SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

50.5± ACRES
YALOBUSHA COUNTY, MS

$141,400



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE YALOBUSHA 50.5

PROPERTY PROFILE

LOCATION:

- County Road 25
  Water Valley, MS 38965
- Yalobusha County
- 4.1± Miles NE of Water Valley
- 14.9± Miles SW of Oxford

COORDINATES:

- 34.1864, -89.5849

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Investment
- Hunting

PROPERTY INFORMATION:

- 50.5± Acres
- Gated Entrance
- Planted Wildlife Plots
- Established Road System
- Abundant Deer, Turkey & Small Game
- 2 Sportsman's Condo Shooting Houses

TAX INFORMATION:

- 2025 Taxes: $167
- Parcel ID # 0410-26-0000200





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

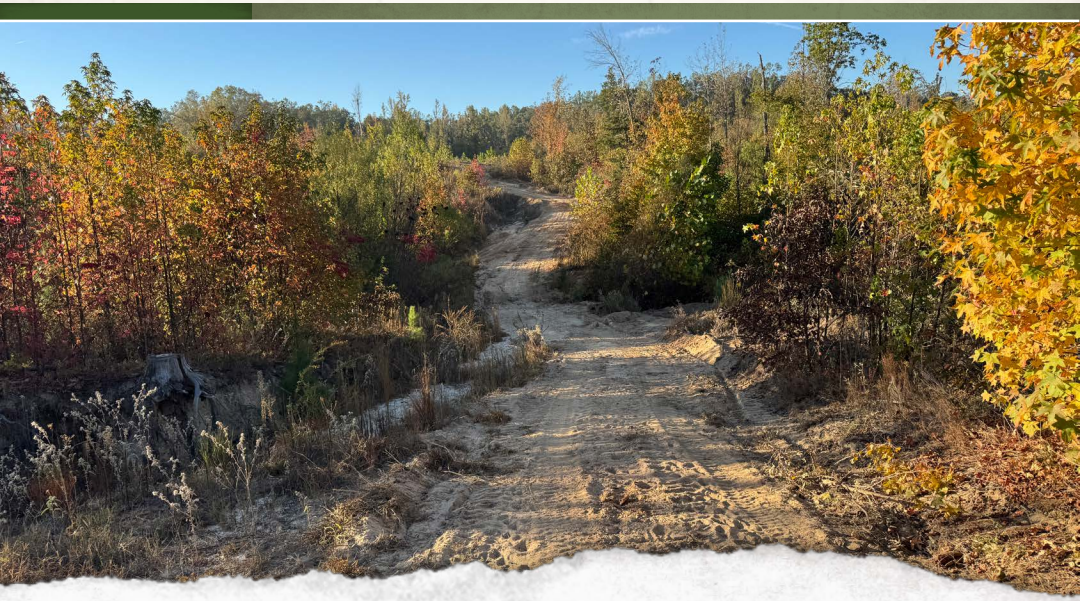
Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 50.5

WELCOME TO THE YALOBUSHA 50.5 IN WATER VALLEY, MISSISSIPPI! This 50.5±acre property is a great setup for anyone looking for a Yalobusha County hunting property or a place to get away and enjoy the outdoors. The property features a gated entrance, a nice established road system, and planted wildlife plots.

A great population of deer, turkey, and small game makes the Yalobusha 50.5 a solid spot for hunting and recreation. Two Sportsman's Condo shooting houses are already in place, giving you a place to stay and enjoy the property throughout the hunting season. With access off County Road 25, you're just 4.1± miles from Water Valley and 14.9± miles from the Oxford Square. Whether you're looking for your own hunting camp or a weekend getaway, the Yalobusha 50.5 is worth a look!

Contact Hunter Robison or Luke Gossett today to schedule a private showing and experience #TheSmallTownWay.





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

50.5± ACRES | YALOBUSHA COUNTY, MISSISSIPPI











SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

50.5± ACRES | YALOBUSHA COUNTY, MISSISSIPPI















SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

50.5± ACRES | YALOBUSHA COUNTY, MISSISSIPPI













SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



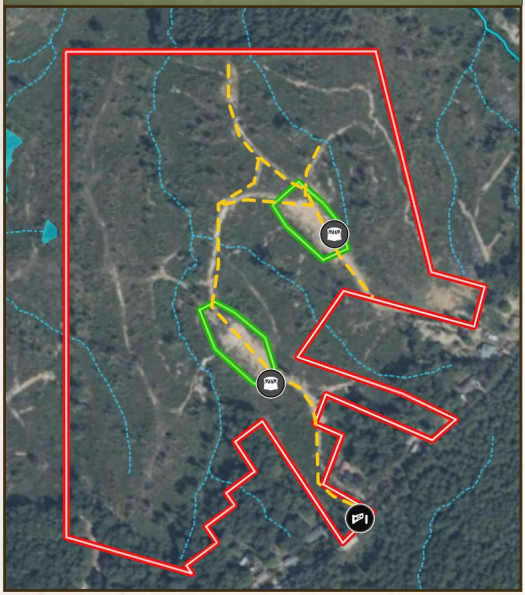
LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

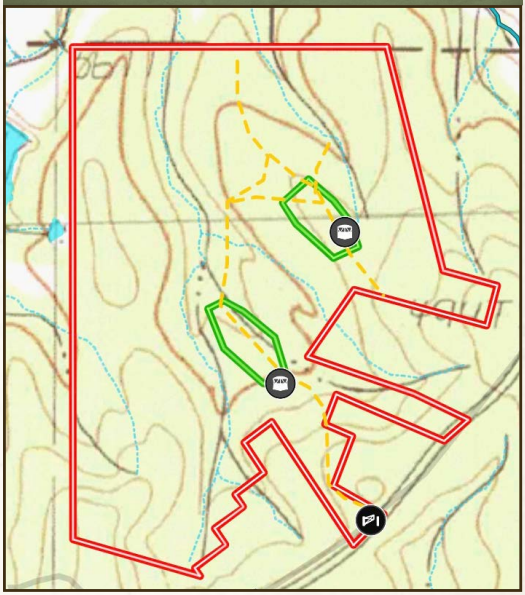
50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

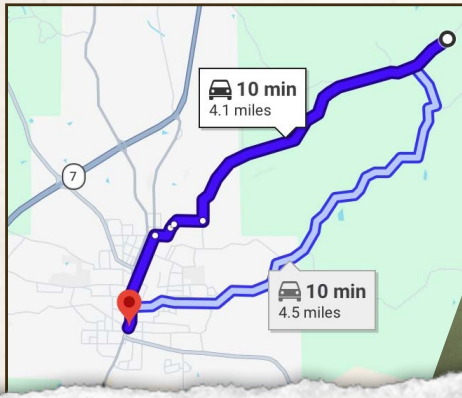
Information is believed to be accurate but not guaranteed.

land id. LINK



TOPOGRAPHY MAP





Directions From Water Valley, MS: Travel on North Main Street for 0.5 miles. Turn right onto Lafayette Street, which turns into Askew Street. Continue for 0.4 miles. Turn left onto Boyd Street/ County Road 25 and proceed 2.8 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.