

Self-Sufficient Farm with Home, Shop & Infrastructure -
16.7 Acres
85 Barrack Rd
Yazoo City, MS 39194

\$425,000
16.7± Acres
Yazoo County



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Yazoo City, MS / Yazoo County

SUMMARY

Address

85 Barrack Rd

City, State Zip

Yazoo City, MS 39194

County

Yazoo County

Type

Farms, Hunting Land, Single Family, Residential Property,
Recreational Land

Latitude / Longitude

32.926761 / -90.588341

Dwelling Square Feet

2,600

Bedrooms / Bathrooms

3 / 2

Acreage

16.7

Price

\$425,000

Property Website

<https://www.mossoakproperties.com/property/self-sufficient-farm-with-home-shop-infrastructure-16-7-acres/yazoo/mississippi/84852/>



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PROPERTY DESCRIPTION

Self-Sufficient Farm with Home, Shop & Infrastructure - 16.7 Acres in Humphreys County, MS

Welcome to a rare and remarkable opportunity in the Mississippi Delta! This beautifully restored 3-bedroom, 2-bathroom farmhouse sits on 16.7± acres at the corner of Highway 16 and Barrack Road near Yazoo City, MS. Offering a blend of historic charm and modern upgrades, this property is ideally suited for homesteaders, hobby farmers, or anyone seeking a self-sufficient lifestyle in a peaceful, rural setting.

Property Highlights:

- **3 Bedrooms, 2 Bathrooms:** Farmhouse-style residence with refinished hardwood floors throughout and abundant natural light.
- **Gourmet Kitchen:** Recently remodeled with a large island, commercial-grade gas cooktop and oven-perfect for cooking, canning, or entertaining.
- **Bonus Room:** Upstairs flex space includes a mini kitchen and bar-ideal for an additional bedroom, guest suite, or media/game room.
- **Screened-In Porch:** Relax and enjoy views of your private landscape year-round.
- **New Carport:** Recently added for covered parking and convenience.
- **Convenient Location:** .5 miles from Panther Swamp National Wildlife Refuge and 4 miles from Delta National Forest. These public land opportunities offer some of the best hunting Mississippi has to offer.

Farm & Homestead Features:

- **Fully Irrigated 16.7± Acres:** nearly every part of the property has access to water, making it ideal for gardening, livestock, etc.
- **Pecan Grove, Oak & Locust Trees:** Mature trees offer beauty, shade, and long-term value.
- **Greenhouse & Multiple Garden Areas:** Start growing immediately-vegetables, herbs, or flowers.
- **Large Shop with Power & Water:** Includes expansive storage bays, a shipping container, and a cooler room-excellent for farming operations, equipment, or a small business.
- **Self-Sufficient Infrastructure:** This property is set up for independence-grow your own food, store your harvest, and manage the land with ease.

Location & Access:

- Situated at the **corner location of Hwy 16 & Barrack Road**
- Just minutes from Yazoo City, MS, and an easy drive to Belzoni, Lexington, or the greater Jackson metro
- Power and water connected and available throughout the property

Additional Notes:

- Property has been **meticulously maintained by the same family for nearly 70 years**
 - Excellent potential for a **working homestead or private rural retreat**
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This is more than just a home-it's a way of life. Whether you're looking to live sustainably, run a small farm, or simply escape to the peaceful Mississippi countryside, this property offers the infrastructure, beauty, and location to make it possible.

Don't miss this rare opportunity-schedule your private tour today!

Hunter McCool, Certified Land Specialist

Mossy Oak Properties Bottomland Real Estate

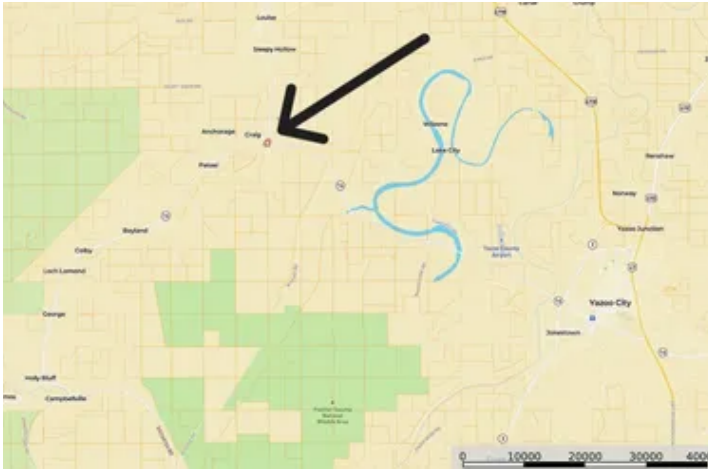
Office: [662-495-1121](tel:662-495-1121)

Cell: [662-295-7447](tel:662-295-7447)

hmccool@mossyoakproperties.com



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Locator Map



Locator Map



Satellite Map



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5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

<https://www.mossoakproperties.com/>

