



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

354± ACRES WITH A CAMP
YALOBUSHA COUNTY, MS
\$1,500,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE YALOBUSHA 354

PROPERTY PROFILE

LOCATION:

- 2335 CR 211
Coffeeville, MS 38922
- Yalobusha County
- 3.6± Miles W of Coffeeville
- 8± Miles To Bryant Boat Landing
at Grenada Lake
- 13± Miles From Water Valley
Boat Landing at Enid Lake
- 22± Miles N of Grenada
- 33± Miles S of Oxford

COORDINATES:

- 34.00864, -89.72526

PROPERTY USE:

- Deer and Turkey Hunting
- Fishing
- Recreational
- Cabin On Site
- Multiple Home Sites
- Timber

PROPERTY INFORMATION:

- 354± Total Acres
- 290± Acres of Diverse Timber
- 55± Acres of Open Ground
- 1,500± SqFt Camp
- Two Ponds
- Two Stocked Lakes
- Mature Pine & Hardwoods
- Gated Entrance
- Internal Trail System
- Multiple Food Plot Areas
- Several Home Sites
- Utilities on Site
- Power: Tallahatchie Valley EPA
- Water: Cypress Creek Water Assn.

TAX INFORMATION:

2023 - \$1,283.85

- Parcel #1707-25-0001800
- Parcel #1706-24-0000300



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WELCOME TO THE YALOBUSHA 354

IF YOU ARE SEARCHING FOR A TRUE SPORTSMAN'S PARADISE, YOU MAY WANT TO STICK AROUND! This 354± acre Yalobusha County, MS property is truly one of a kind. Conveniently located just three miles west of Coffeetown, off County Road 211, this turnkey paradise is a must-see! When you turn into the gated entry, follow the established drive up the hill to a 1,500± square foot metal building, set up with the hunter in mind. Inside the building/camp, you will find an open floor plan with a built-in kitchen, bathroom, and bedroom. The large open area offers a true hunting camp atmosphere with plenty of room to accommodate guests. From the front porch, enjoy spectacular views of the beautiful lake—the perfect country backdrop.

Traveling to the interior of the property, you quickly realize what sets this place apart. This tract is tailor-made for the outdoor enthusiasts, offering exceptional deer and turkey hunting over a diverse habitat. The potential is unmatched. The property features 55± acres of open ground that will allow the new owner to come in and customize their very own food plots to their specific liking. This area has served multiple purposes, such as hayfields and even a runway. The gently rolling landscape offers 290± acres of diverse timber, with large mature hardwoods and pine being the majority. The property contains saddles, long finger ridges, and joining draws, making this a deer hunter's dream.



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Information is believed to be accurate but not guaranteed.

MORE ABOUT THE YALOBUSHA 354

You will find several water features on the Yalobusha 354. Near the entrance is a stocked 11.5± acre lake, and just to the west is a 7± acre stocked lake. Within the last five years, both lakes have been stocked with Florida hybrid bass, offering some amazing fishing. Additionally, there are two ponds on the property.

There are several home sites throughout the property if you are interested in building your forever home. The utility providers are Tallahatchie Valley EPA and Cypress Creek Water Association.

Whether you're looking for a place to call home or you're an avid hunter/outdoor enthusiast, the Yalobusha 354 is worth considering! The property is within a short distance of Grenada Lake and Enid Lake and just over 30 miles south of Oxford.

**Call Luke Gossett or Hunter Robison
today to schedule a private showing!**

CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO



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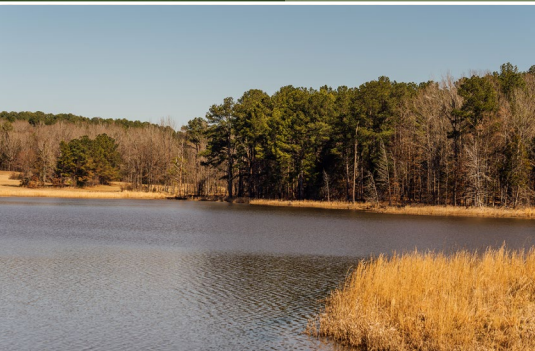
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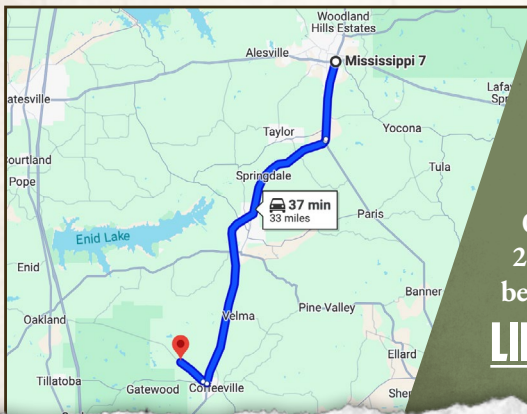
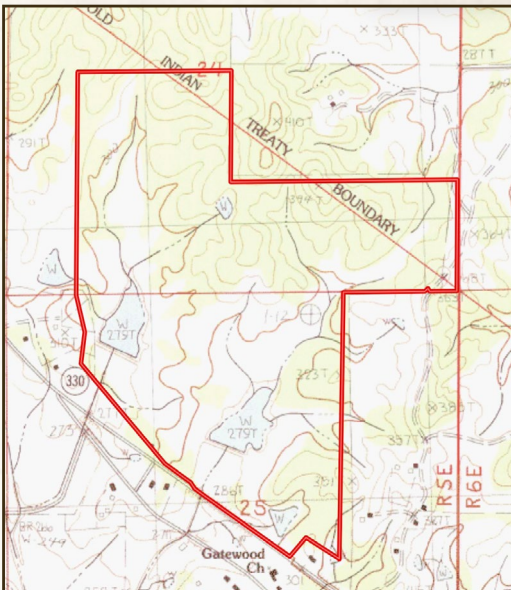


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land id. **LINK**

TOPOGRAPHY MAP



Directions From the Intersection of HWY 6 and HWY 7 in Oxford, MS:
Travel 6.4 miles south on Highway 7. At the traffic circle, take the 1st exit and continue on MS-7 S for 23.8 miles. Turn right onto MS-330 W and proceed 0.4 miles. Continue straight onto Co Rd 211 for 2.4 miles and the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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