

Estate and Hunting Property

109± ACRES IN YAZOO COUNTY, MS



\$457,800

If you are looking for the perfect property for the family that checks all the boxes. This 109 +/- acre tract is located in Yazoo County, MS, only 5 minutes from Benton. The property has road frontage on Highway 433 and Odum Road, with utilities available on both roads. There are several beautiful home sites to choose from, all with beautiful views of rolling fields and pasture. There are approximately 29 +/- acres of open fields and pastures, of which several have been planted in crops. If you are looking for a place to build your home on a hill overlooking your grazing horses and cattle, this place will work! The property lies in NE Yazoo County for the avid hunter and is surrounded by thousands of acres of farm/crop ground, which makes the Yazoo Whitetails famous! There are approximately 80 +/- acres of hardwoods and three established food plots. The rubs and scrapes are plentiful throughout the property! The property is abundant with deer and turkey! We saw 18-20 deer while touring today, including nice bucks! The road system allows you access to pretty much anywhere on the property, and the kids would have a blast riding their four-wheelers throughout this place! I could go on about this property, but you need to see it for yourself and the possibilities this place has!



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.



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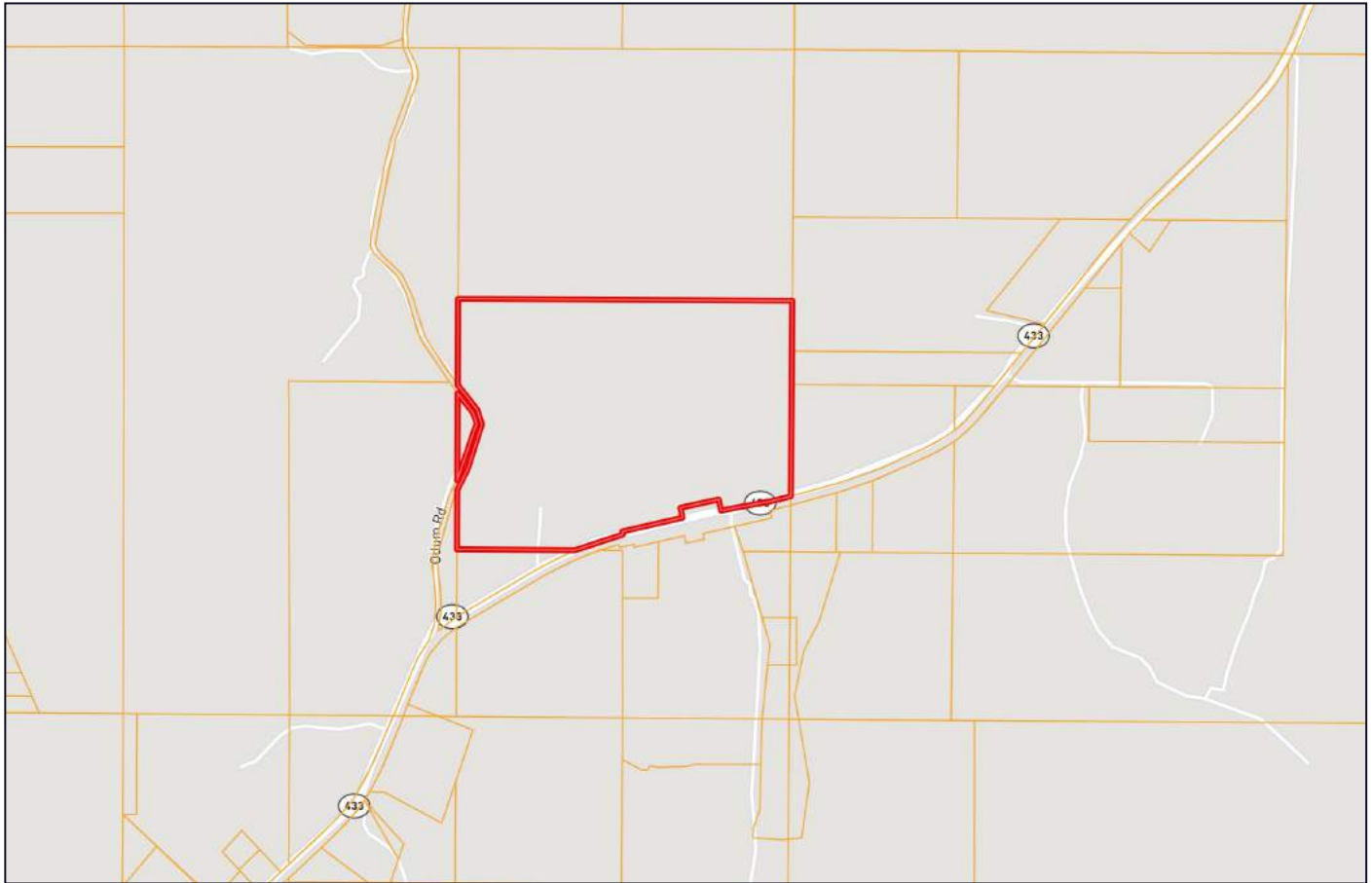


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Ownership Map



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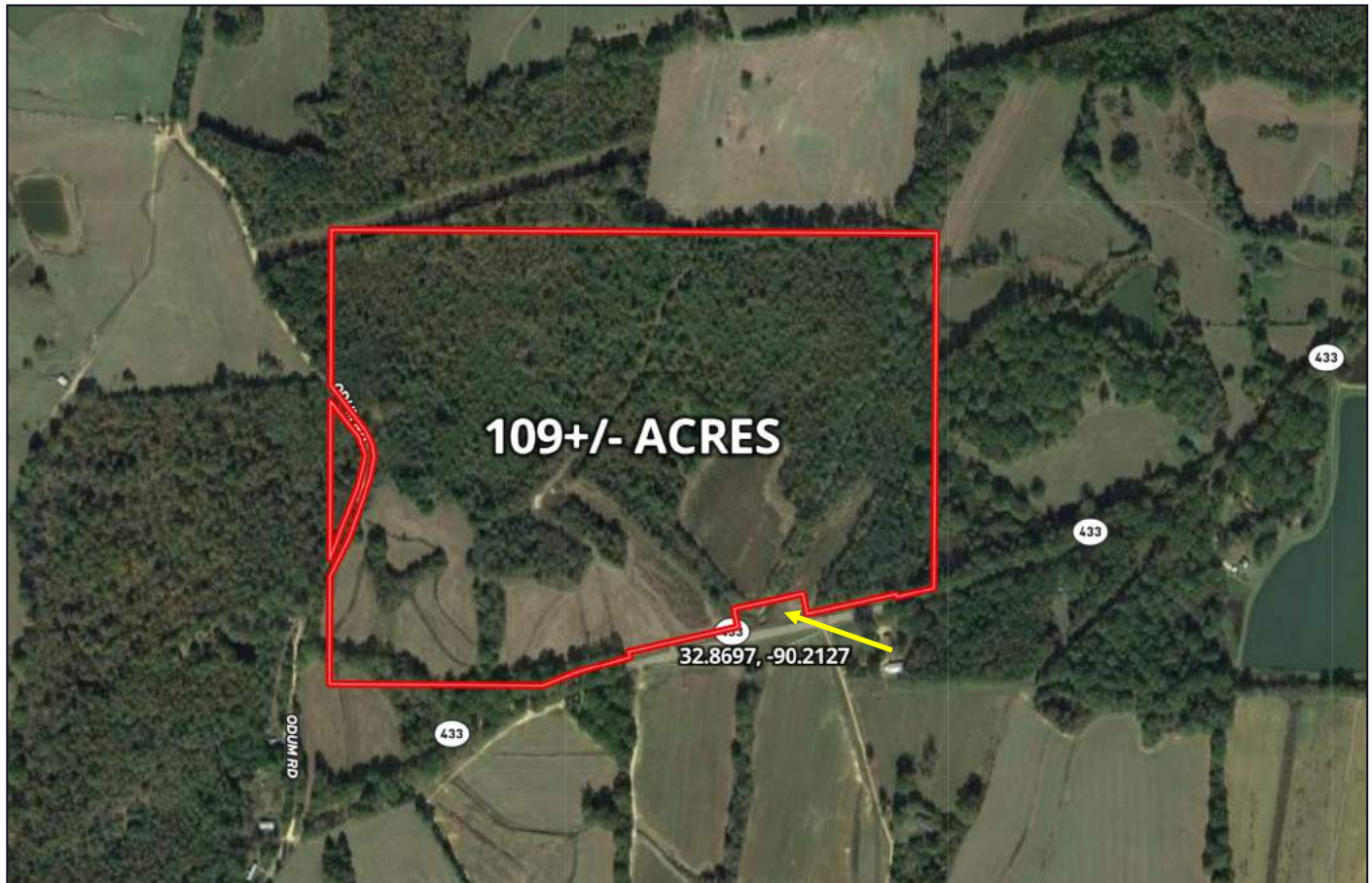


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Aerial Map



[Click HERE for an Interactive Map](#)

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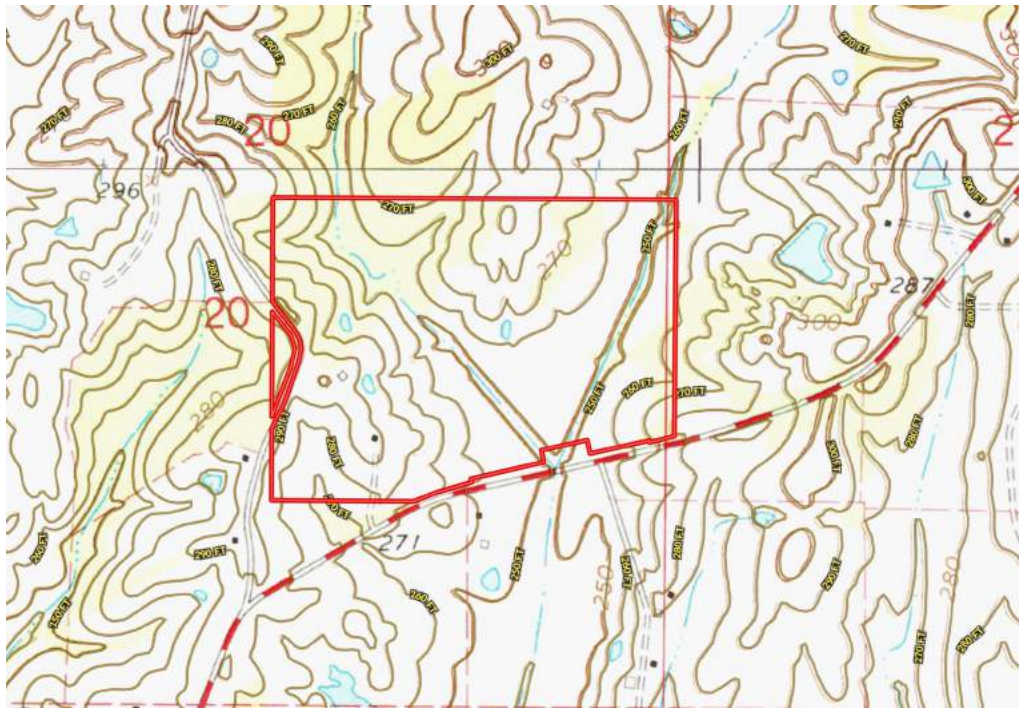
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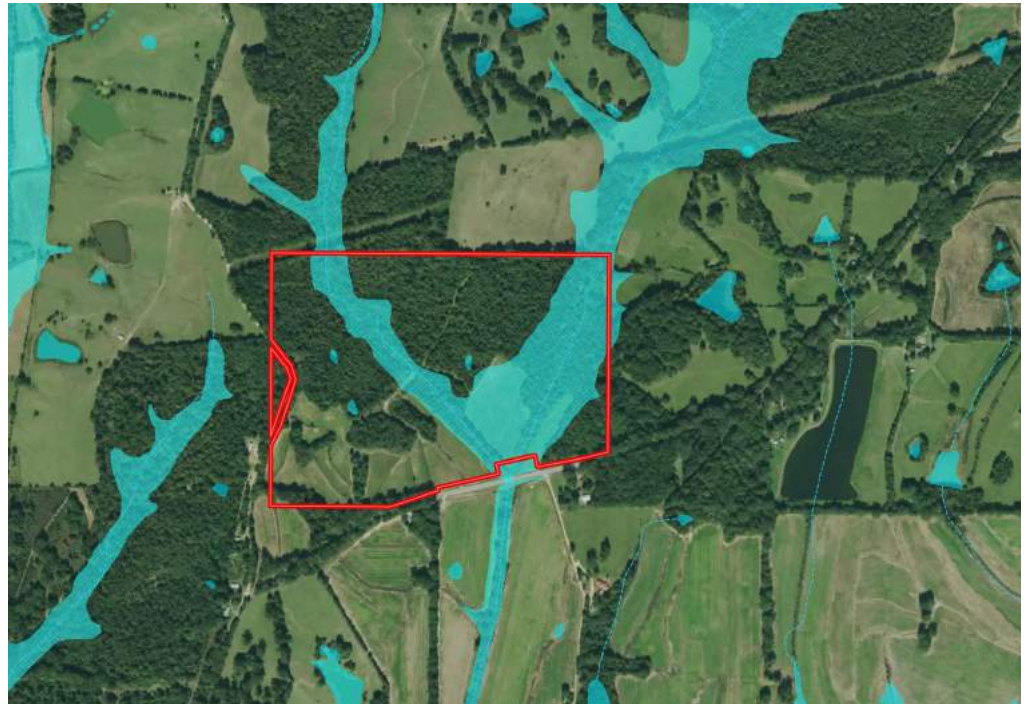
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Topo Map



*FEMA
Floodplain*



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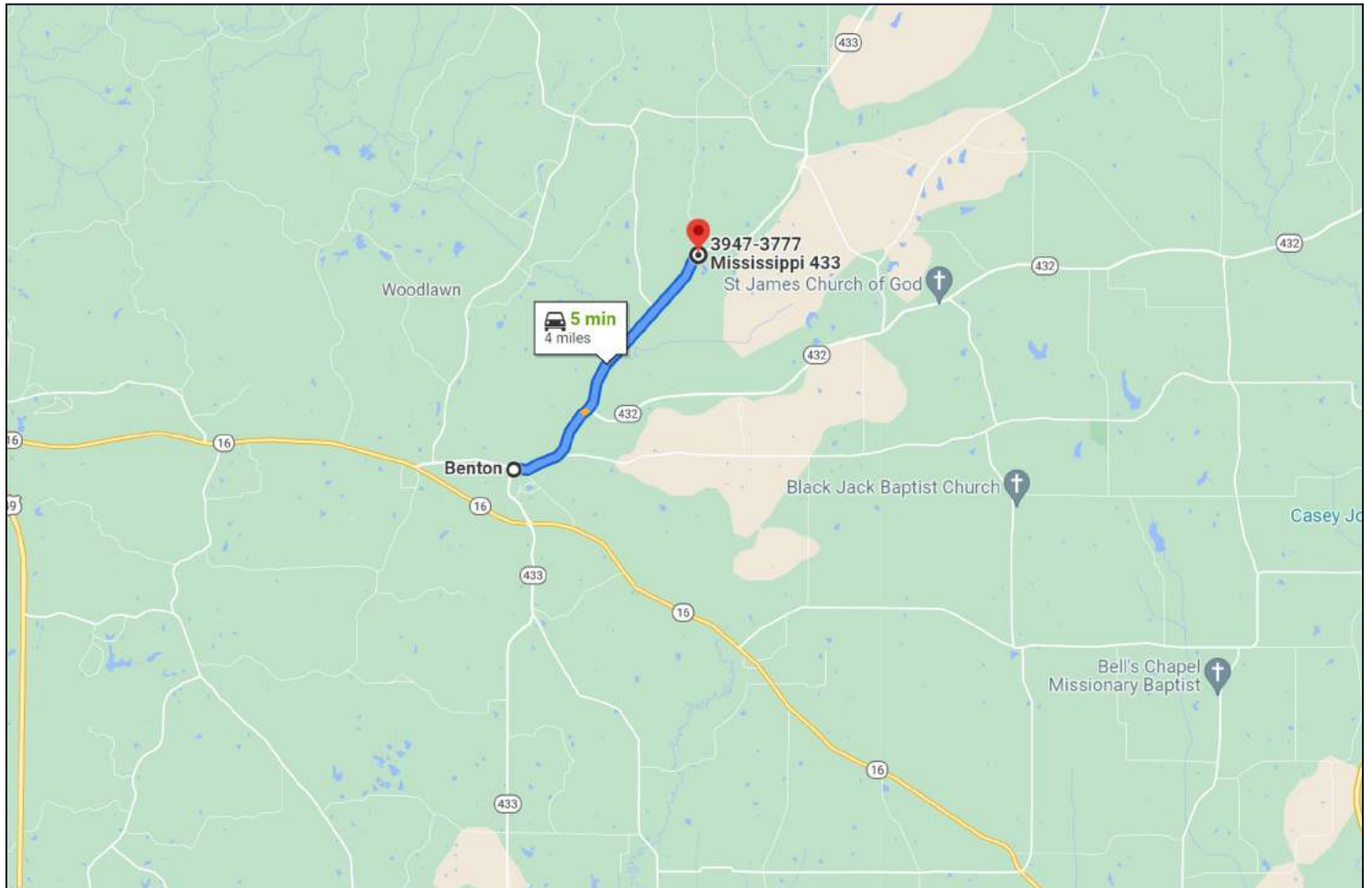
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Directional Map



DIRECTIONS FROM BENTON, MS: Travel Highway 433 North for 4.3 miles. The property will be on your left at the intersection of Highway 433 and Odum Road.

[GOOGLE MAP LINK](#)



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