

133± ACRES
YAZOO COUNTY, MS
\$465,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE YAZOO 133

PROPERTY PROFILE

LOCATION:

- Perry Creek Road
Yazoo City, MS 39194
- Yazoo County
- 14± Miles SW of Yazoo City
- 17± Miles NW of Flora
- 32± Miles NW of Madison

COORDINATES:

- 32.7062, -90.4573

PROPERTY USE:

- Recreational
- Hunting
- Timber Investment
- Potential Homesite

PROPERTY INFORMATION:

- 133± Acres
- Hardwood Timber
- Gated Entrance
- Deer and Turkey
- Food Plots
- Internal Road System
- Utilities Nearby
- Additional Land Available
- Final Acreage Determined by Survey

TAX INFORMATION:

- Parcel #1: Part of 1-126-24-002.02
- Parcel #2: 1-126-24-002.01
- Parcel #3: 1-126-13-008.03
- Taxes TBD at Closing



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MICHAEL OSWALT, ALC

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

C: 662-719-3967

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE YAZOO 133

WELCOME TO THE YAZOO 133, LOCATED JUST NORTHWEST OF OIL CITY IN YAZOO COUNTY, MISSISSIPPI. This 133± acre property offers a perfect balance of recreation, timberland investment, and convenience in central Mississippi—be in your stand in less than one hour from Madison.

The landscape is predominantly hardwood timber with a mix of hardwood and pine in some areas, creating an excellent wildlife habitat. The property is accessible through a gated entrance along the south side of Perry Creek Road. Known for its strong deer and turkey populations, this area is a proven hunting area.



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MORE ABOUT THE YAZOO 133

The Yazoo 133 is currently utilized by Denbury Resources, whose pipeline right-of-ways double as well-maintained wildlife plots and internal roadways, keeping access across the property in top condition. A small gravel-bottom creek winds through the land, adding a natural travel corridor and water source for wildlife.

For those looking to build, Yazoo Valley EPA provides electricity, and Central Yazoo Water Association, Inc. supplies community water to the area. Conveniently located just 14± miles southwest of Yazoo City, 17± miles northwest of Flora, and only 32± miles from Madison, this property combines a rural, secluded setting with quick access to town amenities.

If you have been searching for a recreational timberland tract in Yazoo County, call Michael Oswalt today to schedule a private tour of the Yazoo 133 and experience #TheSmallTownWay!

**Disclaimers: Additional land is available, and the final acreage will be determined by a survey.*



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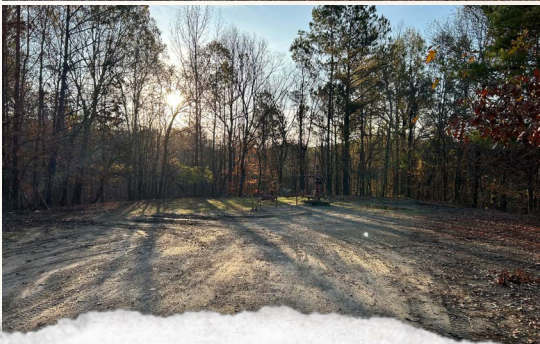
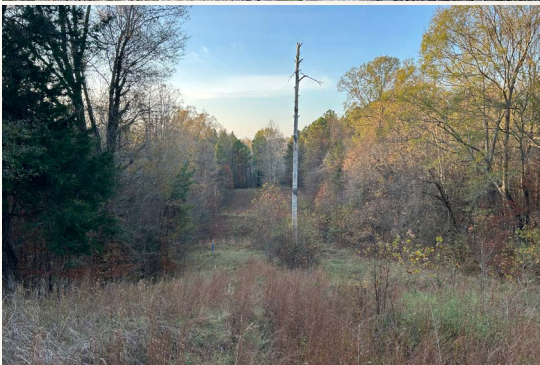
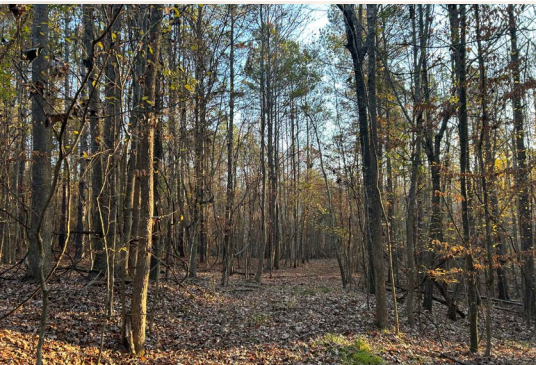
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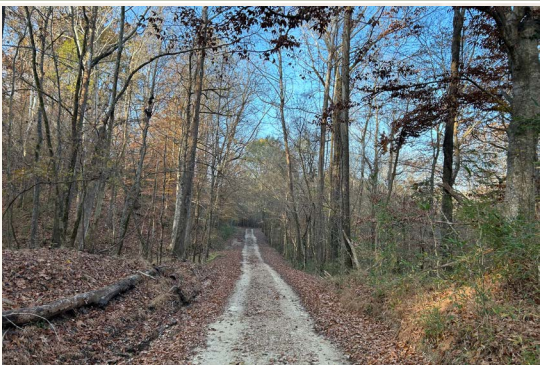
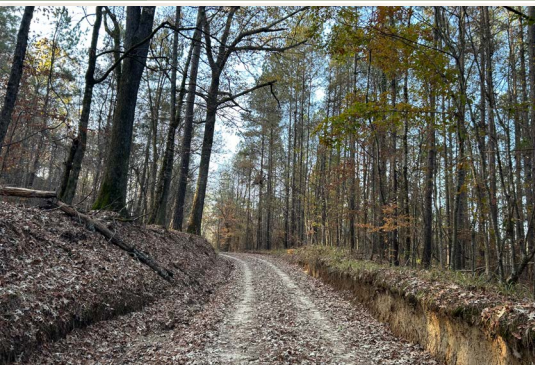
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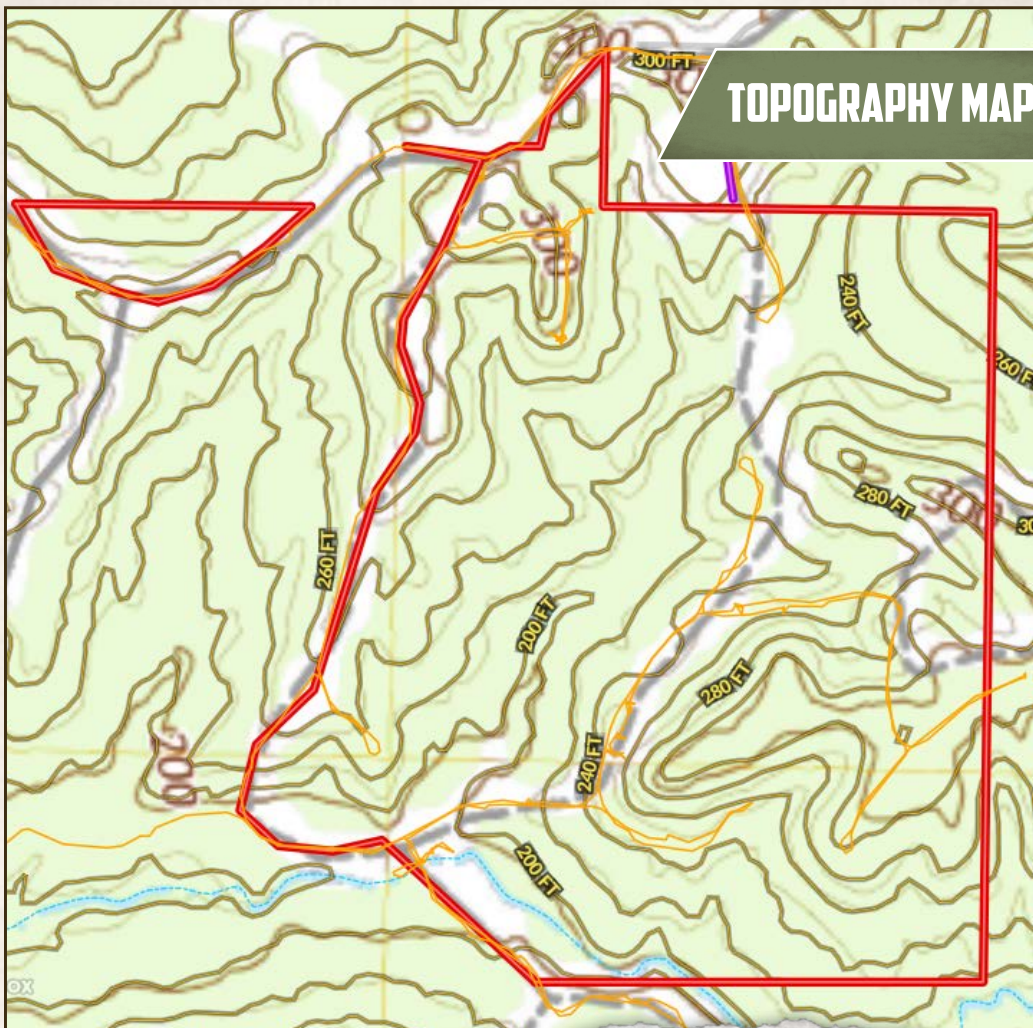
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TOPOGRAPHY MAP



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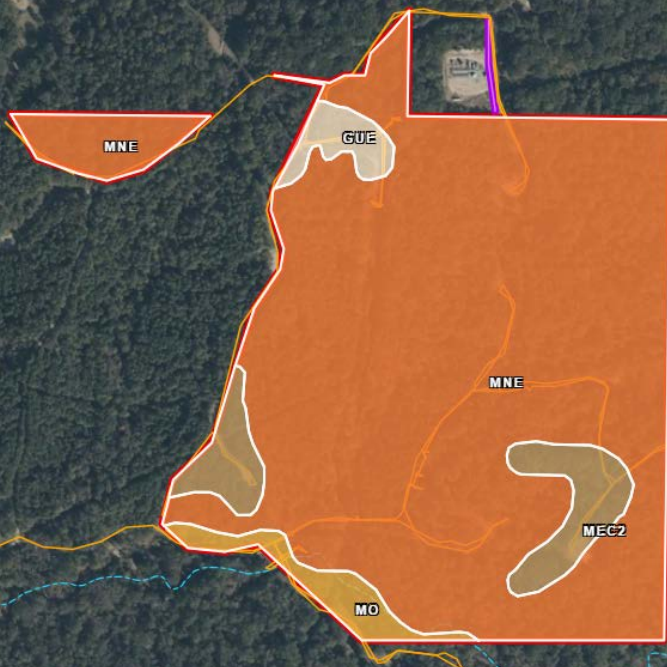
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MNE	Memphis-Natchez association, 12 to 50 percent slopes	118.8 1	87.83	0	19	7e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	9.25	6.84	0	82	3e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	4.32	3.19	0	77	2w
GuE	Gullied land-Memphis complex, 5 to 30 percent slopes	2.89	2.14	0	8	7e
TOTALS		135.2 7(*)	100%	-	24.93	6.57



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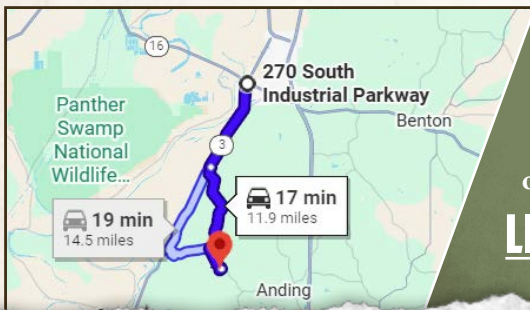
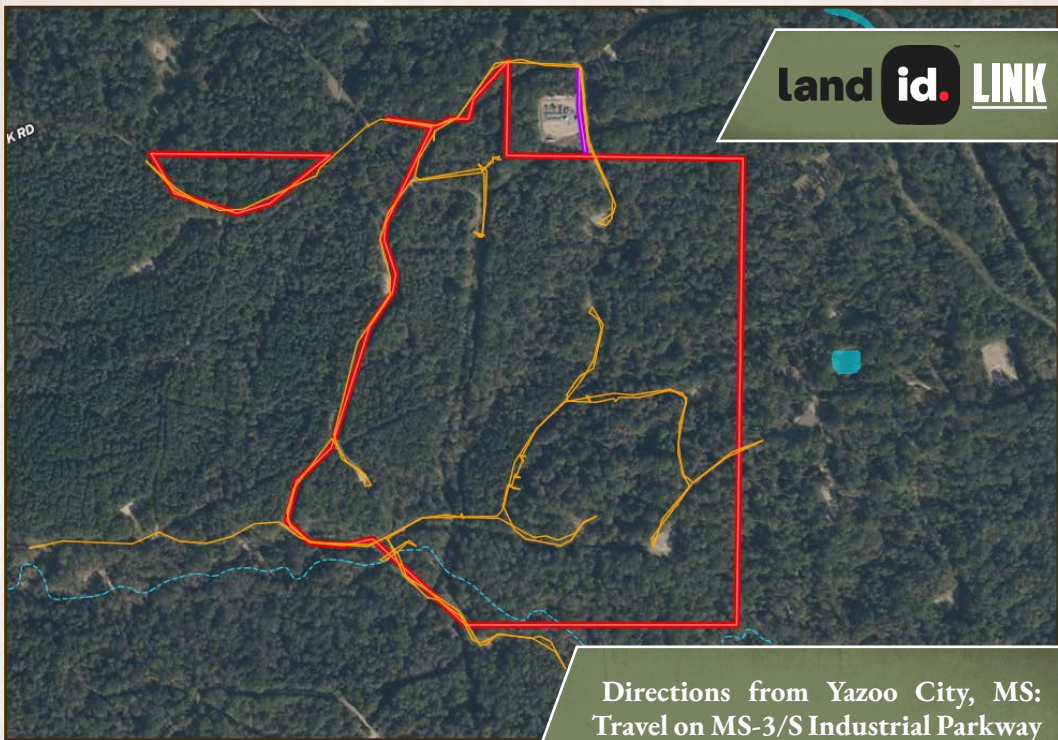
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land id. LINK



Directions from Yazoo City, MS:
Travel on MS-3/S Industrial Parkway for 5.1 miles. Turn left onto Tinsley Road and make an immediate right to stay on the same road. Continue for 6.6 miles and make a sharp right turn onto Perry Creek Road. The property will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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