

45.21± ACRES
YAZOO COUNTY, MS
\$158,235



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE YAZOO 45.21

PROPERTY PROFILE

LOCATION:

- Gessler Road
Benton, MS 39039
- Yazoo County
- 7± Miles N of Benton
- 13.8± Miles NE of Yazoo City
- 28.7± Miles NW of Canton
- 40.6± Miles NW of Madison

COORDINATES:

- 32.884592 -90.253184

PROPERTY USE:

- Recreational
- Fishing
- Potential Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 45.21± Total Acres
- 1.75± Acre Stocked Pond
- Rolling to Steep Terrain
- Mature Hardwoods
- Live Creek
- Deer, Turkey & Small Game

TAX INFORMATION:

- \$177.36 - 2024



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BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YAZOO 45.21

WELCOME TO THE YAZOO 45.21—A QUALITY RECREATIONAL TRACT IN ONE OF MISSISSIPPI'S BEST HUNTING REGIONS! Take advantage of the opportunity to own a 45.21± acre surveyed tract just seven miles north of Benton in Yazoo County.

This tract features a mix of rolling and steeper terrain, naturally funneling wildlife and creating ideal stand locations. The land is covered in mature hardwoods, with no shortage of feed trees providing excellent habitat for deer and turkey as well as potential timber value. Water features include a live creek and a fully stocked 1.75± acre pond, offering great fishing, perfect for relaxing or bringing the family out for a day by the water.

This is a super nice little hunting tract in the game-rich environment that makes Yazoo County land so desirable.

**ACT FAST! Call Braden Smith today
to schedule your private showing.**



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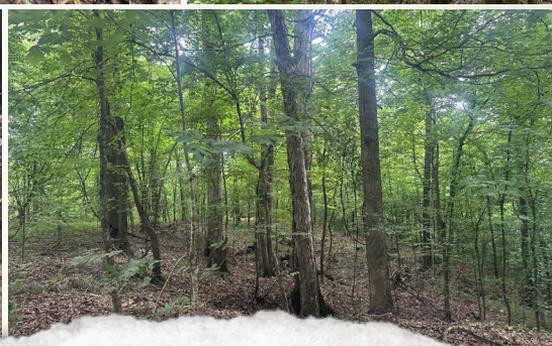
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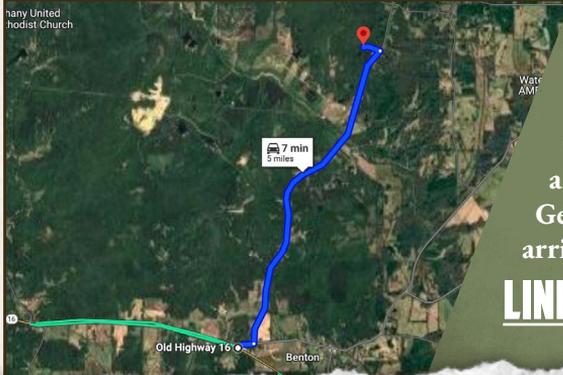
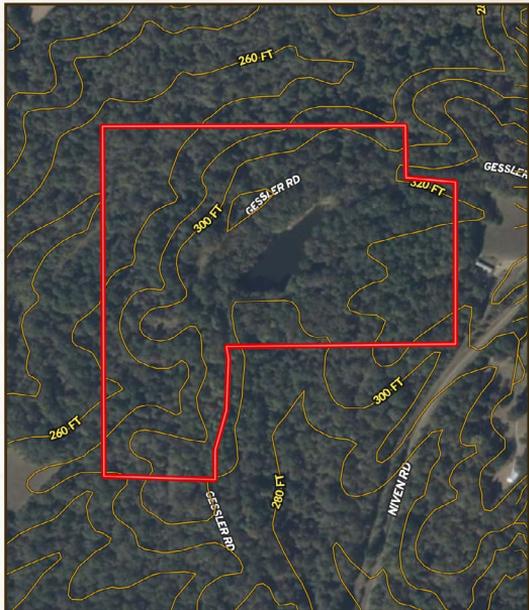
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land id. LINK

TOPOGRAPHY MAP



Directions From the Intersection of Highway 16 and Old Highway 16 in Benton, MS: Travel 0.2 miles on Old Hwy 16. Turn left on Niven Road and continue 4.6 miles. Turn left onto Gessler Road and in 0.2 miles you will arrive at the destination.

LINK TO GOOGLE MAP DIRECTIONS



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