

"YELLOWSTONE"
81.89± ACRES WITH A HOME
BENTON COUNTY, MS
\$449,500



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

LOCATION:

- 3021 Lower Gurley Road
Potts Camp, MS 38659
- Benton County
- 29± Miles NW of New Albany
- 44± Miles N of Oxford
- Surrounded by Holly Springs
National Forest

COORDINATES:

- 34.73202, -89.28564

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Residential
- Investment

PROPERTY INFORMATION:

- 81.89± Surveyed Acres
- Gated, Turn-Key Farm
- 2,350± SqFt Home
- 3 Bedrooms/2.5 Baths
- Water Well on Site
- Working Horse Barn
- Multiple Equipment Storage
Structures
- Beautiful, Rolling Pastures
- Stocked Pond
- Nice Mix of Hardwoods
- Loaded with Deer & Turkey
- Established Food Plots
- Shooting House in Place
- Electricity by Holly Springs
Utility Dept
- Owner/Agent

TAX INFORMATION:

2023 - approximately \$265

- Parcel# 1-0220-15-000-015.00



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BENTON 81.89

WELCOME TO THE BENTON 81.89, A NORTH MISSISSIPPI GEM, FONDLY REFERRED TO AS "YELLOWSTONE." This turnkey gated farm offers everything you could want as far as a recreational hunting tract. The 81.89± acre surveyed property is situated in Benton County, MS, approximately 29 miles north of New Albany. Holly Springs National Forest surrounds the farm, and the wildlife that uses this place is abundant, to say the least. As seen in trail camera images, large bucks and sizable turkeys abound. Overlooking an established clover plot, you will find a brand new Sportsman Condo shooting house. The property boasts a nice mix of hardwoods, large, rolling pastures, many with fences, and areas of gorgeous, open ground. For the fisherman, you will enjoy the stocked pond! Yellowstone also features a 2,350± square foot home with all the amenities. With three bedrooms, two full baths, and one half bath, there is ample room for overnight guests. Several equipment sheds are onsite, including a spacious working horse barn.

**Truly, the Benton 81.89 is a must-see...it offers it all!!!
To schedule a private tour, call **Annah Barnes** today!**

OWNER/AGENT



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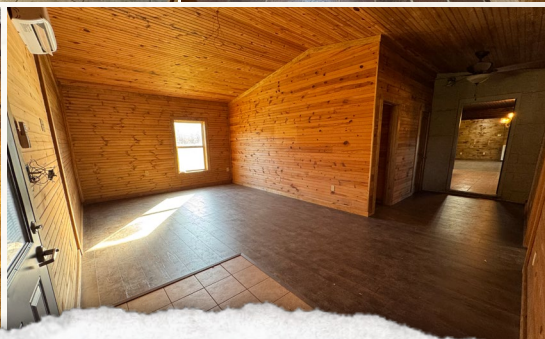
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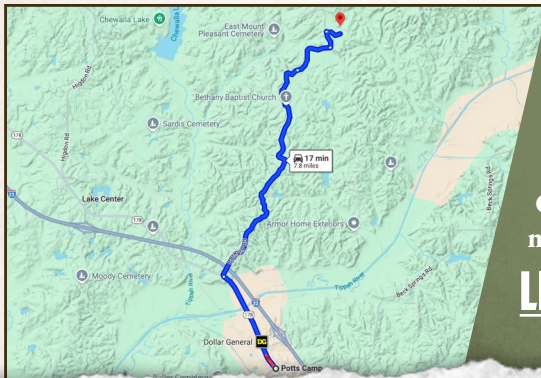
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LINK

Directions From Holly Springs, MS:
Travel MS-178 to Bethany Road on the left. Turn left and proceed 5.5 miles to Lower Gurley Road/Snow Creek Road on the left. The driveway is about 0.5 miles on the right.

Directions From Potts Camp, MS:
Travel MS-178 W and turn right onto Bethany Road. Proceed 5.5 miles and turn left onto Lower Gurley Road/Snow Creek Road. The driveway is about 0.5 miles on the right.

LINK TO GOOGLE MAP DIRECTIONS



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