



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

163± ACRES
YALOBUSHA COUNTY, MS
\$292,585



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

THE YALOBUSHA 163

PROPERTY PROFILE

LOCATION:

- County Roads 222 & 82
Coffeeville, MS 38922
- Yalobusha County
- 24± Miles NE of Grenada
- 35± Miles SW of Oxford
- 100± Miles SE of Memphis, TN

COORDINATES:

- 33.9776, -89.6182

PROPERTY USE:

- Recreational
- Hunting
- Investment

PROPERTY INFORMATION:

- 163± Acres
- Predominately Planted Pines
- Spearman Creek Frontage
- Established Food Plot
- Paved Road Frontage
- Power Along Road
- Internal Roads
- Deer & Turkey

TAX INFORMATION:

- Parcel 2101-01-0000300
(\$355.14)
- Parcel 2101-01-0000301
(\$230.76)



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MICHAEL OSWALT, ALC

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 163

WELCOME TO THE YALOBUSHA 163, LOCATED JUST 4± MILES EAST OF COFFEEVILLE IN YALOBUSHA COUNTY, MISSISSIPPI. This 163± acre recreational timberland tract offers a great combination of eight year-old pine plantation, a few pockets of bigger timber, hunting opportunities, and plenty of road frontage. Whether you're looking for a recreational getaway, a hunting property, or a timberland investment in North Mississippi, the Yalobusha 163 deserves a closer look.

The property is predominantly planted in containerized pine trees from 2018, providing an established pine plantation with future timber value. A couple of pockets of larger timber add diversity to the property and provide additional wildlife habitat. Spearman Creek traverses the tract, creating a water source and natural corridor for deer and other wildlife.



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MORE ABOUT THE YALOBUSHA 163

The Yalobusha 163 currently features one established wildlife plot on the northern end of the property, with plenty of room to add additional food plots and further improve the recreational potential. Several internal roads provide access throughout portions of the property, with opportunities to expand the road system as needed. Deer and turkey numbers are good in the surrounding area, making this a property with solid hunting potential.

Access is a major advantage, with paved road frontage along both County Road 222 and County Road 82. Power is provided by Tallahatchie Valley Electric Power Association, adding convenience for a future camp or other recreational improvements.

The location is hard to beat, situated approximately 24 miles northeast of Grenada, 35± miles southwest of Oxford, and 100± miles southeast of Memphis, Tennessee. With its established pine plantation, creek frontage, hunting opportunities, paved access, and proximity to some of North Mississippi's most desirable markets, the Yalobusha 163 offers an excellent opportunity to own a recreational timberland tract in Yalobusha County.

**Call Michael Oswalt today to schedule a private showing
and experience #TheSmallTownWay!**



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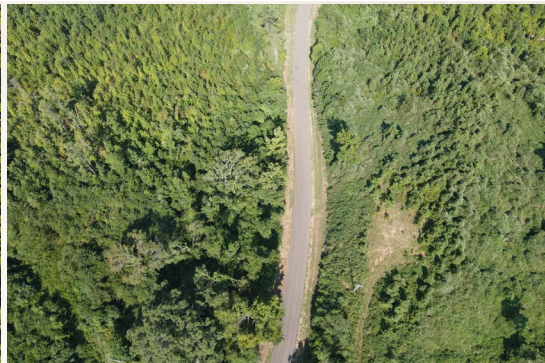
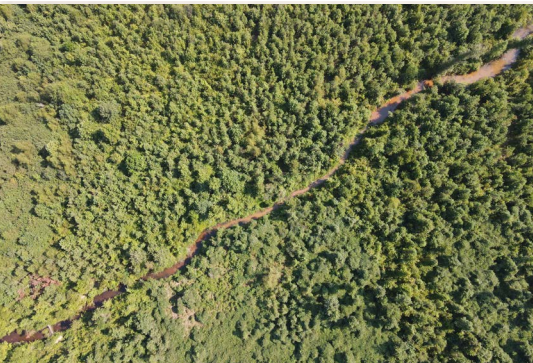
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VALOBUCHA COUNTY, MISSISSIPPI



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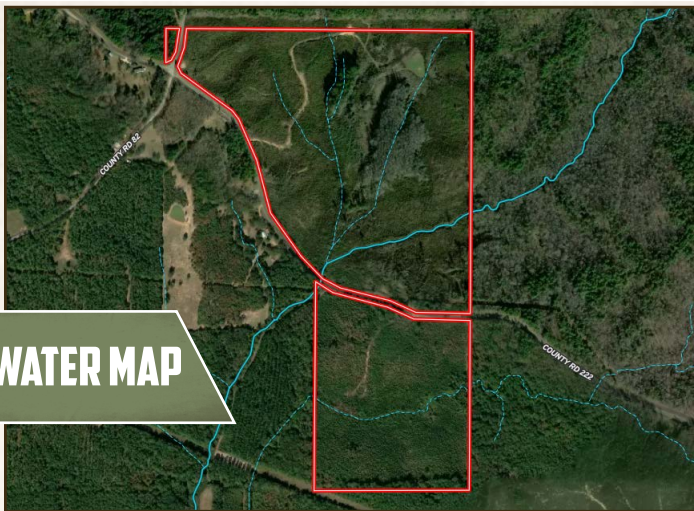
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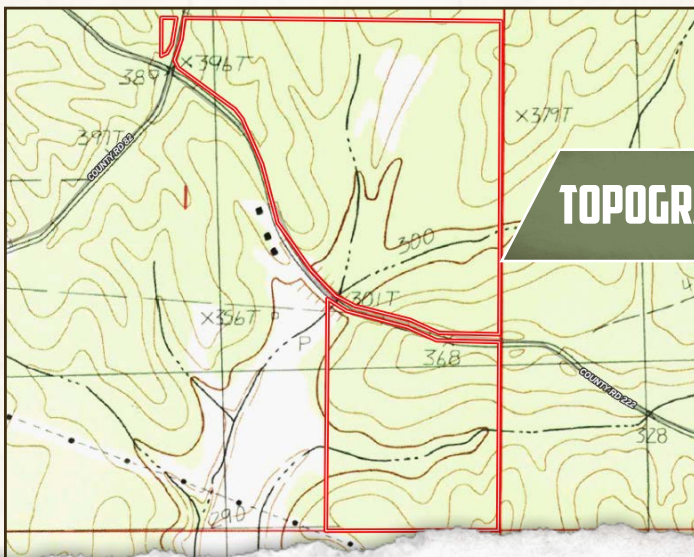
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SURFACE WATER MAP



TOPOGRAPHY MAP



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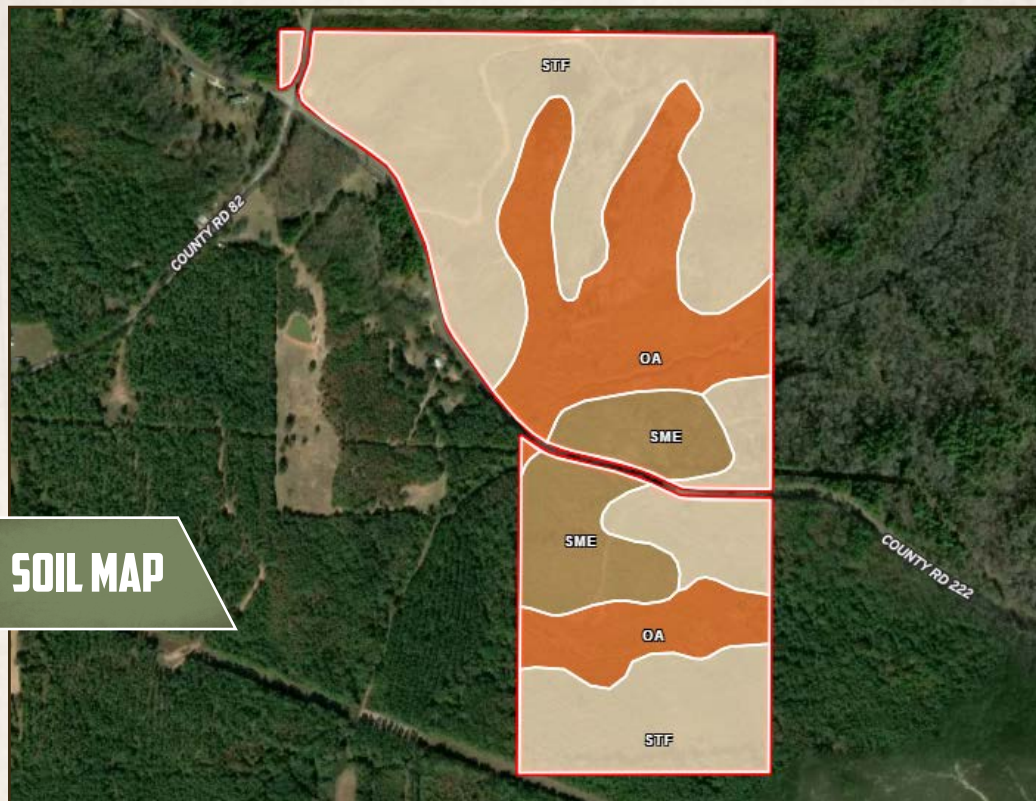
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
STF	Smithdale-Providence association, 8 to 35 percent slopes	88.84	58.56	0	51	7e
Oa	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded, north	43.31	28.55	0	74	2w
SmE	Smithdale-Udorthents complex, gullied	19.56	12.89	0	19	6e
TOTALS		151.7 1(*)	100%	-	53.44	5.44



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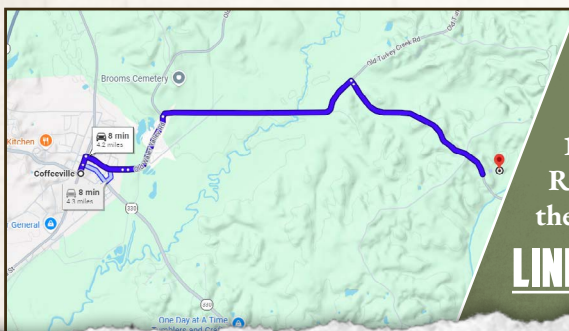
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VALOBUSHA COUNTY, MISSISSIPPI

COUNTY RD 82

COUNTY RD 222

land id. LINK



Directions From Coffeetown, MS:
Travel on Old Water Valley Road
for 0.6 miles. Take a slight right onto
County Road 222 and continue for
1.7 miles. Turn right to stay on County
Road 222 for 1.4 more miles to arrive at
the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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