



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

2.81± ACRES
HUMPHREYS COUNTY, MS
\$55,000

WOLF LAKE WATERFRONT LOT



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

THE HUMPHREYS 2.81

PROPERTY PROFILE

LOCATION:

- 1341 Deerfield Road
Yazoo City, MS 39194
- On the Shores of Wolf Lake
- Humphreys County
- 11± Miles NW of Yazoo City
- 35± Miles NW of Flora
- 53± Miles NW of Madison
- 60± Miles NW of Jackson

COORDINATES:

- 32.94055, -90.50359

PROPERTY USE:

- Potential Home Site
- Fishing & Watersports

PROPERTY INFORMATION:

- 2.81± Waterfront Acres
- Deerfield Road Frontage

TAX INFORMATION:

- 2025 Taxes: \$400



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WILL FOCHE

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 THE HUMPHREYS 2.81

WELCOME TO THE HUMPHREYS 2.81 ON WOLF LAKE IN YAZOO CITY, MISSISSIPPI. This 2.81± acre tract in Humphreys County offers a rare opportunity to own a sizable piece of waterfront property on Wolf Lake.

Whether you're looking for a private weekend retreat or simply an investment in waterfront land, this property offers plenty of potential. The property has road frontage on Deerfield Road, providing convenient access and making it an excellent opportunity for a future lake retreat.

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



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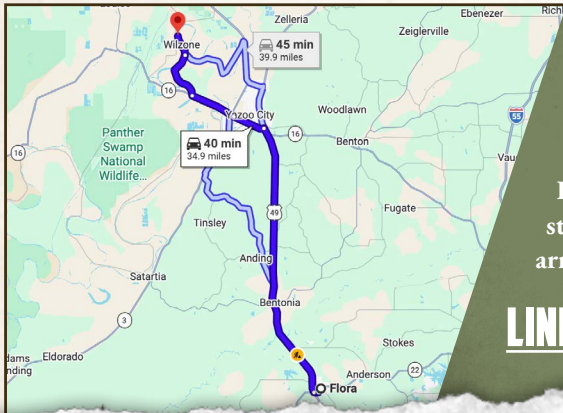
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2.81± ACRES

HUMPHREYS COUNTY, MISSISSIPPI

land id. LINK



Directions from Flora, MS: Travel north for 22 miles on US-49. Turn left onto MS-149 N/MS-16 W and continue for 6.3 miles. Turn right onto Lake City Road and proceed 4.1 miles. Continue straight onto Deerfield Road for 2.9 miles to arrive at the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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