

# 80± ACRES WITH A HOME & CABIN YALOBUSHA COUNTY, MS

\$425,000



## SMALLTOWN

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

OFFICE (769) 888-2522



# THE YALOBUSHA 80

## PROPERTY PROFILE

### LOCATION:

- 5642 HWY 32  
Water Valley, MS 38965
- Yalobusha County
- 7.4± Miles SE of Water Valley
- 11.5± Miles NE of Coffeeville
- 28.1± Miles S of Oxford
- 31.6± Miles NE of Grenada
- 94.6± Miles S of Memphis, TN
- 154± Miles N of Jackson, MS

### COORDINATES:

- 34.08123, -89.5666

### PROPERTY USE:

- Residential
- Hunting Camp
- Recreation
- Hunting
- Timber Investment

### PROPERTY INFORMATION:

- 80± Acres
- 1,700± SqFt Home
  - 3 Bedrooms/2.5 Bathrooms
- 550± SqFt Hunting Cabin
- 30'x45' Shop
- Lean-To Storage
- Additional Storage Building
- Mature Hardwood & Pine Timber
- Hardwood Creek Bottoms
- Internal Trail System
- Multiple Food Plots
- Creek Frontage
- Water Valley School District

### TAX INFORMATION:

- 2024- \$261.29



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | hrobison@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



# WELCOME TO THE YALOBUSHA 80

**WELCOME TO THE YALOBUSHA 80, A TRUE TURNKEY PROPERTY JUST OVER SEVEN MILES FROM DOWNTOWN WATER VALLEY, MS!** This tract offers the perfect blend of country living and quality outdoor recreation. This 80± acre property is an ideal choice for those seeking a full-time residence, weekend getaway, or investment opportunity.

The centerpiece of the Yalobuscha County tract is a 1,700± square foot, two-story home, featuring three bedrooms and two and a half bathrooms. Enjoy morning coffee or evening sunsets on the wraparound porch that offers relaxing views of the spacious 2± acre yard. Just steps away from the main home is a fully functional 500± square foot hunting cabin, perfect for hosting guests or a place to accommodate the kids and grandkids. The cabin consists of one open room including a living room, kitchen, full bath, and built-in bunk beds, making a great deer camp vibe. Additionally, you'll find a 30'x45' workshop with ample space for projects, storage, or hobbies of any kind. A large lean-to, attached to the shop, provides covered parking for tractors, mowers, or equipment. There's also a separate storage shed on site for tools and additional gear.



**MICHAEL OSWALT, ALC | PRINCIPAL BROKER**  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**HUNTER ROBISON | LAND SPECIALIST**  
C: 662-816-7987 | hrobison@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



# MORE ABOUT THE YALOBUSHA 80

Once you leave the backyard, you will enter your private outdoor paradise. The acreage consists of a mix of mature hardwoods and scattered pines, complete with a well-maintained internal trail system leading to multiple food plots and stand locations. The property also has a hardwood creek bottom along its back boundary, creating a classic funnel and fantastic habitat for wildlife. This tract has a proven history of exceptional deer and turkey hunting, with the current owner and family harvesting impressive deer and multiple turkeys year after year.

This property is in the Water Valley School District. Power is provided by TVA, and water is provided by Yalobusha County Water Association.

Whether you're searching for a new home with guest accommodations, a prime recreational hunting tract, or a sound investment, the Yalobusha 80 deserves your attention.

**Call Michael Oswalt or Hunter Robison  
today to schedule a personal tour.**



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | [michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | [hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com)



80± ACRES WITH A HOME & CABIN

VALOBUCHA COUNTY, MISSISSIPPI

## THE HOUSE



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | hrobison@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



80± ACRES WITH A HOME & CABIN

VALOBUSHA COUNTY, MISSISSIPPI

## THE HOUSE



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | hrobison@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



80± ACRES WITH A HOME & CABIN

VALOBUSSA COUNTY, MISSISSIPPI

## THE CABIN



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | hrobison@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



80± ACRES WITH A HOME & CABIN

VALOBUCHA COUNTY, MISSISSIPPI

## THE SHOP



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | [michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | [hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

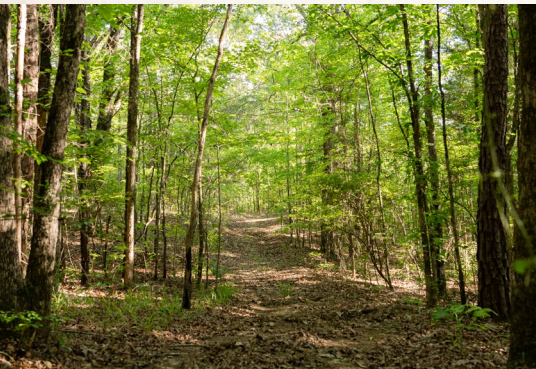
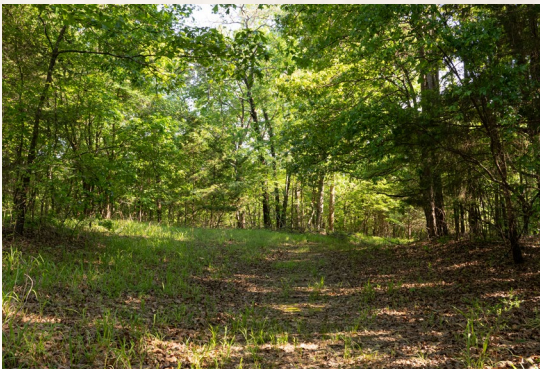
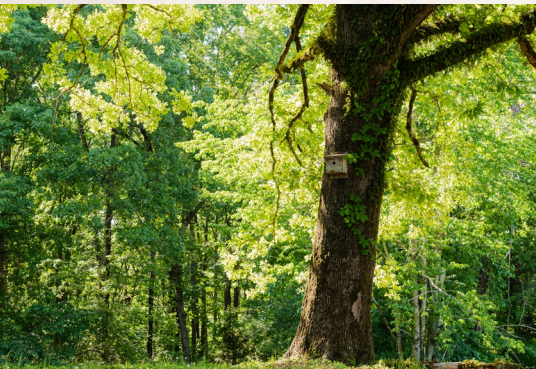
4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com)



80± ACRES WITH A HOME & CABIN

VALOBUA COUNTY, MISSISSIPPI

## THE LAND



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | [michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | [hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

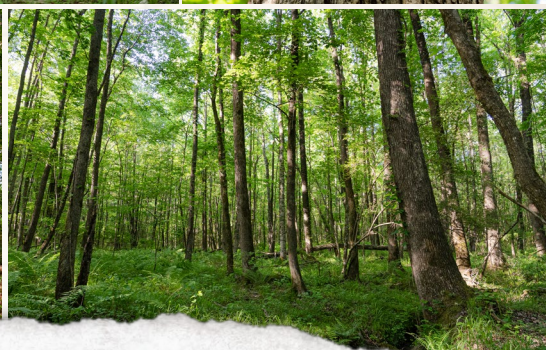
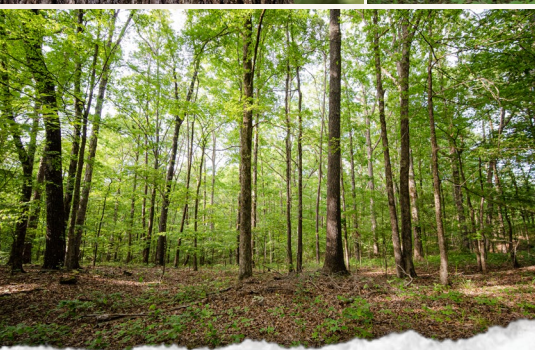
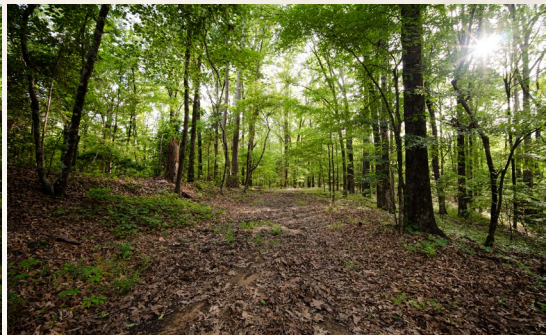
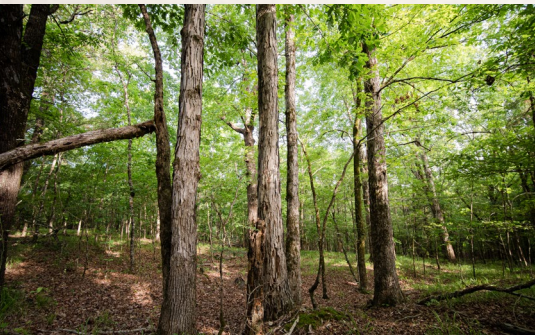
4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com)



80± ACRES WITH A HOME & CABIN

VALOBUSHA COUNTY, MISSISSIPPI

## THE LAND



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | [michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | [hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com)



THE WILDLIFE



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | hrobison@smalltownproperties.com



80± ACRES WITH A HOME & CABIN

VALOBUSHA COUNTY, MISSISSIPPI

land **id.** LINK



CONTOUR MAP



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | hrobison@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



## SOIL MAP

STF

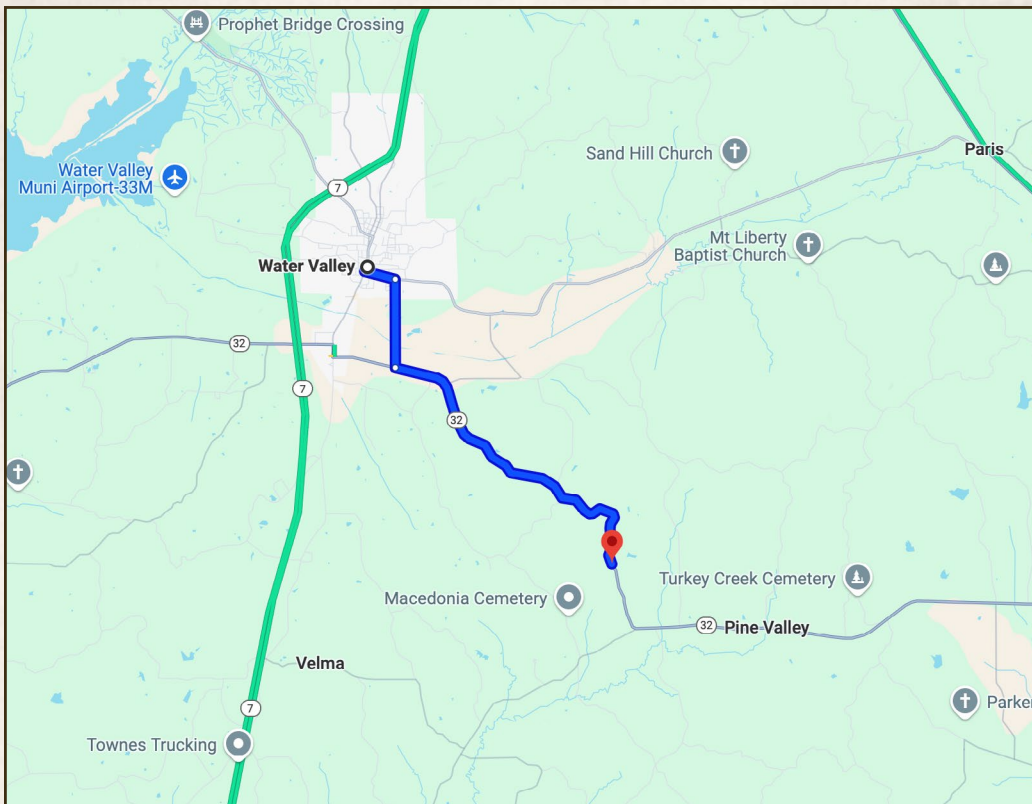
Code	Description	Acres	%	CPI	NCCPI	CAP	?
STF	Smithdale-Providence association, 8 to 35 percent slopes	77.1	99.52%	-	51	7e	?
Ga	Gillsburg silt loam, occasionally flooded	0.37	0.48%	-	50	2w	?





**80± ACRES WITH A HOME & CABIN**

**VALOBUSHA COUNTY, MISSISSIPPI**



Directions From Water Valley, MS: Travel 397 feet southwest on N Main Street. Turn left on Blackmur Street and proceed 0.5 miles. Turn right onto South Street and continue 1.4 miles. Turn left onto Hwy 32 E and in 5.5 miles, the property will be on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | hrobison@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com