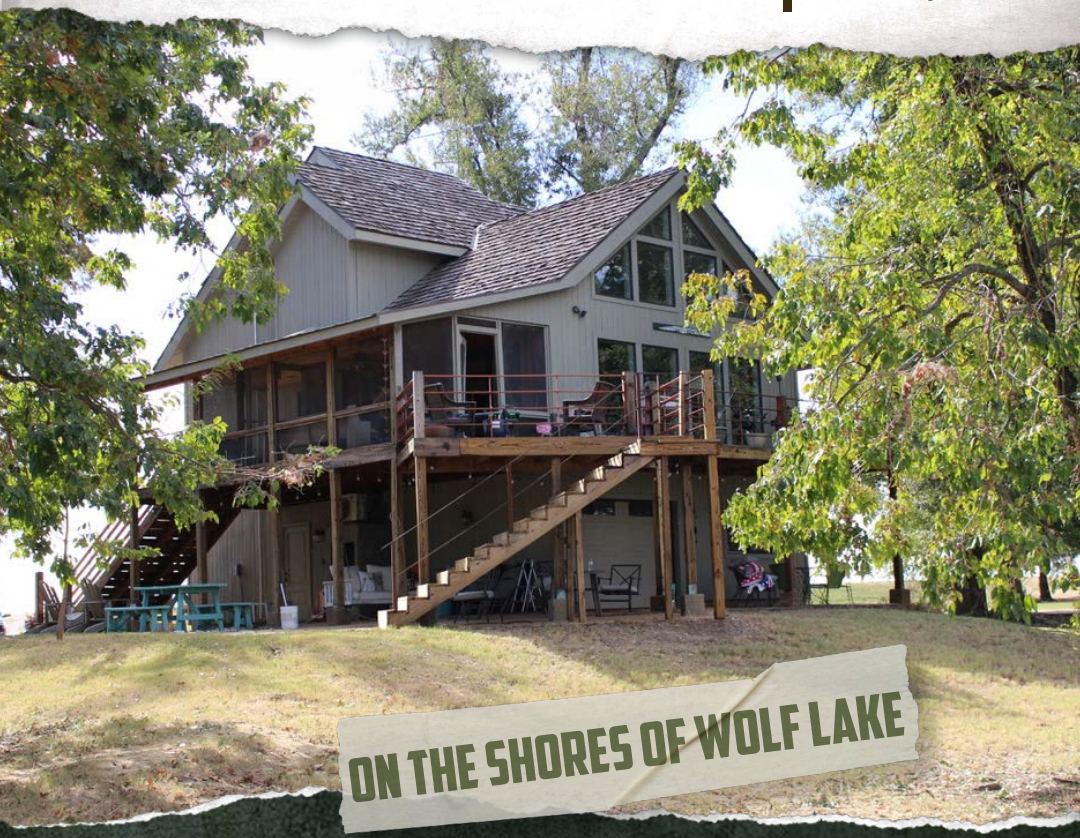
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

3141 DEERFIELD ROAD
HUMPHREYS COUNTY, MS

WATERFRONT HOME ON 4± ACRES | $425,000



ON THE SHORES OF WOLF LAKE

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

3141 DEERFIELD ROAD

PROPERTY PROFILE

LOCATION:

- 3141 Deerfield Road
  Yazoo City, MS 39194
- On the Shores of Wolf Lake
- Humphreys County
- 17± Miles NW of Yazoo City
- 41± Miles NW of Flora
- 60± Miles NW of Madison
- 65± Miles NW of Jackson

COORDINATES:

- 32.95545, -90.4854

TAX INFORMATION:

- 2025 Taxes: $2,565

PROPERTY USE:

- Residential
- Weekend Getaway
- Fishing & Watersports

PROPERTY INFORMATION:

- 4± Waterfront Acres
- 2,000± SqFt Home
  - 3 Bedrooms/2.5 Baths
  - Screened Side Porch
  - Waffle Foundation
- Private Boat Ramp
- Aluminum Boat Dock





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WILL FOUCHE
LAND SPECIALIST
C: 662-571-1266
O: 769-888-2522
will@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

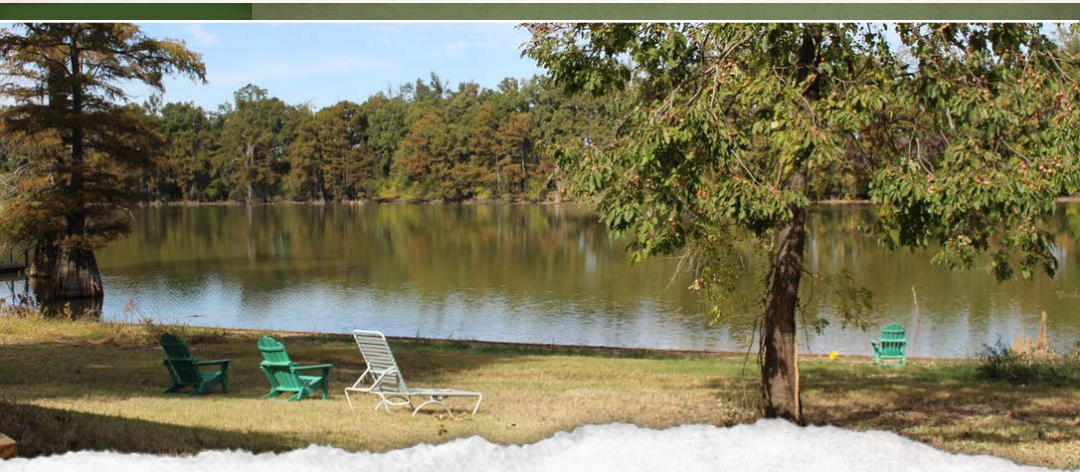
WELCOME TO 3141 DEERFIELD ROAD

WELCOME HOME TO 3141 DEERFIELD ROAD, LOCATED ON A 4± ACRE WATERFRONT LOT ON THE SHORES OF WOLF LAKE IN YAZOO CITY, MS. The focal point of the Humphreys County property is a two-story, 2,000± square foot home worthy of your attention!

The property offers the perfect blend of comfort, privacy, and outdoor areas, along with plenty of space for everyday living, weekend getaways, or entertaining guests. The home features three bedrooms, two full baths, one half bath, a spacious screened-in side porch, and a waffle foundation, providing a solid foundation system. Whether enjoying your morning coffee or gathering with friends and family, the home is designed to make the most of its waterfront setting.

For the boating people, this property is difficult to beat. Enjoy your private aluminum dock and private boat ramp, giving you convenient and direct access to Wolf Lake. Launch your boat from the property and spend the day fishing, cruising, or simply enjoying everything the lake has to offer. Take advantage of a rare opportunity to enjoy the lake lifestyle from the comfort and privacy of your own home.

Call Will Fouche today to schedule a private showing and experience #TheSmallTownWay!





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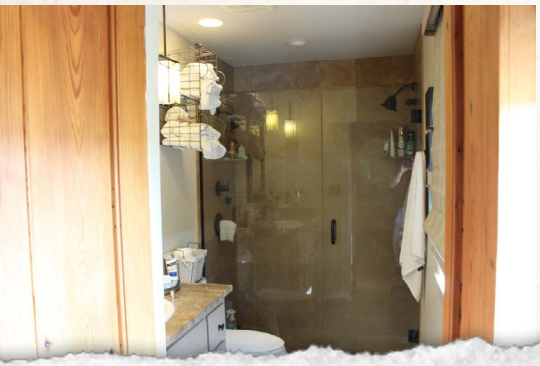
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3141 DEERFIELD ROAD | WOLF LAKE | HUMPHREYS COUNTY, MISSISSIPPI

















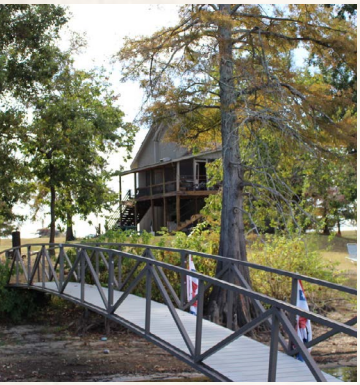
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land id. LINK



Directions From Flora, MS: Travel north on US-49 for 25.5 miles. Use the right lane to get on US-49W N and continue for 4.1 miles. Turn left, proceed 0.2 miles, and then turn left again onto Carter Road. Travel 3.1 miles. Turn right onto Lake City Road and continue for 3.9 miles. Turn right again onto Deerfield Road and travel 3.1 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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