

**135.66± ACRES**  
**YAZOO COUNTY, MS**  
**\$974,000**



**ST**  
**SMALLTOWN**

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

OFFICE (769) 888-2522



# THE YAZOO 135.66

## PROPERTY PROFILE

### LOCATION:

- 17822 Highway 3  
Yazoo City, MS 39194
- Yazoo County
- 4± Miles SW of Yazoo City
- Two Entrances off Hwy 3

### COORDINATES:

- 32.77336, -90.473836

### PROPERTY USE:

- Agricultural
- Investment

### PROPERTY INFORMATION:

- 135.66± Total Acres
- 130.6± Tillable Acres
- Adler & Morganfield Silt Loams
- Land Formed
- 2 Electric Wells

### TAX INFORMATION:

2023 - \$4,027.6

- Parcel #1: 1-207-26-009.00
- Parcel #2: 1-207-3+-008.00



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

/21,000+ Followers

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE YAZOO 135.66

**WELCOME TO THE YAZOO 135.66, A FARMING TRACT OF LAND LOCATED ALONG HIGHWAY 3 APPROXIMATELY FOUR MILES SOUTHWEST OF YAZOO CITY, MISSISSIPPI.** This 135.66± acre farm is made up of 130.60± tillable acres, according to the Farm Service Agency. The soil class is predominately Class 2 Morganfield and Adler silt loams. The farm has been land formed and is irrigated by two electric wells located just off the highway. For easy access to the entire farm, you will find two entrances along Highway 3. This property has been owner occupied in the past with no current lease in place or rental history. There are approximately three dryland, tillable acres and a slim strip of trees on the east side of Highway 3. Approximately 100 acres of the property is located within the floodplain according to FEMA. This farm would make a great addition for a local farmer or a solid investment for years to come for an investor.

**If you have been looking for a Mississippi Delta tillable tract, give Michael Oswalt a call today for your private tour of the Yazoo 135.66.**



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

/21,000+ Followers

Information is believed to be accurate but not guaranteed.



135.66 ± ACRES

YAZOO COUNTY, MISSISSIPPI



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

21,000+ Followers

Information is believed to be accurate but not guaranteed.



**135.66 ± ACRES**

**YAZOO COUNTY, MISSISSIPPI**



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

/21,000+ Followers

Information is believed to be accurate but not guaranteed.



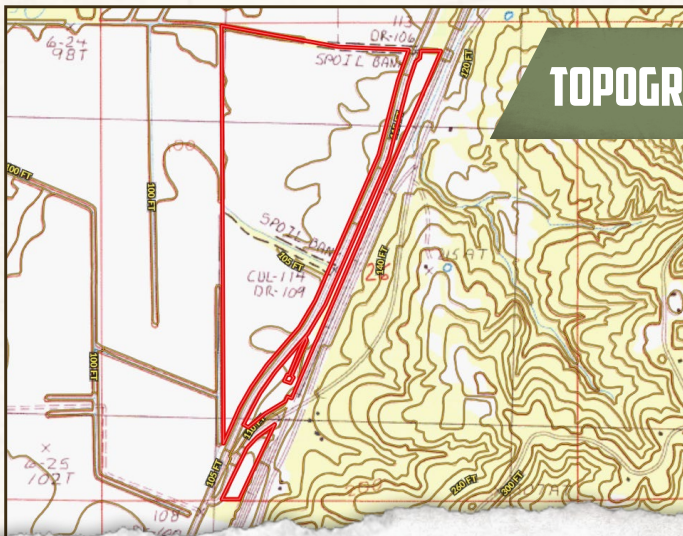
135.66 ± ACRES

YAZOO COUNTY, MISSISSIPPI

## FLOOD MAP



## TOPOGRAPHY MAP



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

21,000+ Followers

Information is believed to be accurate but not guaranteed.

135.66 ± ACRES

VAZOO COUNTY, MISSISSIPPI

## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	65.38	46.71	0	77	2w
Ad	Adler silt loam, occasionally flooded	59.9	42.79	0	86	2w
Sd	Sharkey clay, depressionnal, occasionally flooded	11.13	7.95	0	49	4w
VaE3	Vaiden soils, calcareous variant, 5 to 25 percent slopes, severely eroded	3.59	2.56	0	43	6e
TOTALS		140.0(	100%	-	77.77	2.26



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

/21,000+ Followers

Information is believed to be accurate but not guaranteed.



135.66 ± ACRES

YAZOO COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of MS-3 and W Broadway Street in Yazoo City, MS: Travel 6.4 miles southwest on MS-3S/S Industrial Pkwy. The property is located on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

21,000+ Followers