



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**70.1± ACRES
VALOBUSHA COUNTY, MS
\$140,000**

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

THE YALOBUSHA 70.1

PROPERTY PROFILE

LOCATION:

- County Road 82
- Coffeeville, MS 38922
- Yalobusha County
- $5.7 \pm$ Miles NE of Coffeeville
- $18.5 \pm$ Miles SE of Water Valley
- $25.8 \pm$ Miles NE of Grenada
- $37.4 \pm$ Miles SW of Oxford

PROPERTY USE:

- Recreational
- Hunting
- Potential Home Site
- Investment

COORDINATES:

- 33.9874, -89.5955

PROPERTY INFORMATION:

- $70.1 \pm$ Acres
- Gently Rolling Terrain
- Cutover
- Mature Timber in SMZ
- Electricity Available at the Road

TAX INFORMATION:

- Parcel 2309-31-0000700
- Parcel 2309-32-0001000
- 2025 Taxes: \$215.47



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WELCOME TO THE YALOBUSHA 70.1

ATTENTION HUNTERS, OUTDOOR ENTHUSIASTS, AND LONG-TERM LAND INVESTORS! Take advantage of a 70.1± acre cutover tract off County Road 82, less than six miles northeast of Coffeeville in Yalobusha County, Mississippi. The property features gently rolling terrain with young natural regrowth, while a stream management zone with mature timber still standing runs through part of the acreage, providing excellent wildlife cover, natural travel corridors, and added diversity to the landscape. The mix of cutover ground and standing timber creates ideal conditions for deer and turkey hunting, with plenty of room for food plots, trail systems, and stand locations. The streamside timber enhances habitat, offers shaded areas, and adds scenic value for recreational use.

This tract is also well-suited for ATV riding, camping, hiking, or developing a secluded future home or cabin site. Power is already established on the property and is provided by Tallahatchie Valley Electric Power Association. As a cutover property, it offers strong potential for timber investment and land appreciation, allowing a new owner to actively manage regrowth while benefiting from the existing wooded stream buffer. Its size and layout provide privacy and flexibility for a wide range of uses.



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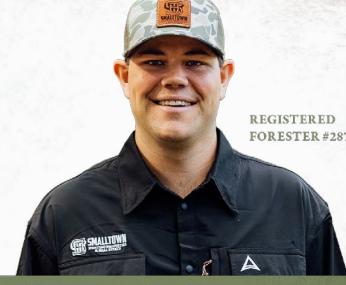
50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 Information is believed to be accurate but not guaranteed. 4848 Main St. - Flora, MS 39071 | O: 769-888-2522

MORE ABOUT THE YALOBUSHA 70.1

Conveniently located in a quiet rural setting, the property lies approximately 5.7 miles northeast of Coffeeville, 18.5 miles southeast of Water Valley, 25.8 miles northeast of Grenada, and 37.4 miles southwest of Oxford, making it easily accessible for weekend use or future development.

Whether you're seeking a high-quality hunting tract, recreational acreage, or an affordable rural property with future homesite potential, the Yalobusha 70.1 delivers versatility, natural features, and long-term value in a desirable North Mississippi location.

Contact Hunter Marlow or Hunter Robison today to schedule a personal tour and experience #TheSmallTownWay!



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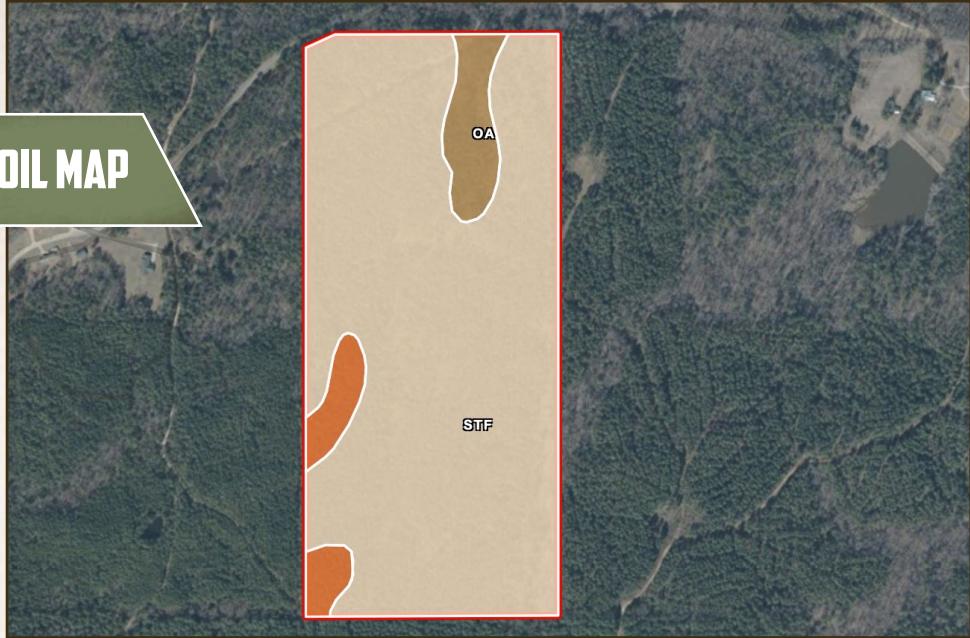
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SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP
STF	Smithdale-Providence association, 8 to 35 percent slopes	63.10	89.59%	-	51	7e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	3.96	5.62%	-	74	2w
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	3.37	4.78%	-	38	3e



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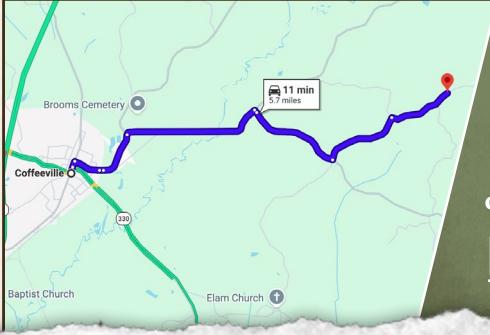
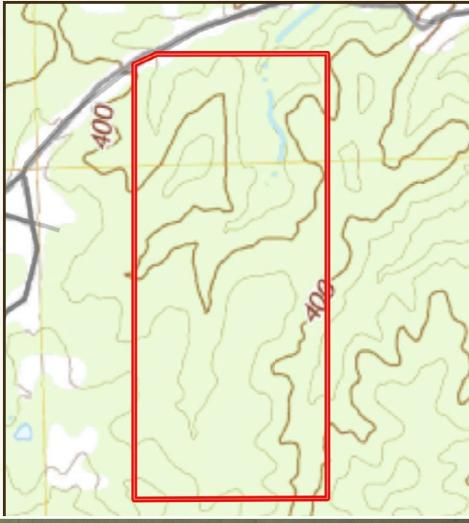
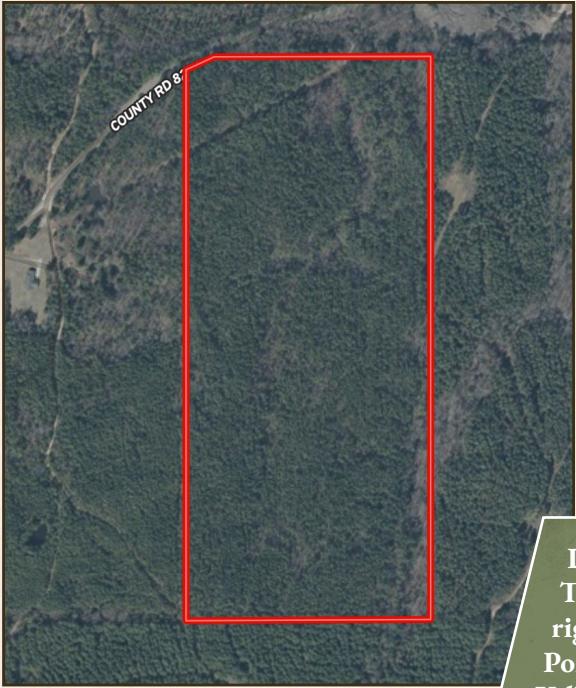
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TOPOGRAPHY MAP



Directions From Coffeeville, MS: Travel north on Oklahoma Street. Turn right on Kennedy Street which becomes Pontotoc Road. Continue on Old Water Valley Road for 0.6 miles. Make a slight right on County Road 222 and proceed 1.7 miles. Turn right toward County Rd 222 and continue 1.2 miles. Turn left onto Elam N Road and travel 1.0 mile. Turn right on Old Houston Road and in 0.8 miles, the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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