



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

84.5± ACRES
YAZOO COUNTY, MS
\$329,500



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE YAZOO 84.5

PROPERTY PROFILE

LOCATION:

- Old Benton Road
Yazoo City, MS 39194
- Yazoo County
- 38± Miles From Madison
- 135± Miles From Hattiesburg
- 215± Miles From
Baton Rouge, LA

COORDINATES:

- 32.8435, -90.3462

PROPERTY USE:

- Hunting
- Home/Cabin Site
- Recreation
- Investment

PROPERTY INFORMATION:

- 84.5± Total Acres
- Deer, Turkey, & Small Game
- 5 Different Food Plots
- Sandy-Gravel Bottom Creek
- Internal Trail System
- Frontage Old Benton Road
- Power/Water Available
- OWNER/AGENT

TAX INFORMATION:

- 2023 - \$492.64



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CHRIS REED

LAND SPECIALIST

C: 601-906-0723

O: 769-888-2522

chris.reed@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YAZOO 84.5

SITUATED BETWEEN BENTON AND YAZOO CITY, JUST NORTH OF HIGHWAY 16, THIS 84.5± ACRE TRACT IS IN ONE OF MISSISSIPPI'S MOST SOUGHT-AFTER LOCATIONS: YAZOO COUNTY! The property is primed and ready to become your next honey hole, boasting a diverse habitat with oaks, sweetgum, poplar, and ash scattered throughout the ridges and bottoms. A sandy, gravel-bottom creek meanders along the northern property line and connects with other creeks and tributaries in the area, creating secluded travel corridors for trophy bucks during the rut while also providing year-round water. The ridge tops and bottoms offer nice openings that can be utilized for destination food plots or managed and reincorporated into hay fields. There is an old lake on the property that is currently being utilized as a sanctuary area for game, with a few oak trees scattered throughout and native forage providing food and security for those Yazoo County giants. With a little work, the area can be reclaimed and provide a nice 1–2 acre-sized lake.



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MORE ABOUT THE YAZOO 84.5

There is a good, internal trail system allowing you to access much of the property with ease, with the opportunity to create more trails and recover some old roads that have become primarily wildlife corridors. With the right vision, you could improve strategic access points and create new ones to further enhance the value of this place.

A nice open area could serve as a cabin/home site, offering privacy and seclusion from the road. Whether you are looking for a weekend getaway, a homesite with acreage, or a nice recreational tract that's close to town, the Yazoo 84.5 is worth a look!

To schedule your private showing, call Chris Reed today!

Owner/Agent



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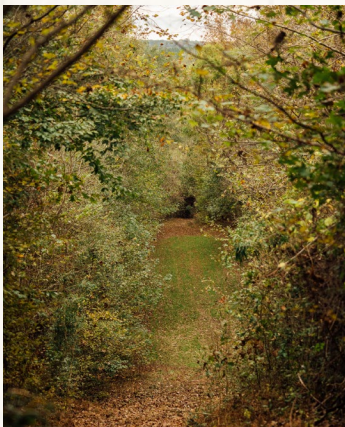
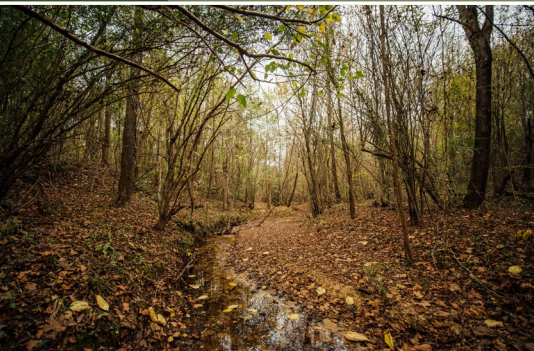
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SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP	?
MNE	Memphis-Natchez association, 12 to 50 percent slopes	70.97	84%	-	19	7e	?
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	12.31	14.57%	-	77	2w	?
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	1.21	1.43%	-	82	3e	?
Totals		84.49 ac		0 CPI Average	28.35 NCCPI Average	6.21 Cap. Average	



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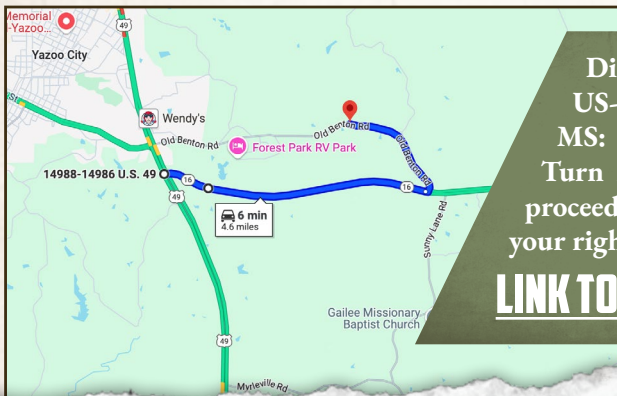
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land id. LINK



Directions From the intersection of US-49 and MS-16 E in Yazoo City, MS: Travel 3.2 miles east on MS-16. Turn left onto Old Benton Raod and proceed 1.4 miles, the entrance will be on your right at the red gate.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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