

13± ACRES WITH A TINY HOUSE **YALOBUSHA COUNTY, MS**

\$225,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (662) 846-1425

THE YALOBUSHA 13

PROPERTY PROFILE

LOCATION:

- 22386 MS Highway 32
Oakland, MS, 38948
- Yalobusha County
- 1± Mile S of Enid Lake
- 29± Miles N of Grenada
- 30± Miles SW of Oxford

COORDINATES:

- 34.11154, -89.80671

PROPERTY USE:

- Residential
- Hunting & Fishing
- Investment

PROPERTY INFORMATION:

- 13± Acres
- 700± SqFt Tiny House
- Screened Back Porch
- Small Pond
- Area for a Garden
- Borders Corps of Engineers Land
- Pine & Hardwood Mix
- Fiber Internet Access
- Multiple Boat Ramps Nearby

TAX INFORMATION:

- TBD
- Parcel #: 1007-23-0001105



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

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billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 13

ESCAPE TO YOUR OWN PRIVATE RETREAT IN YALOBUSHA COUNTY, MS, JUST ONE MILE FROM ENID LAKE! This 13± acre property, located at 22386 MS Highway 32 in Oakland, offers the perfect balance of tranquility, recreation, and convenience. Whether you're looking for a weekend getaway, a peaceful residence, or a smart investment, this property delivers.

The land features a comfortable 700± square foot tiny house, ideal for simple living or use as a cozy hunting cabin. A small pond adds charm and natural beauty to the property, while the surrounding mix of pine and hardwood trees provides a peaceful, wooded setting. With direct access to the Corps of Engineers land, the outdoor possibilities are endless. Step off the back porch and access thousands of acres of public hunting land. The area is well-known for deer and turkey hunting. Located just minutes from multiple boat ramps, you'll have quick access to Enid Lake, a well-known destination for crappie fishing and water recreation.



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MORE ABOUT THE VALOBUSHA 13

There's also a designated area for a garden, giving you the chance to grow food and embrace a more self-sufficient lifestyle. High-speed fiber internet access makes staying connected a breeze, whether you're working remotely or streaming your favorite shows.

Conveniently situated less than 30 miles north of Grenada and the same distance southwest of Oxford, this property offers the perfect mix of seclusion and accessibility. With its residential, recreational, and investment potential, this 13± acre gem is a rare find in northern Mississippi.

**Take advantage of the opportunity to make it yours.
Call Billy Carpenter today for your private showing.**



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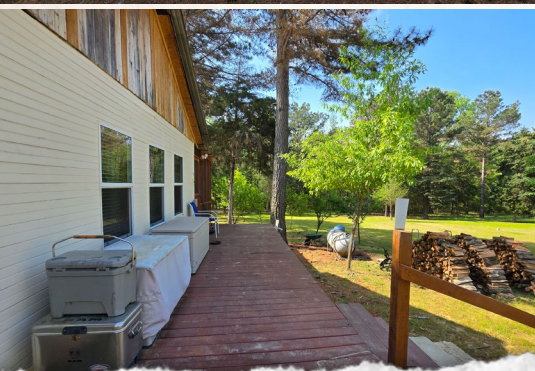
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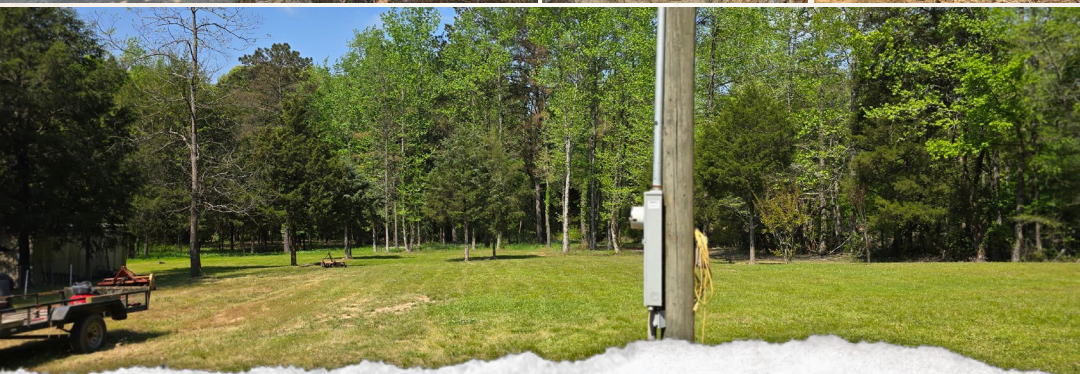
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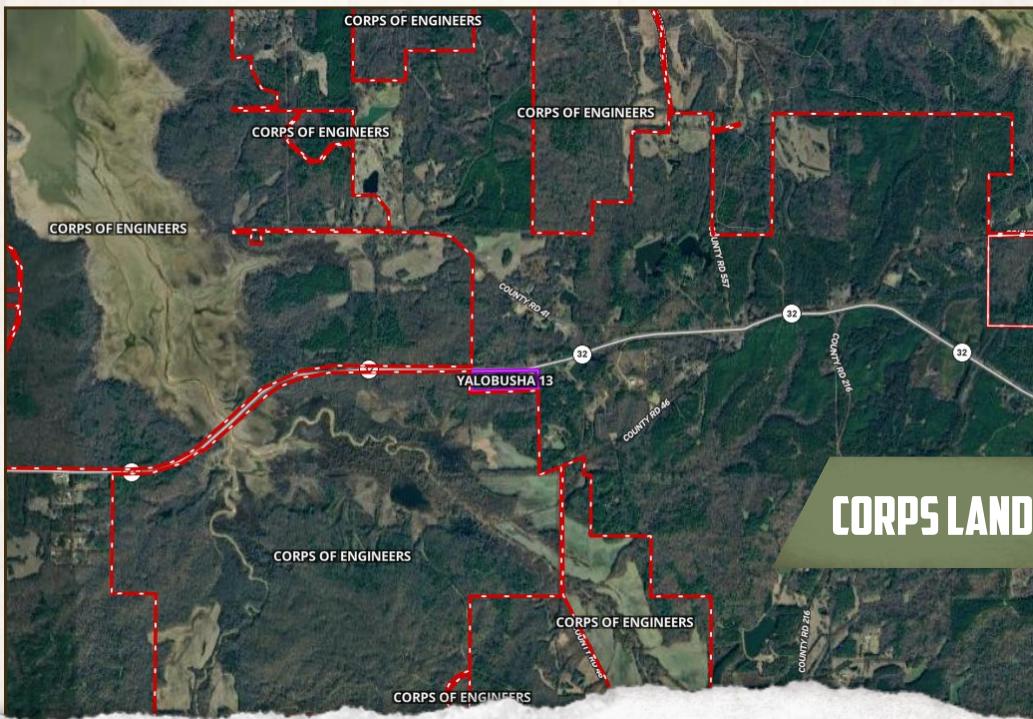
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YALOBUSHA COUNTY, MISSISSIPPI

FLOOD MAP



CORPS LAND



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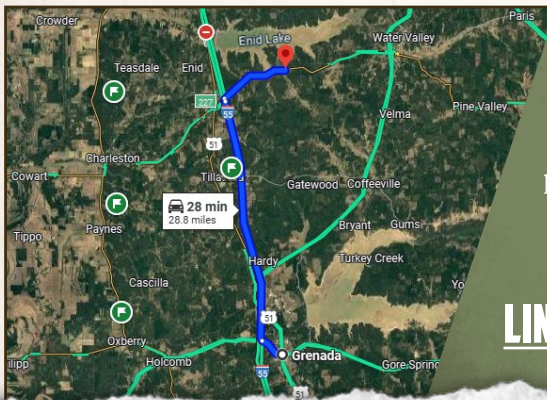
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VALOBUSHA COUNTY, MISSISSIPPI

Long
Branch

land **id.** **LINK**



Directions From the Intersection of
Highway 8 and I-55 in Grenada, MS:
Travel 20 miles north on I-55. Take
Exit 227 for MS-32 toward Oakland/
Water Valley. Continue 6 miles to the
property on your right.

22386 MS Highway 32
Oakland, MS, 38948

LINK TO GOOGLE MAP DIRECTIONS



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