

92.1± ACRES
YALOBUSHA COUNTY, MS
\$183,740



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE YALOBUSHA 92.1

PROPERTY PROFILE

LOCATION:

- County Road 82
Coffeerville, MS 38922
- Yalobusha County
- 15± Miles E of I-55
- 25± Miles SW of Oxford

COORDINATES:

- 33.992, -89.5927

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Campsite

PROPERTY INFORMATION:

- 92.1± Acres
- Planted Pine and
Natural Hardwood Mix
- York Creek
- Deer and Turkey
- Power Provided by
Tallahatchie Valley EPA

TAX INFORMATION:

2023 - \$318.23

- Parcel #: 2309-32-
0000704



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 92.1

WELCOME TO THE YALOBUSHA 92.1, LOCATED LESS THAN FIVE MILES EAST OF COFFEEVILLE, MISSISSIPPI. The 92.1± acre Yalobuscha County property lies along the north side of paved County Road 82 with an entrance near the southwest boundary. This woods road will lead you to an open area in the northwest corner that would make the perfect wildlife plot. The remainder of the property is essentially raw with no upkeep roads or trails to speak of. The timber diversity includes a planted pine and natural hardwood mix. According to the retrospective maps, the ages vary, with the timber seeming to have been cut roughly twenty years ago. The recreational potential on this one should be excellent from a development standpoint. The deer and turkey numbers are good in this area of the state. York Creek traverses the property, providing a water source and travel corridor for the wildlife.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE YALOBUSHA 92.1

The options are here: strictly a timber investment, leasing the hunting rights, adding a satellite farm to your inventory, or a little bit of all three. With some dozer work, you could turn this place into your own wildlife haven. If you're looking for a campsite, Tallahatchie Valley EPA provides power to the area with water needing to be a private well. This property is conveniently located 15± miles east of Interstate 55 and 25± miles southwest of Oxford.

If you have been on the hunt for that raw recreational timberland tract to make your own in the North Mississippi Region, call Michael Oswalt today for your private showing of the Yalobusha 92.1!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

92.1± ACRES **VALOBUSSA COUNTY, MISSISSIPPI**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

92.1± ACRES

VALOBUSSA COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

92.1± ACRES

VALOBUSSA COUNTY, MISSISSIPPI

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
STF	Smithdale-Providence association, 8 to 35 percent slopes	59.99	67.47	0	51	7e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	28.72	32.3	0	74	2w
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	0.19	0.21	0	38	3e
TOTALS		88.9(*)	100%	-	58.4	5.38



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

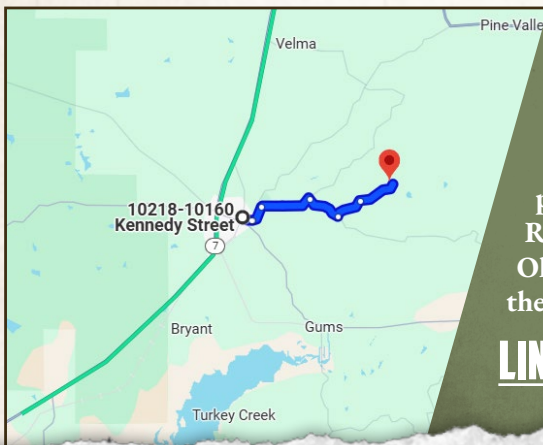
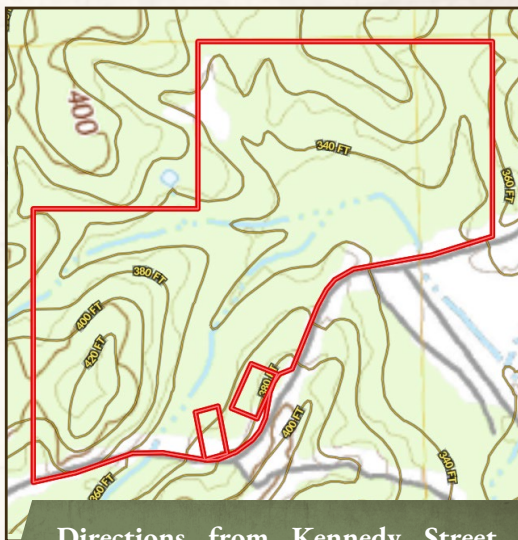
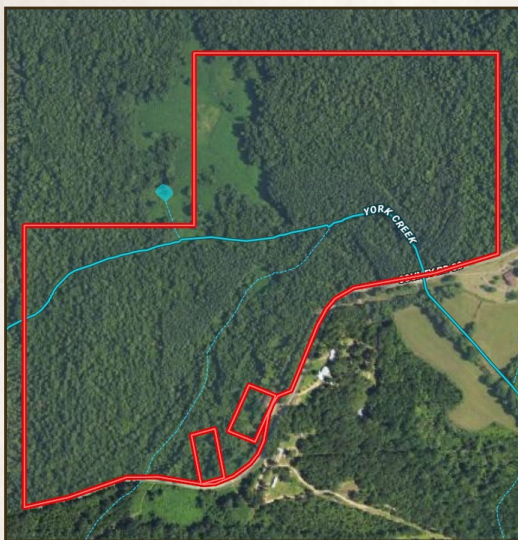
/25,000+ Followers

Information is believed to be accurate but not guaranteed.

92.1± ACRES VALOBUSSA COUNTY, MISSISSIPPI

land **id.** LINK

TOPOGRAPHY MAP



Directions from Kennedy Street in Coffeeville, MS: Travel 0.3 miles southeast on Kennedy Street toward Leonard Street. Continue onto Old Water Valley Road and travel 0.6 miles. Take a slight right onto CR 222 and proceed 2.9 miles. Turn left onto Elam N Road and travel 1.0 mile. Turn right onto Old Houston Road and travel 1.3 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/25,000+ Followers

Information is believed to be accurate but not guaranteed.