

# COUNTRY HOME WITH 95± ACRES YAZOO COUNTY, MS

*1175 Delancey Road Benton, MS 39039*



**\$725,000**

- 95+ ACRES LOCATED ON DELANCEY RD.
- 2,850 SQ FT HOME
- 3 BEDS/2 BATHS
- SPACIOUS MASTER BEDROOM
- SAFEROOM
- FORMAL DINING
- BEAUTIFUL PORCH VIEWS
- 8± ACRE POND
- REMODELED GUEST HOUSE
- ESTABLISHED ROAD SYSTEM
- 5 FOOD PLOTS
- 40X40 MORTON BARN
- GARAGE AND WORKSHOP
- ENTERTAINMENT COMPLEX
- 40± ACRES OF 18-20 YEAR OLD PLANTATION PINES
- 38± ACRES OF HARDWOODS
- ABUNDANT DEER & TURKEY
- FULLY FENCED PERIMETER



*Call The Land Man Today!*

**TOM SMITH**, ALC®, BROKER  
Tom@TomSmithLand.com  
601.898.2772 **office** | 601.454.9397 **cell**

112 Village Blvd, Madison, MS 39110



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





Properties like this are a rare find!!! Located in Benton, only 25 minutes from Madison, MS, this Yazoo County property will check all the boxes! The gated, fully fenced 95± acre tract is situated at the end of Delancey Road. Once you enter the grounds, majestic pecan trees will greet you as they surround the drive back to the beautiful 2,850 square foot home. The home features three bedrooms, two baths, a gourmet kitchen, formal dining room, and a great room with a gas-burning fireplace. The master suite is very spacious with walk-in closets and a safe room. Enjoy your morning coffee in the large sunroom just off the master. A covered, enclosed porch is off the family room for your enjoyment. The home overlooks an 8± acre pond, complete with a fishing pier and well to keep the water level at an optimum level year-round. A guest house has been remodeled with all the electrical, lighting, sheetrock, and subflooring being completed; the new owners can pick out the finishing touches. The property also includes a 40X40 Morton barn, a garage and workshop, an artist's gallery or entertainment area, and a two-office building in the entertainment complex. The land consists of approximately 40± acres of 18–20 year-old plantation pine, 38± acres of hardwoods, an excellent road system throughout, and five food plots for your hunting pleasure. Whitetails and turkey are abundant here! This is a place you want to see before it gets spoken for; call Tom Smith to schedule a private showing!



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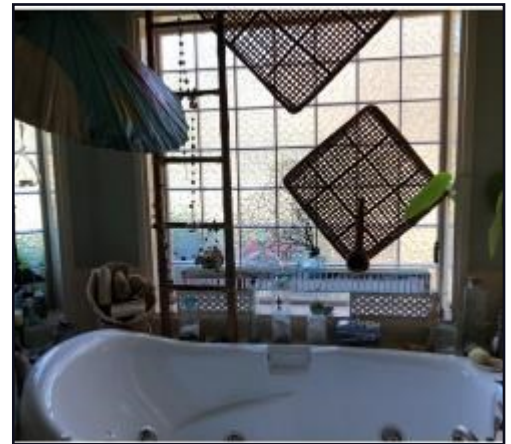
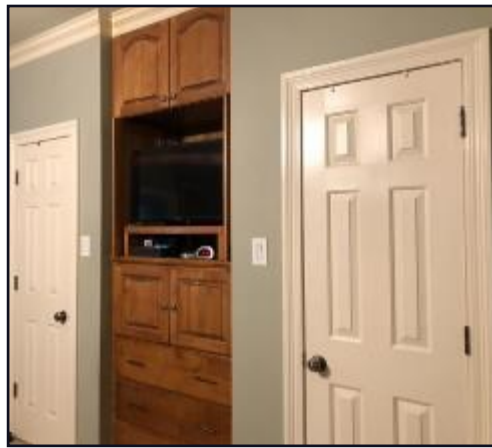
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# AERIAL MAP

Click [HERE](#) for an Interactive Map



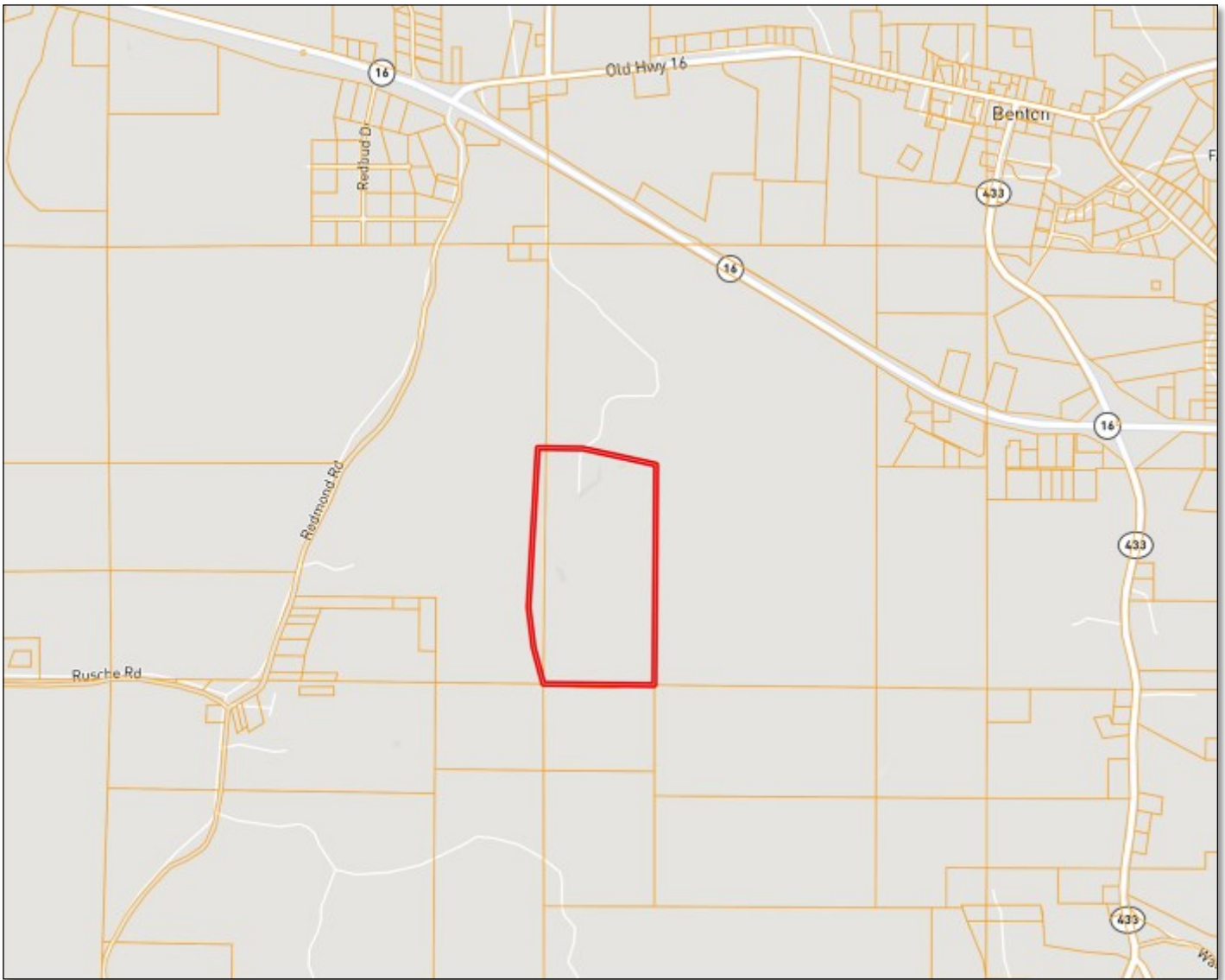
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# OWNERSHIP MAP



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# TOPO MAP



# FLOOD MAP



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# SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LoD2	Loring silt loam, 8 to 12 percent slopes, moderately eroded, east	14.8	15.72	6e
MNE	Memphis-Natchez association, 12 to 50 percent slopes	8.3	8.82	7e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	6.4	6.74	3e
GuE	Gullied land-Memphis complex, 5 to 30 percent slopes	22.6	23.98	7e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	12.2	12.94	4e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	30.0	31.8	2w



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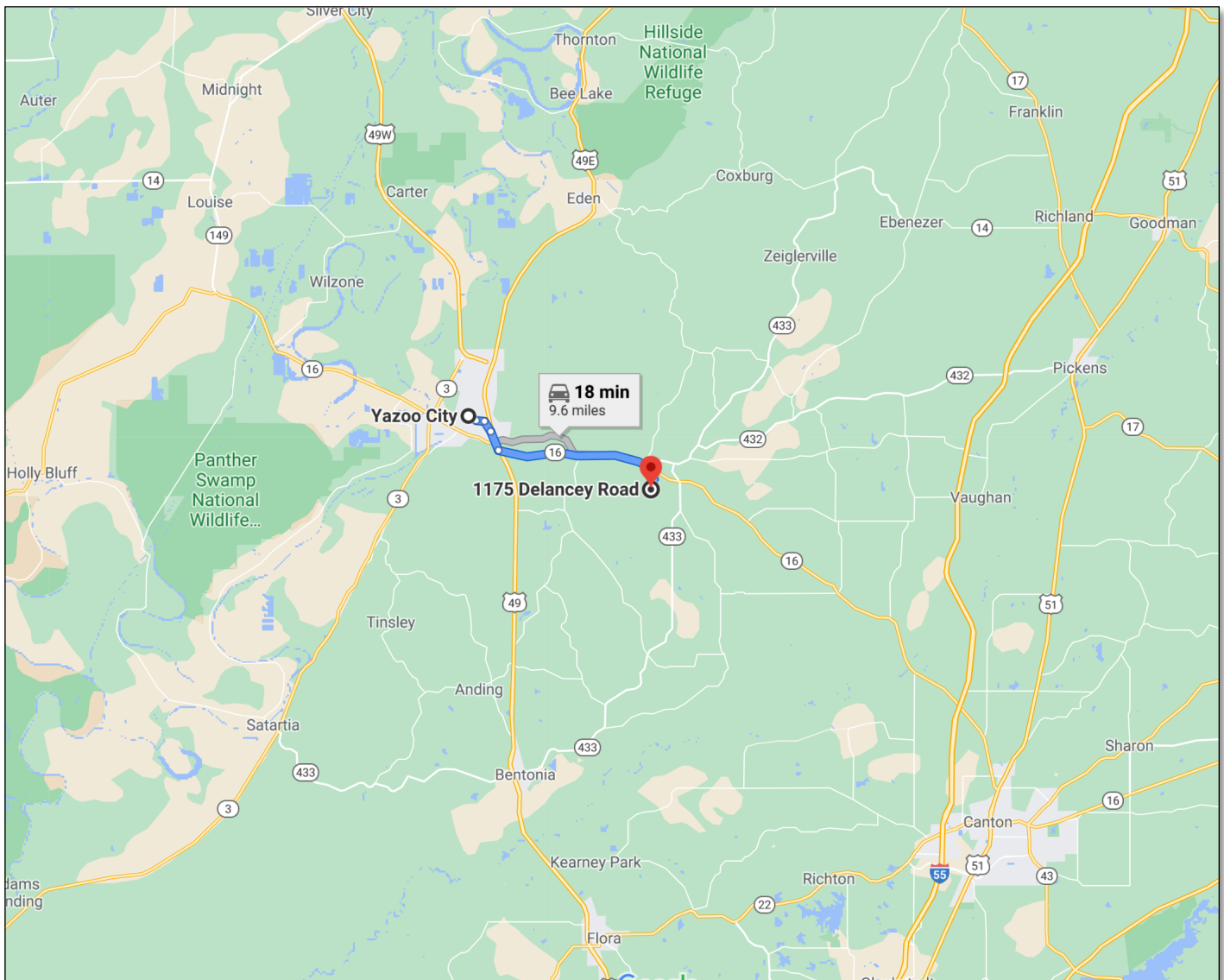


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# DIRECTIONAL MAP

**DIRECTIONS FROM YAZOO CITY, MS:** Travel Highway 49 South to Highway 16 East and turn left. Travel 6.3 miles and then turn right on Delancey Road. The property will be at the end of the road.

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