

124.3± ACRES
YAZOO COUNTY, MS
\$372,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE YAZOO 124.3

PROPERTY PROFILE

LOCATION:

- Judkins Road
Yazoo City, MS 39194
- Yazoo County
- 3.5± Miles SW of Yazoo City
- 45± Miles NW of Madison

COORDINATES:

- 32.8179, -90.4249

PROPERTY USE:

- Recreational
- Weekend Getaway
- Potential Hunting Camp

PROPERTY INFORMATION:

- 124.3± Acres
- Predominately Hardwood Timber
- Large Powerline for Plots
- Pond & Several Creeks
- Campsite with Utilities
- Paved Road Frontage
- Trail System
- Good Hunting

TAX INFORMATION:

- Parcel 1-193-05-004.00
- Parcel 1-193-08-003.00
- Parcel 1-193-08-003.01
- 2025 Taxes: \$591.00



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
EXECUTIVE BROKER, AR
DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

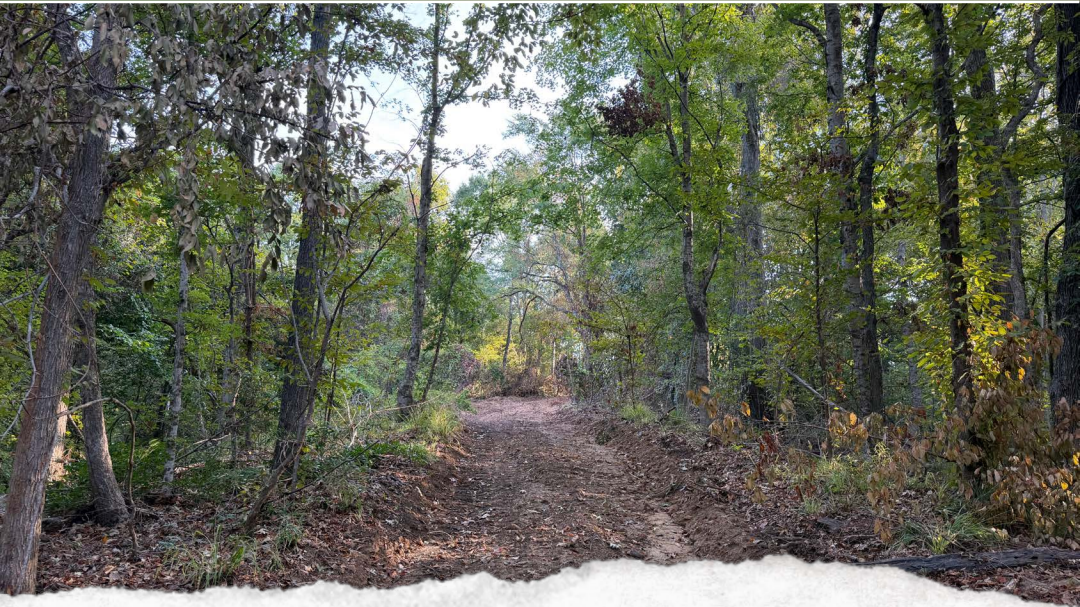
/35,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YAZOO 124.3

WELCOME TO THE YAZOO 124.3, LOCATED JUST A FEW MILES SOUTH OF YAZOO CITY IN YAZOO COUNTY, MISSISSIPPI. This 124.3± acre recreational property offers a great combination of predominantly hardwood timber, a new trail system, food plot areas, water features, a potential campsite, and good hunting opportunities. If you've been searching for a manageable-sized hunting tract in Yazoo County that's convenient to both Yazoo City and the Jackson-Metro area, we need to take a ride.

The property is wooded with predominantly hardwood timber and features a nice mix of ridges and bottoms that should allow this tract to hunt much larger than its acreage suggests. Several creeks traverse the property, providing year-round travel corridors and water sources for the wildlife. A small pond adds another water feature to the property and further enhances the habitat.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE YAZOO 124.3

For the hunter, the Yazoo 124.3 has a good trail system, providing access to multiple areas of the tract. Several existing food plot areas are in place, with room to expand and create additional hunting locations. A large powerline crosses the property and provides an excellent opportunity for sizable food plots and longer-range rifle hunting. The combination of hardwood ridges, creek bottoms, food plots, and the powerline should give you plenty of options to hunt different winds and conditions throughout the season. Yazoo County has long been known for its deer hunting, and this property is situated in an area with good deer numbers. With the diverse terrain and natural funnels created by the ridges, bottoms, creeks, and timber, there are numerous locations to establish stand sites and strategically hunt the property.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE YAZOO 124.3

A potential campsite is located along the road, with electricity available through the Yazoo Valley EPA and water available through the Central Yazoo Water Association, Inc. Whether you envision a hunting camp, weekend getaway, or simply a convenient headquarters for your recreational property, having utilities available nearby is a major benefit. Conveniently located just south of Yazoo City, Mississippi, and less than one hour from Madison, the Yazoo 124.3 offers the opportunity to own a recreational property without having to spend hours on the road getting there.

Whether your priorities are deer hunting, spending weekends outdoors, or simply owning your own piece of Yazoo County, this tract deserves a look.

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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

124.3± ACRES **VAZOO COUNTY, MISSISSIPPI**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

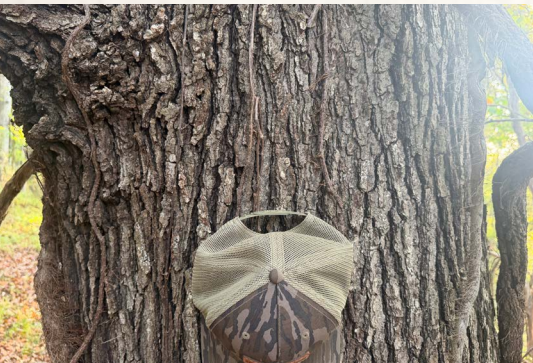
smalltownproperties.com

 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

124.3± ACRES

YAZOO COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/35,000+ Followers

Information is believed to be accurate but not guaranteed.

124.3± ACRES

YAZOO COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

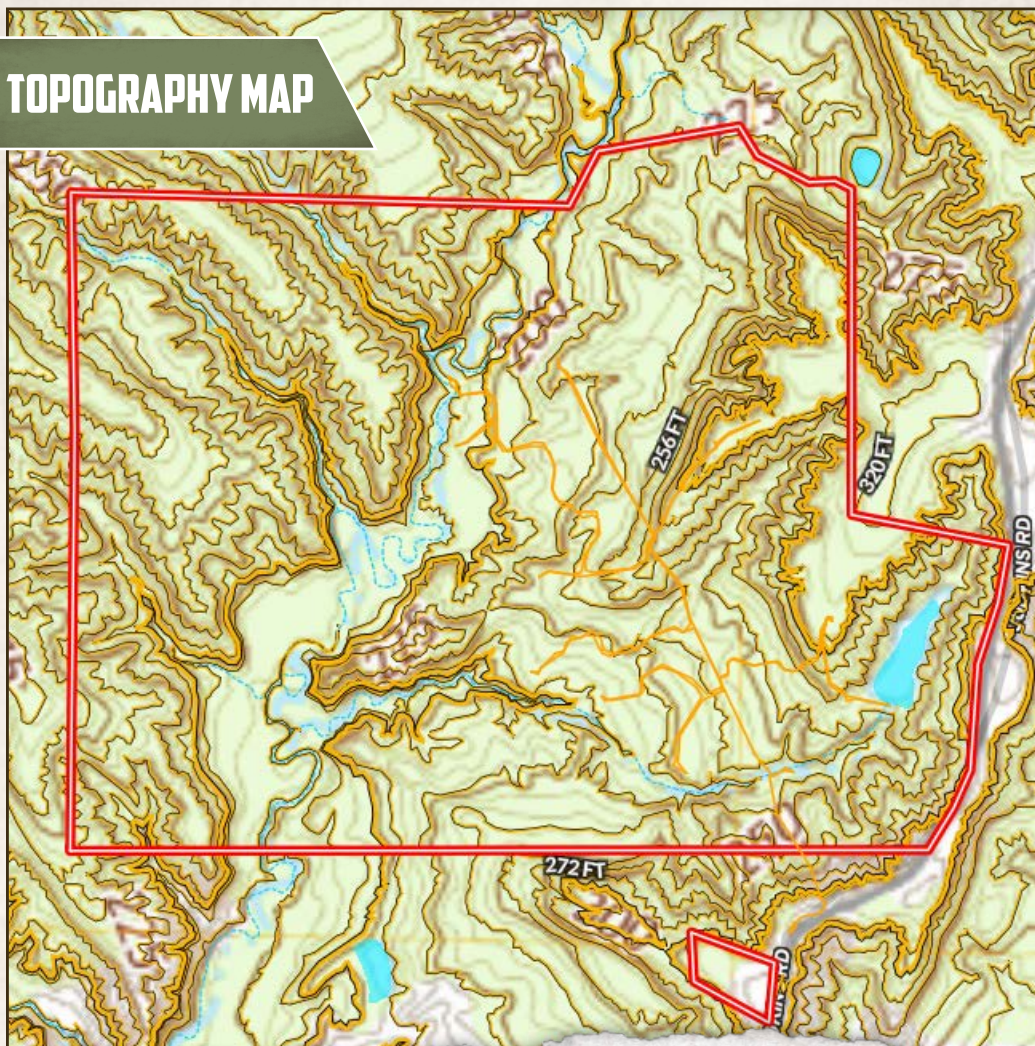
 /35,000+ Followers

Information is believed to be accurate but not guaranteed.

124.3± ACRES

VAZOO COUNTY, MISSISSIPPI

TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

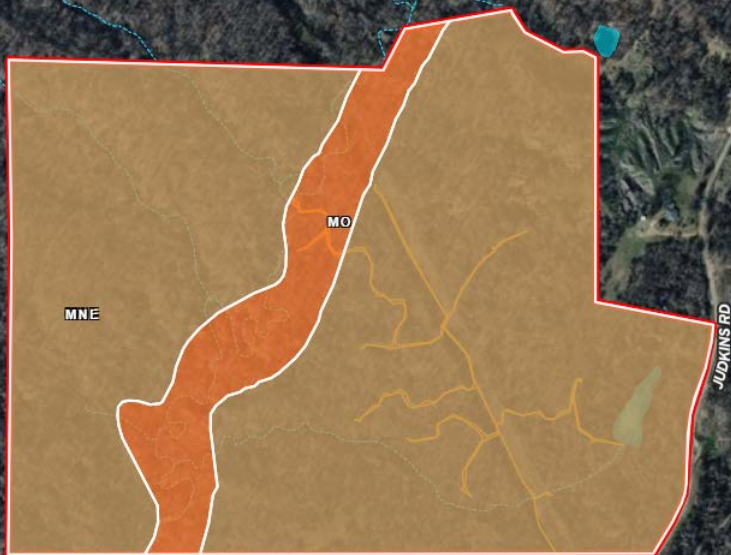
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

 35,000+ Followers

124.3± ACRES

VAZOO COUNTY, MISSISSIPPI



SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MNE	Memphis-Natchez association, 12 to 50 percent slopes	110.34	88.17	0	19	7e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	14.81	11.83	0	77	2w
TOTALS		125.15(*)	100%	-	25.87	6.41



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

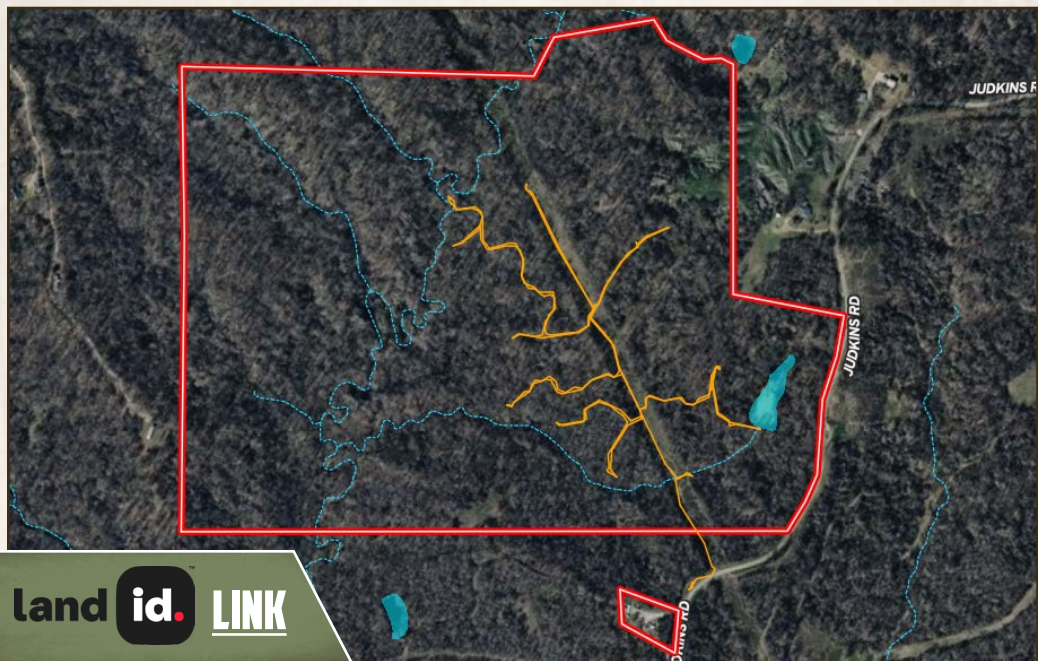
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

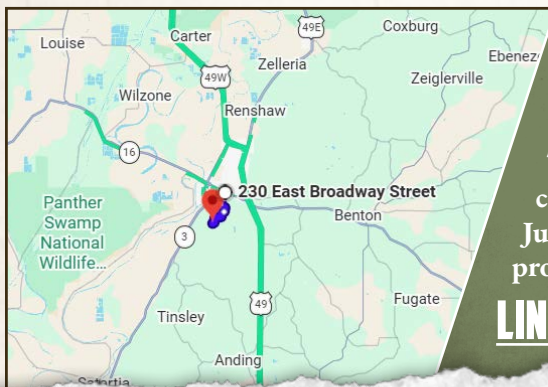
/35,000+ Followers

124.3± ACRES

YAZOO COUNTY, MISSISSIPPI



land id. LINK



Directions from Broadway Street in Yazoo City, MS: Travel south on Monroe Street for 0.6 miles, which turns left and becomes Ridge Road. Turn left to stay on Ridge Road and continue for 0.7 miles. Turn right onto Judkins Road and proceed 1.3 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

EXECUTIVE BROKER, AR

DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

35,000+ Followers

