

84± ACRES
YAZOO COUNTY, MS
\$294,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE YAZOO 84

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 USE:

- Recreational
- Hunting
- Timber Investment

PROPERTY INFORMATION:

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

TAX INFORMATION:

- Parcel #1: 1-127-25-007.00
- Parcel #2: 1-127-35-001.00 (Part of)
- Parcel #3: 1-127-36-003.00 (Part of)
- 2024 Taxes: TBD at Closing



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MICHAEL OSWALT, ALC

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4848 Main St. - Flora, MS 39071

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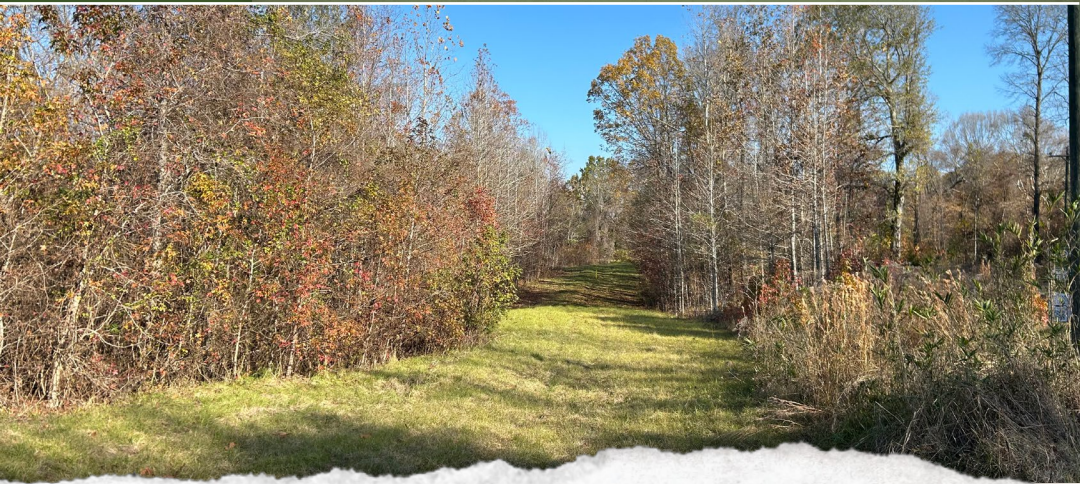
WELCOME TO THE YAZOO 84

WELCOME TO THE YAZOO 84, A RECREATIONAL TIMBERLAND TRACT LOCATED JUST SOUTHWEST OF OIL CITY IN YAZOO COUNTY, MISSISSIPPI. This 84± 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. This area of Yazoo County is known for excellent deer and turkey hunting, making this property a strong recreational timberland investment.

The tract 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 84 and to schedule a private tour, contact Michael Oswalt today!



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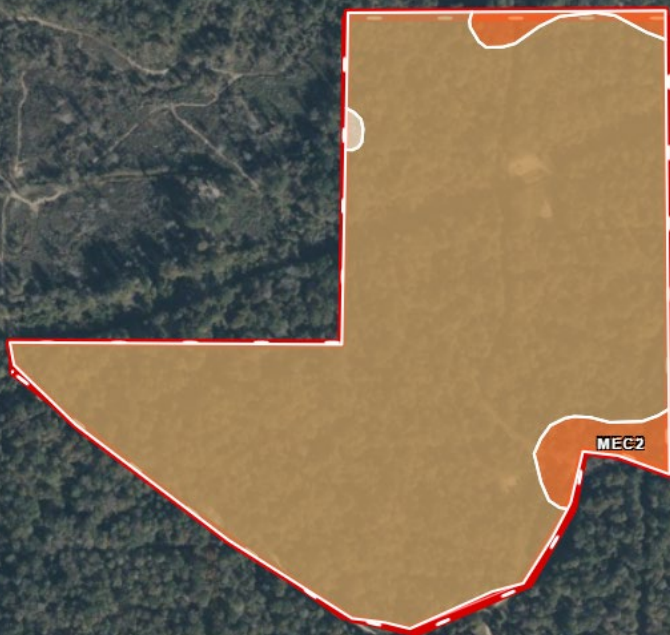
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84± ACRES**YAZOO COUNTY, MISSISSIPPI****SOIL MAP**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MNE	Memphis-Natchez association, 12 to 50 percent slopes	80.18	95.32	0	19	7e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	3.72	4.42	0	82	3e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	0.21	0.25	0	77	2w
TOTALS		84.11(100%	-	21.93	6.81



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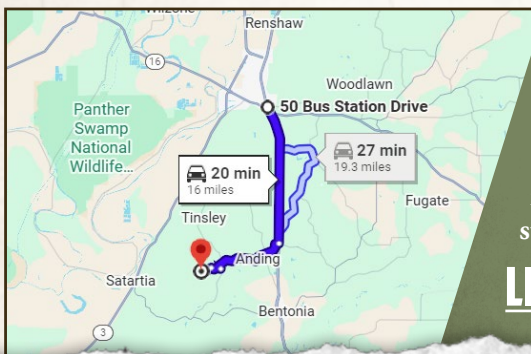
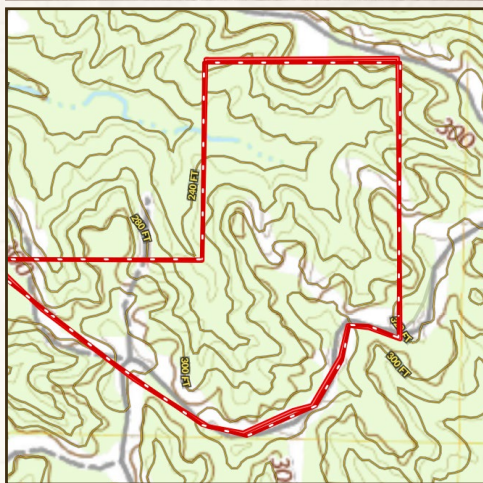
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84± ACRES**YAZOO COUNTY, MISSISSIPPI****land id. LINK**

TOPOGRAPHY MAP



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](#)



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