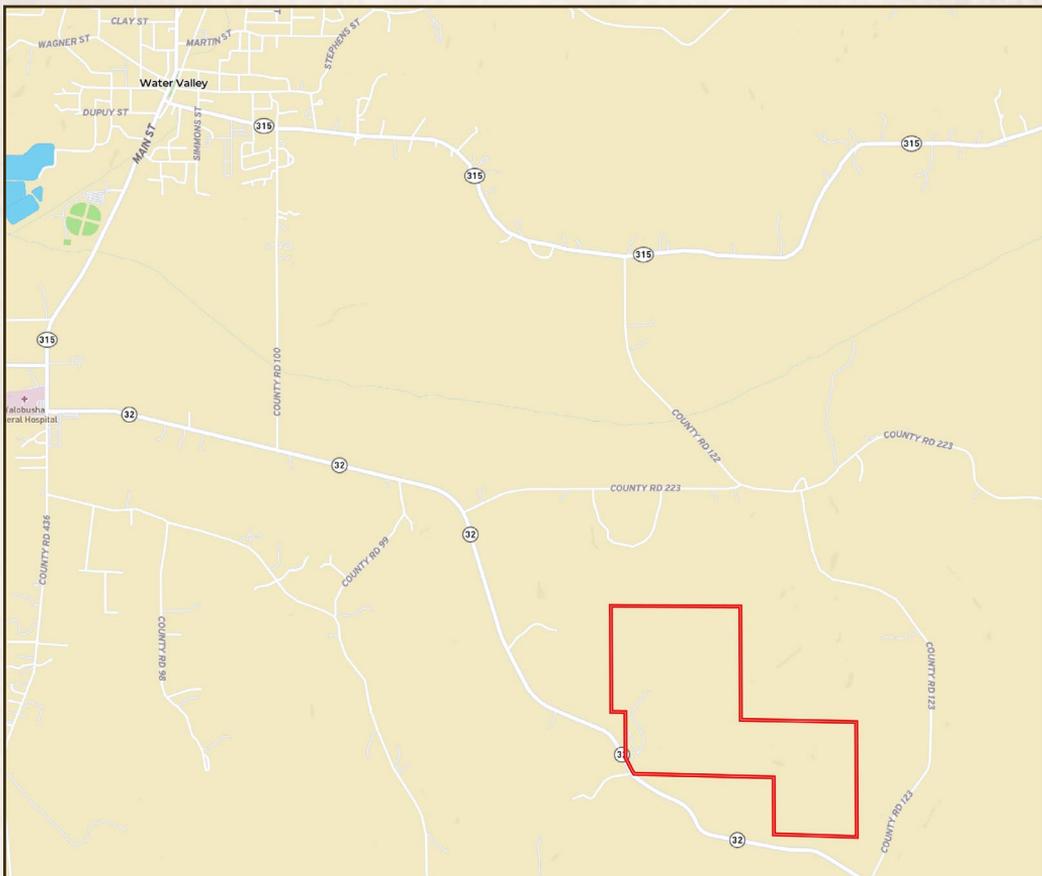
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Directions From I-55 North, Highway 32 Exit: Travel east approximately 15.7 miles until it dead ends into Main Street and turn right. Make an immediate left to continue on Highway 32. In 3.5 miles, the property will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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