

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

\$425,000
16.700± Acres
Yazoo County



Self-Sufficient Farm with Home, Shop & Infrastructure – 16.7 Acres 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

2600

Bedrooms / Bathrooms

3 / 2

Acreage

16.700

Price

\$425,000

Property Website

<https://www.mossyoakproperties.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**
-

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

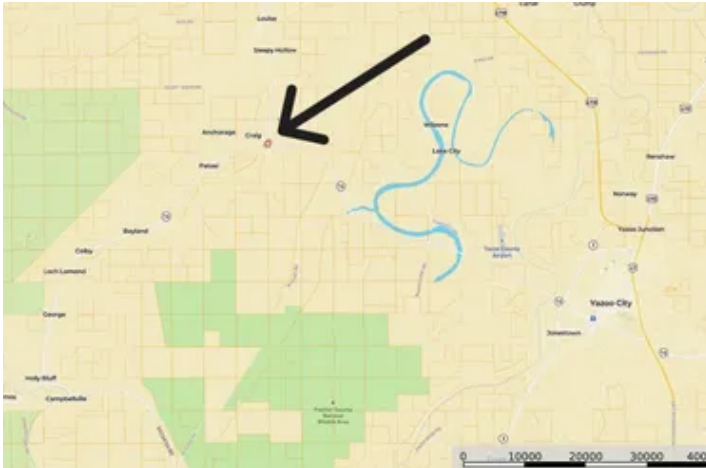
Office: [662-495-1121](tel:662-495-1121)

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

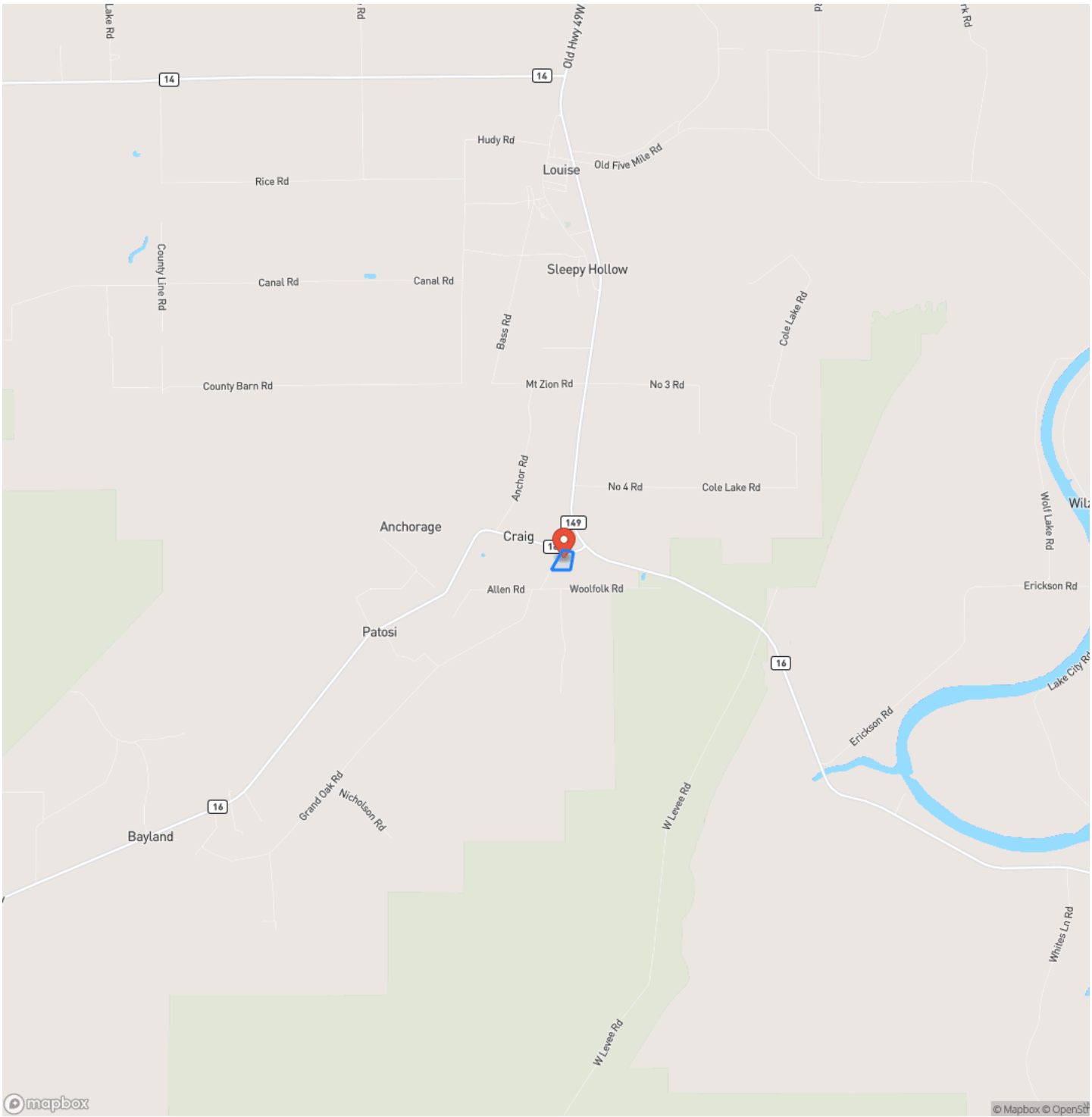
hmccool@mossyoakproperties.com



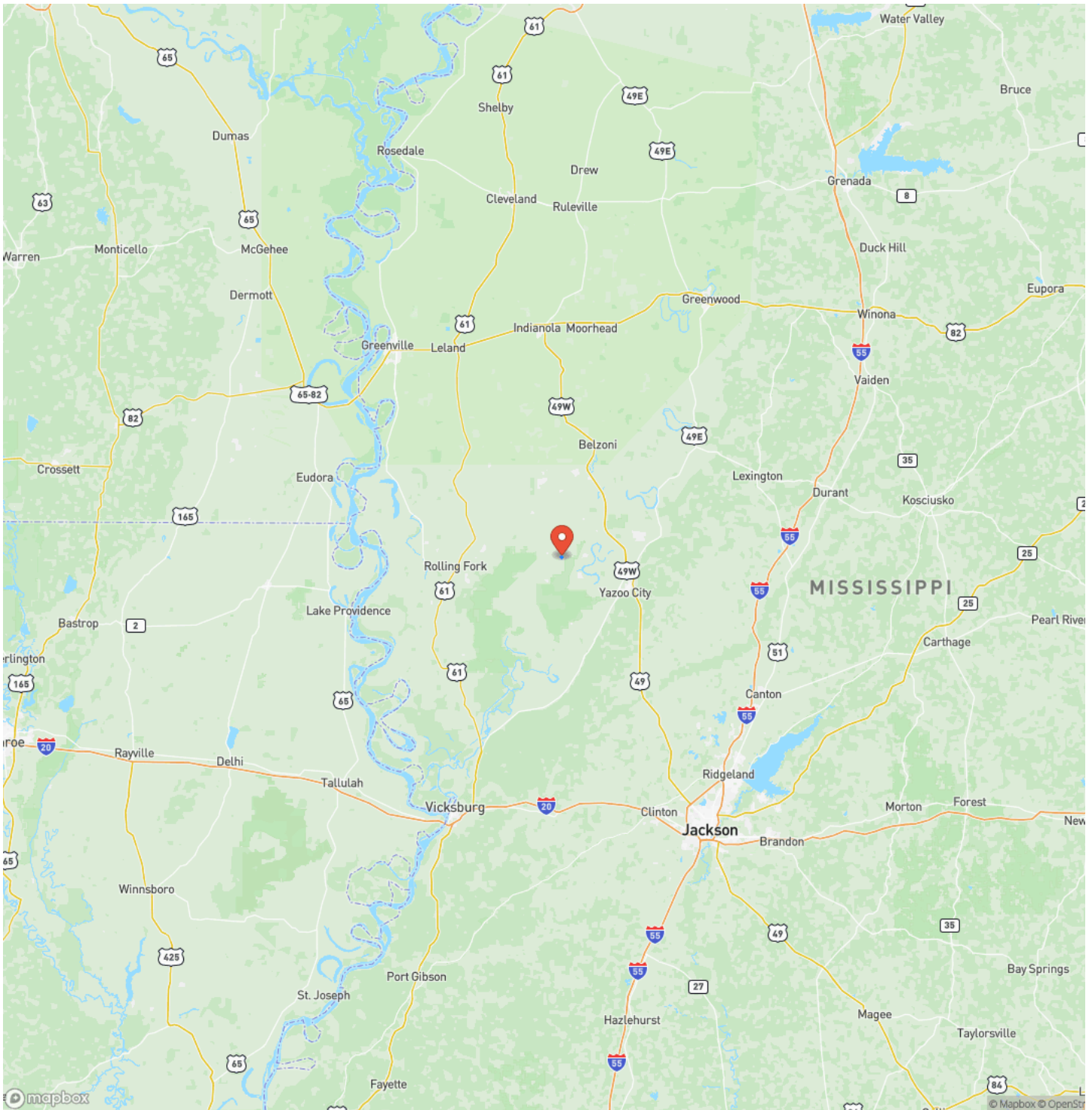
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Yazoo City, MS / Yazoo County



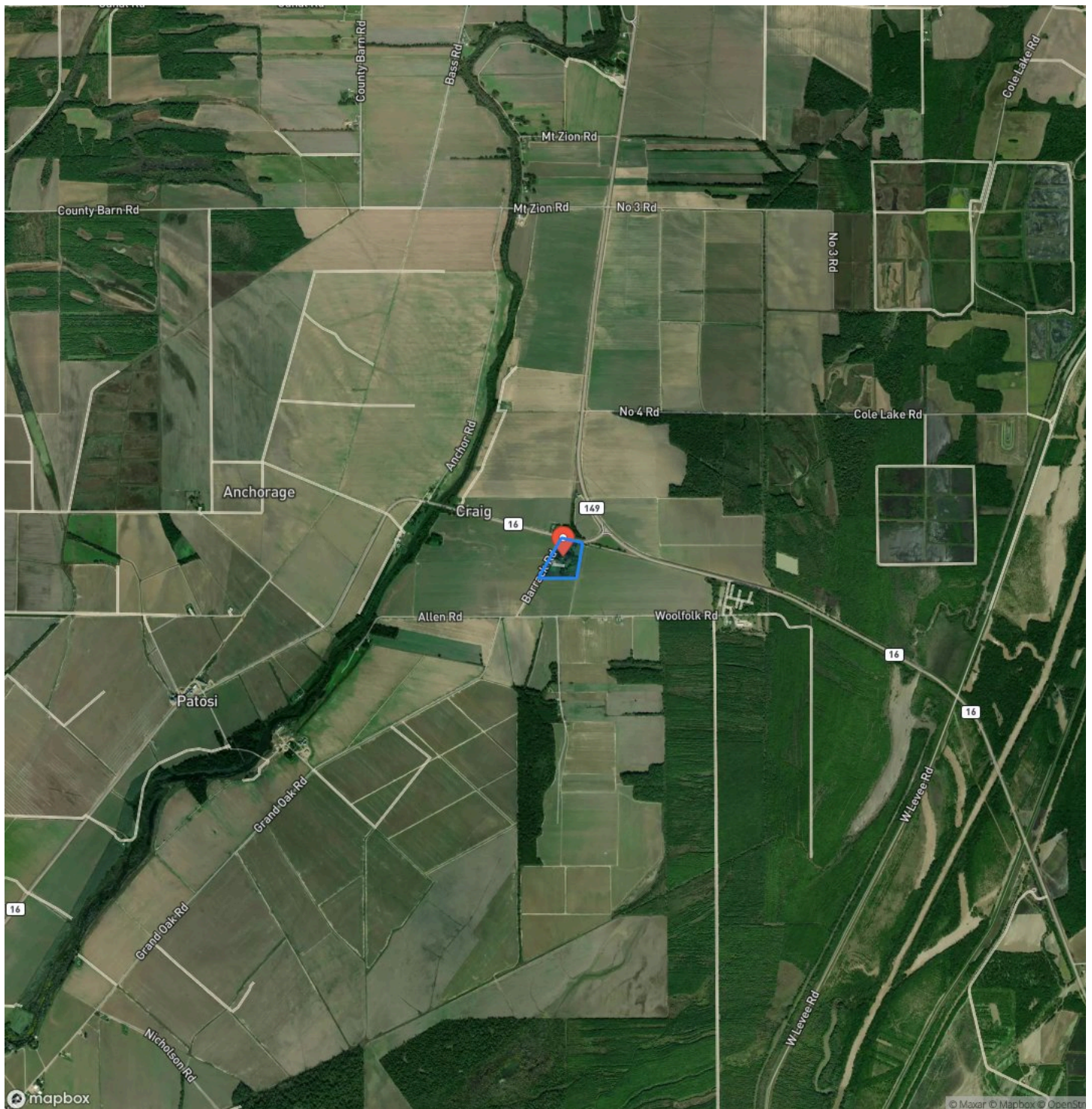
Locator Map



Locator Map



Satellite Map



Self-Sufficient Farm with Home, Shop & Infrastructure – 16.7 Acres

Yazoo City, MS / Yazoo County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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