

38± ACRES WITH A HOME

HUMPHREYS COUNTY, MS

\$285,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE HUMPHREYS 38

PROPERTY PROFILE

LOCATION:

- 4100 Gooden Lake Road
Belzoni, MS 39038
- Humphreys County
- 8± Miles SW of Belzoni
- 27± Miles N of Yazoo City
- 70± Miles NW of Madison

COORDINATES:

- 33.13846, -90.58874

PROPERTY USE:

- Residential
- Recreational
- Timber Investment
- Rental Income
- Deer, Duck & Small Game
Hunting

PROPERTY INFORMATION:

- 38± Total Acres
- 24± Acres of Row Crop
Farmland
- 13± Acres of Woods
- 0.8± Acre House Site
- 1,400± SF House
- 3 Bedrooms/1 Bathroom
- Community Water
- Utilities Connected
- Septic Tank

TAX INFORMATION:

- Total Taxes 2024: \$3,233.94
- Parcel F07001400400:
\$463.79
 - Parcel F07002300300:
\$2,770.15



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HUMPHREYS 38

WELCOME TO THE HUMPHREYS 38 IN THE MISSISSIPPI DELTA. Situated approximately eight miles southwest of Belzoni and 27 miles north of Yazoo City, this 38± acre Humphreys County property offers a homestead, income opportunities, and hunting/recreational adventures.

Of the total 38± acres, a 24± acre tract is currently an income-producing row crop farm. Continuing to rent the farmland can bring \$150 per cultivatable acre annually. The soil type consists of alligator clay, and a variety of crops can be planted, including soybeans, rice, wheat, or corn.



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MORE ABOUT THE HUMPHREYS 38

The remaining acreage is mixed hardwoods. Upon initial inspection, this property was covered with deer trails and tracks! Agriculture fields encompass the property, allowing the whitetail to feed on high-protein crops throughout the summer.

The 1,400± square foot house is a great addition to the hunting land. With three bedrooms and one bathroom, this is a perfect place to rest after a day in the woods. A small carport exists, and a nice backyard offers a spot for family gatherings or a place for a small shed.

Whether your goals are to find a quiet homestead or for recreational enjoyment, be sure to see what all the Humphreys 38 has to offer!

**For additional information and to schedule
a showing, call Wilson Britt today.**



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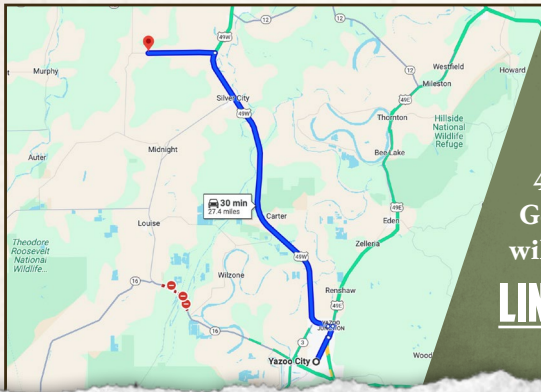
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land id. LINK



Directions From Yazoo City, MS:
Take the US-49W N ramp to MS-3 S/Indianola/Vicksburg for 0.5 miles. Continue onto US-49W N/Haley Barbour Pkwy. Continue to follow US-49W N for 20.1 miles. Turn left onto Gooden Lake Road and the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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