

76± ACRES
YAZOO COUNTY, MS
\$266,000



ST
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE YAZOO 76

PROPERTY PROFILE

LOCATION:

- Henderson Road
Bentonla, MS 39040
- Yazoo County
- 12± Miles SW of Yazoo City
- 12± Miles NW of Flora
- 25± Miles NW of Madison

COORDINATES:

- 32.68, -90.4632

PROPERTY INFORMATION:

- 76± Acres
- Predominately Hardwood Timber
- Internal Road System
- Wildlife Plots
- Excellent Deer and Turkey
- Live Creek
- Final Acreage Determined by Survey
- Additional Acreage Available

PROPERTY USE:

- Recreational
- Hunting
- Timber Investment

TAX INFORMATION:

- Parcel #2: 1-127-35-001.00 (Part of)
- Parcel #3: 1-127-36-003.00 (Part of)
- 2024 Taxes: TBD at Closing



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
EXECUTIVE BROKER, AR
DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

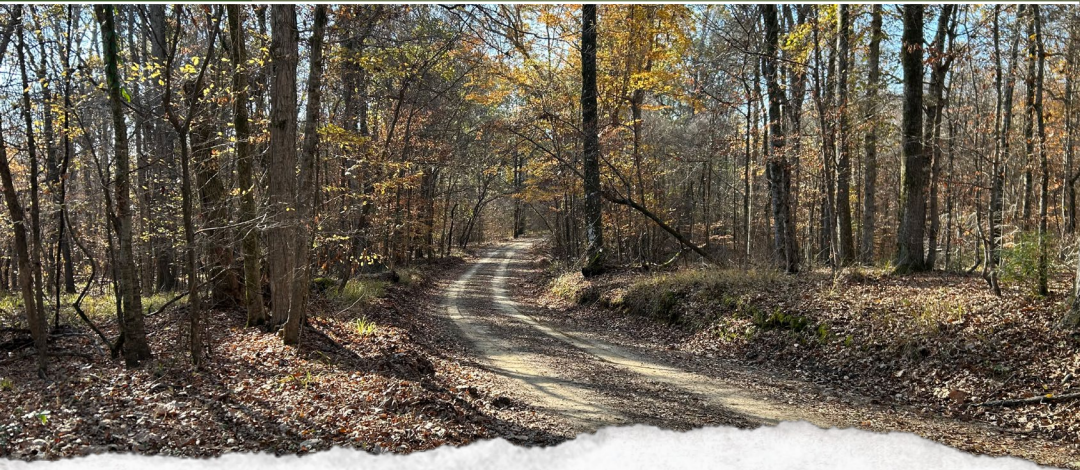
WELCOME TO THE YAZOO 76

THE YAZOO 76 IS A RECREATIONAL TIMBERLAND TRACT LOCATED JUST SOUTHWEST OF OIL CITY IN YAZOO COUNTY, MISSISSIPPI. This 76± acre property offers a quick and simple escape from the metro area, putting you in your deer stand in less than one hour from Madison.

The land features predominantly hardwood timber with scattered pines. Access is by Henderson Road, and the internal road system is exceptionally well maintained, thanks to Denbury Resources. The oil company has utilized the property for many years, providing additional wildlife plot opportunities along their pipeline rights-of-way. You will also enjoy a live creek in the southeast corner of the property. This area of Yazoo County is known for excellent deer and turkey hunting, making this property a strong recreational timberland investment.

The property is conveniently located just 12 miles southwest of Yazoo City, 12 miles northwest of Flora, and 25 miles northwest of Madison.

To learn more about the Yazoo 76 and to schedule a private tour, contact Michael Oswalt today!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
EXECUTIVE BROKER, AR
DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

76± ACRES

YAZOO COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

76± ACRES

YAZOO COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

76± ACRES

YAZOO COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 35,000+ Followers

Information is believed to be accurate but not guaranteed.

76± ACRES

YAZOO COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522


michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



 /35,000+ Followers

76± ACRES

YAZOO COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

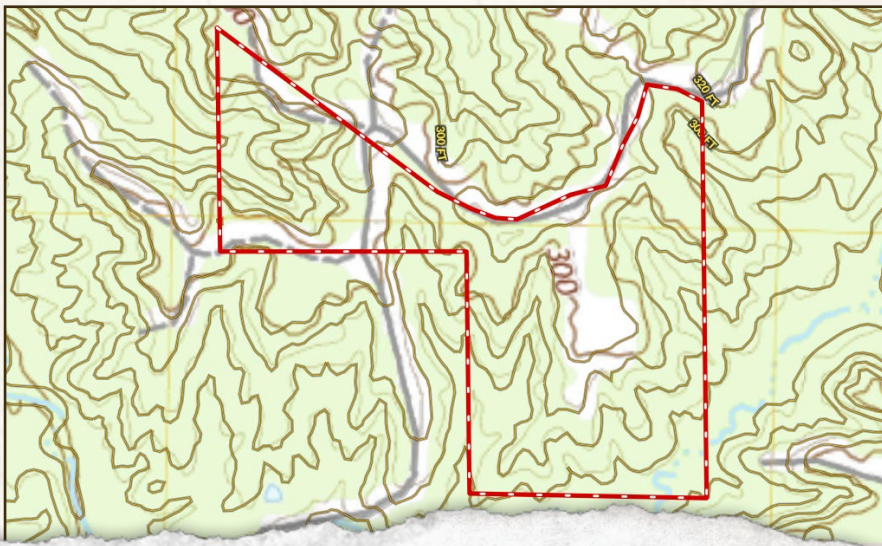
76± ACRES

YAZOO COUNTY, MISSISSIPPI

FLOOD MAP



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 35,000+ Followers

Information is believed to be accurate but not guaranteed.

76± ACRES

YAZOO COUNTY, MISSISSIPPI

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MNE	Memphis-Natchez association, 12 to 50 percent slopes	68.11	92.04	0	19	7e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	4.61	6.23	0	77	2w
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	1.28	1.73	0	82	3e
TOTALS		74.0(*)	100%	-	23.7	6.62



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

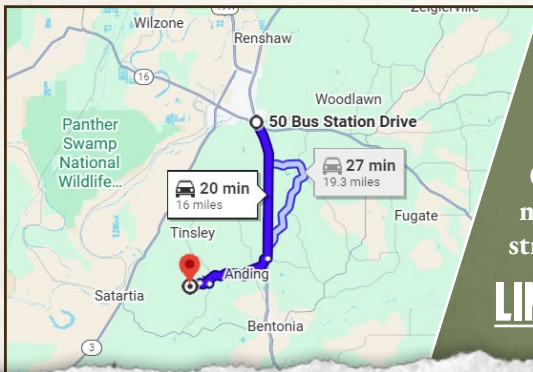
/35,000+ Followers



76± ACRES

YAZOO COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of Highway 16 and US 49 S in Yazoo City, MS: Travel 9.3 miles south on US 49. Turn right on Anding Oil City Road and continue 5.1 miles. Turn right on Henderson Road and proceed 0.7 miles. Take the first left and travel 0.6 miles. Take the first right and continue straight to the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

/35,000+ Followers

