



80± ACRES WITH A HOME & CABIN YALOBUSHA COUNTY, MS

\$425,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE YALOBUSHA 80

PROPERTY PROFILE

LOCATION:

- 5642 HWY 32
Water Valley, MS 38965
- Yalobusha County
- 7.4± Miles SE of Water Valley
- 11.5± Miles NE of Coffeeville
- 28.1± Miles S of Oxford
- 31.6± Miles NE of Grenada
- 94.6± Miles S of Memphis, TN
- 154± Miles N of Jackson, MS

COORDINATES:

- 34.08123, -89.5666

PROPERTY USE:

- Residential
- Hunting Camp
- Recreation
- Hunting
- Timber Investment

PROPERTY INFORMATION:

- 80± Acres
- 1,700± SqFt Home
 - 3 Bedrooms/2.5 Bathrooms
- 550± SqFt Hunting Cabin
- 30'x45' Shop
- Lean-To Storage
- Additional Storage Building
- Mature Hardwood & Pine Timber
- Hardwood Creek Bottoms
- Internal Trail System
- Multiple Food Plots
- Creek Frontage
- Water Valley School District

TAX INFORMATION:

- 2024- \$261.29



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

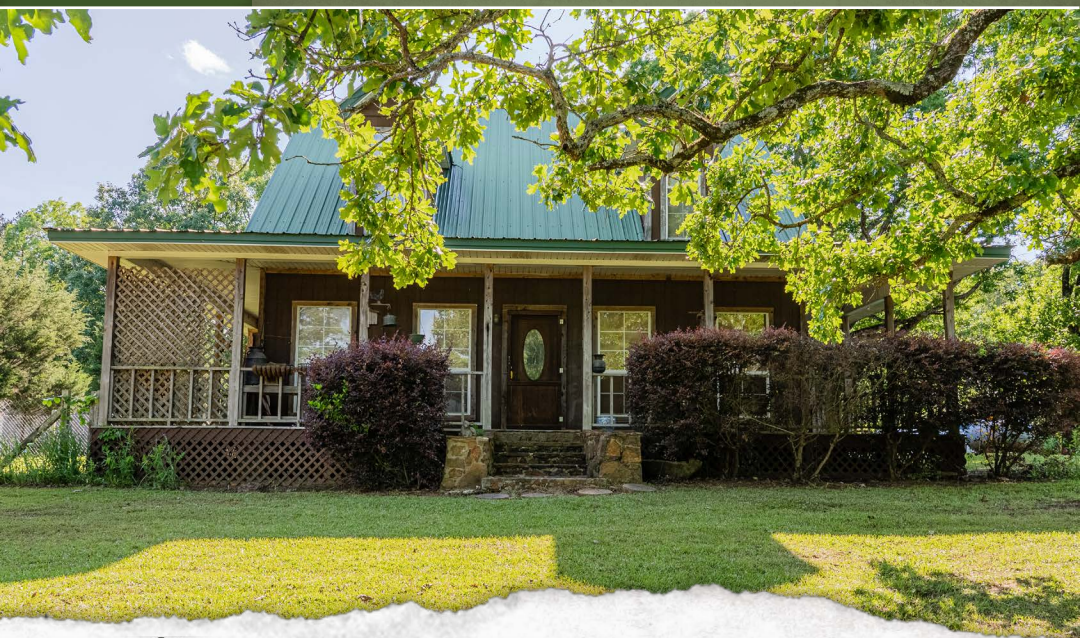
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WELCOME TO THE YALOBUSHA 80

WELCOME TO THE YALOBUSHA 80, A TRUE TURNKEY PROPERTY JUST OVER SEVEN MILES FROM DOWNTOWN WATER VALLEY, MS! This tract offers the perfect blend of country living and quality outdoor recreation. This 80± acre property is an ideal choice for those seeking a full-time residence, weekend getaway, or investment opportunity.

The centerpiece of the Yalobusha County tract is a 1,700± square foot, two-story home, featuring three bedrooms and two and a half bathrooms. Enjoy morning coffee or evening sunsets on the wraparound porch that offers relaxing views of the spacious 2± acre yard. Just steps away from the main home is a fully functional 500± square foot hunting cabin, perfect for hosting guests or a place to accommodate the kids and grandkids. The cabin consists of one open room including a living room, kitchen, full bath, and built-in bunk beds, making a great deer camp vibe. Additionally, you'll find a 30'x45' workshop with ample space for projects, storage, or hobbies of any kind. A large lean-to, attached to the shop, provides covered parking for tractors, mowers, or equipment. There's also a separate storage shed on site for tools and additional gear.



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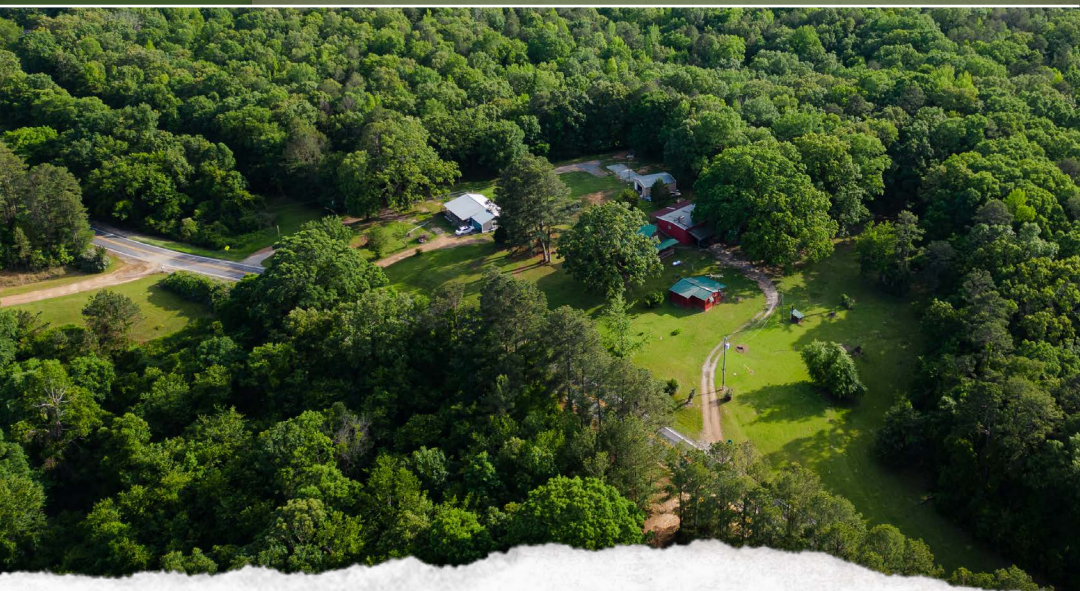
MORE ABOUT THE YALOBUSHA 80

Once you leave the backyard, you will enter your private outdoor paradise. The acreage consists of a mix of mature hardwoods and scattered pines, complete with a well-maintained internal trail system leading to multiple food plots and stand locations. The property also has a hardwood creek bottom along its back boundary, creating a classic funnel and fantastic habitat for wildlife. This tract has a proven history of exceptional deer and turkey hunting, with the current owner and family harvesting impressive deer and multiple turkeys year after year.

This property is in the Water Valley School District. Power is provided by TVA, and water is provided by Yalobusha County Water Association.

Whether you're searching for a new home with guest accommodations, a prime recreational hunting tract, or a sound investment, the Yalobusha 80 deserves your attention.

**Call Michael Oswalt or Hunter Robison
today to schedule a personal tour.**



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80± ACRES WITH A HOME & CABIN

VALOBUCHA COUNTY, MISSISSIPPI

THE HOUSE



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THE SHOP



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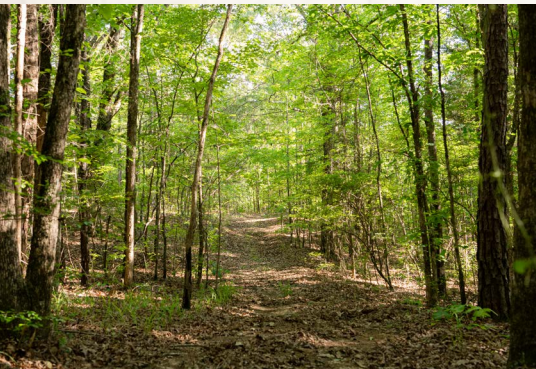
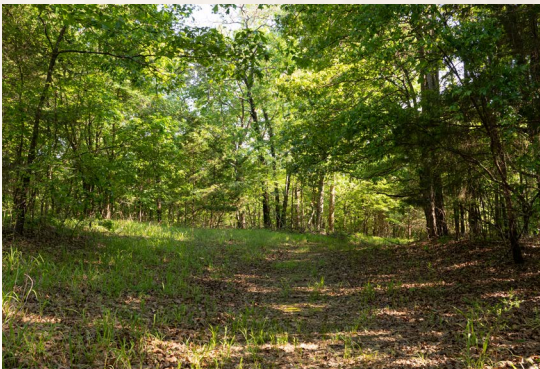
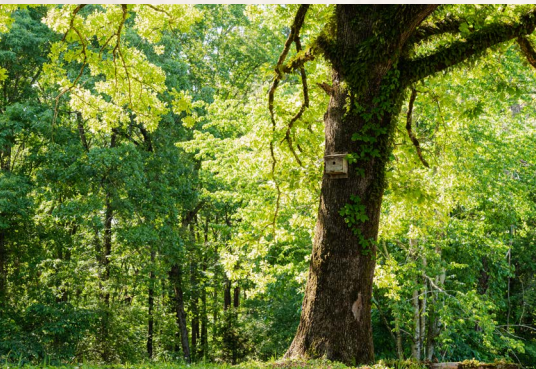
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THE LAND



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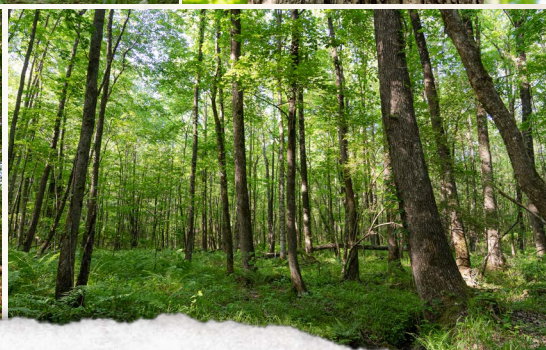
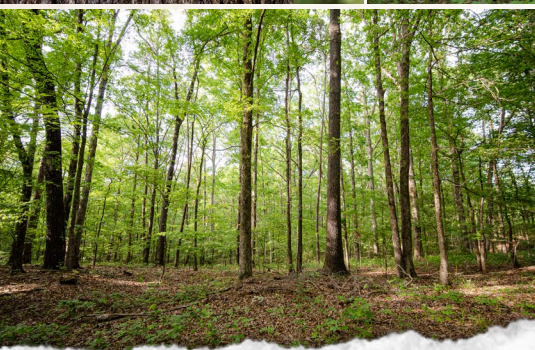
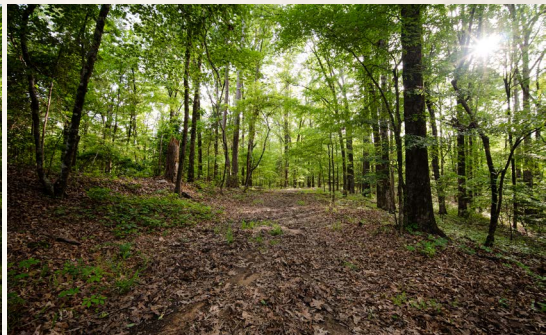
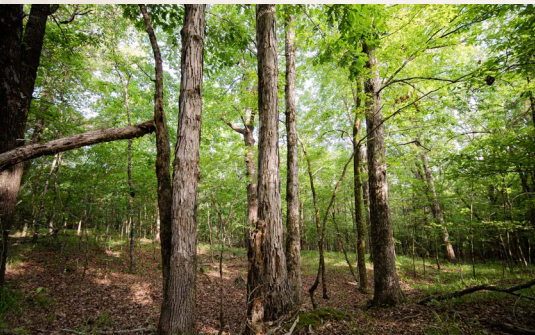
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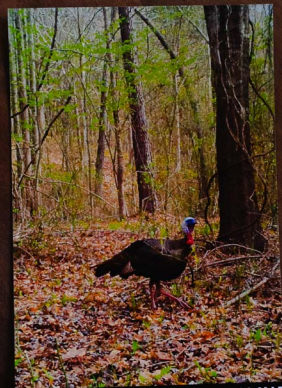
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THE WILDLIFE



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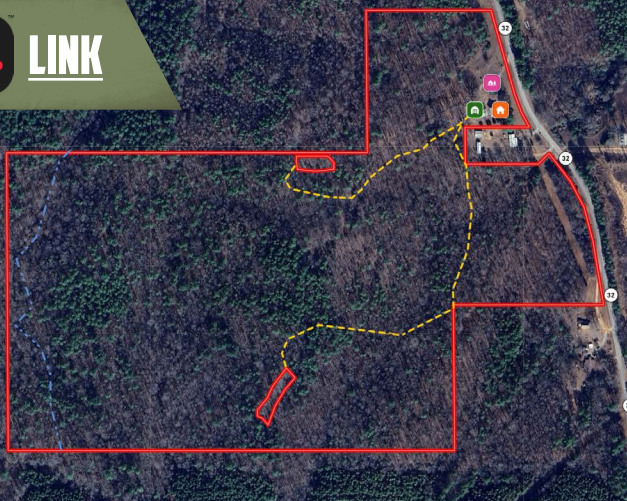
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land **id.** LINK



CONTOUR MAP



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SOIL MAP

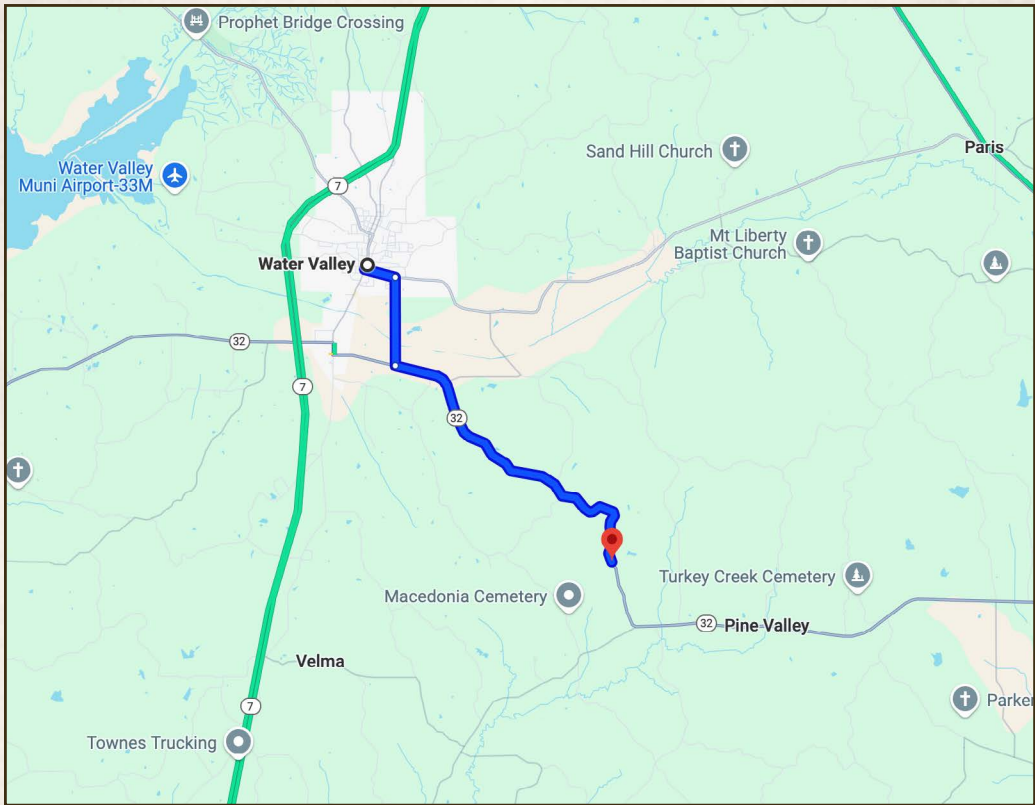


Code	Description	Acres	%	CPI	NCCPI	CAP	?
STF	Smithdale-Providence association, 8 to 35 percent slopes	77.1	99.52%	-	51	7e	?
Ga	Gillsburg silt loam, occasionally flooded	0.37	0.48%	-	50	2w	?



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Directions From Water Valley, MS: Travel 397 feet southwest on N Main Street. Turn left on Blackmur Street and proceed 0.5 miles. Turn right onto South Street and continue 1.4 miles. Turn left onto Hwy 32 E and in 5.5 miles, the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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