

# BUILD YOUR MINI-FARM

## 35± ACRES IN YAZOO COUNTY, MS



# \$243,250

**Welcome to your new country living estate in Yazoo County, MS! This 35± acre tract is currently in production farmland (leased through the 2022 farming season) but will make a beautiful residential or cabin setting. You could easily fence the farmland and create a mini-farm while hunting the big Yazoo County bucks along Pepper Creek. The property is almost completely surrounded by thick tree lines to give you a secluded feel. The Big Black River is just under three miles south of the property so those good deer genes are there. You may not see a ton of deer during the day but the night time traffic is evident even with it being so open. With frontage along Slayton Road and Highway 16, the commute to the metro area will be a breeze. Water and power are available at the road. Property restrictions are in place (no mobile homes, no subdivision, house/cabin plans to be approved by seller). Final acreage determined by survey. If you have been searching for that hard to find country homesite less than 30 minutes from Madison, call Michael Oswalt for your private showing today!**

**DIRECTIONS FROM I-55 IN MADISON, MS:** Travel north on I-55 for 15.4 miles. Take exit 124 to merge onto MS-16W toward Yazoo City for 7.5 miles. Turn left onto Slayton Road and the property will be located on the left. Click [HERE](#) for directions.



*Call me today!*

**MICHAEL OSWALT**, ASSOCIATE BROKER®

Michael@TomSmithLand.com

601.898.2772 **office** | 662.719.3967 **cell**

Licensed in MS, AR & MO



Expect More. Get More.

# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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# AERIAL MAP



[Click HERE for Interactive Map](#)



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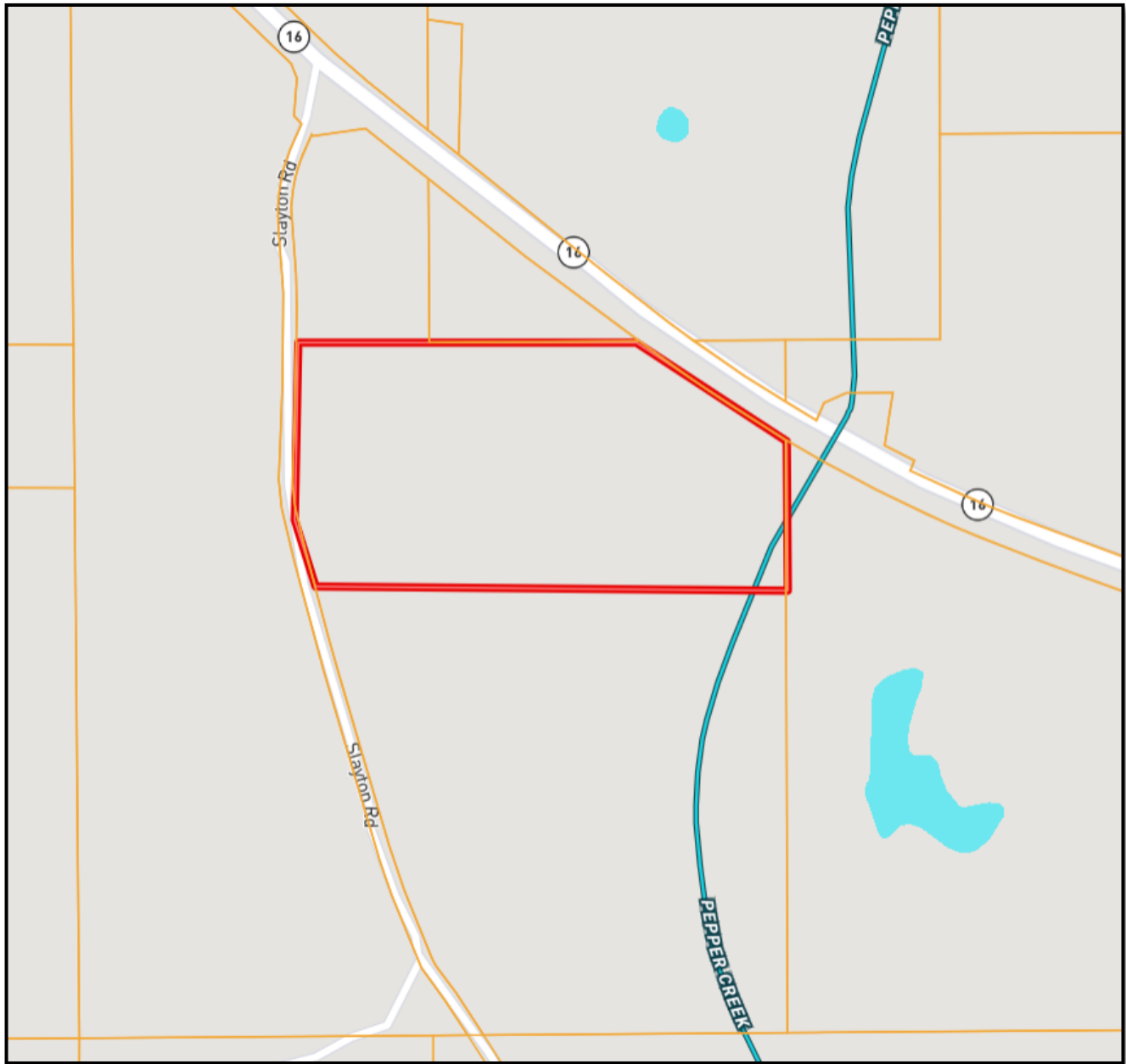


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# OWNERSHIP MAP



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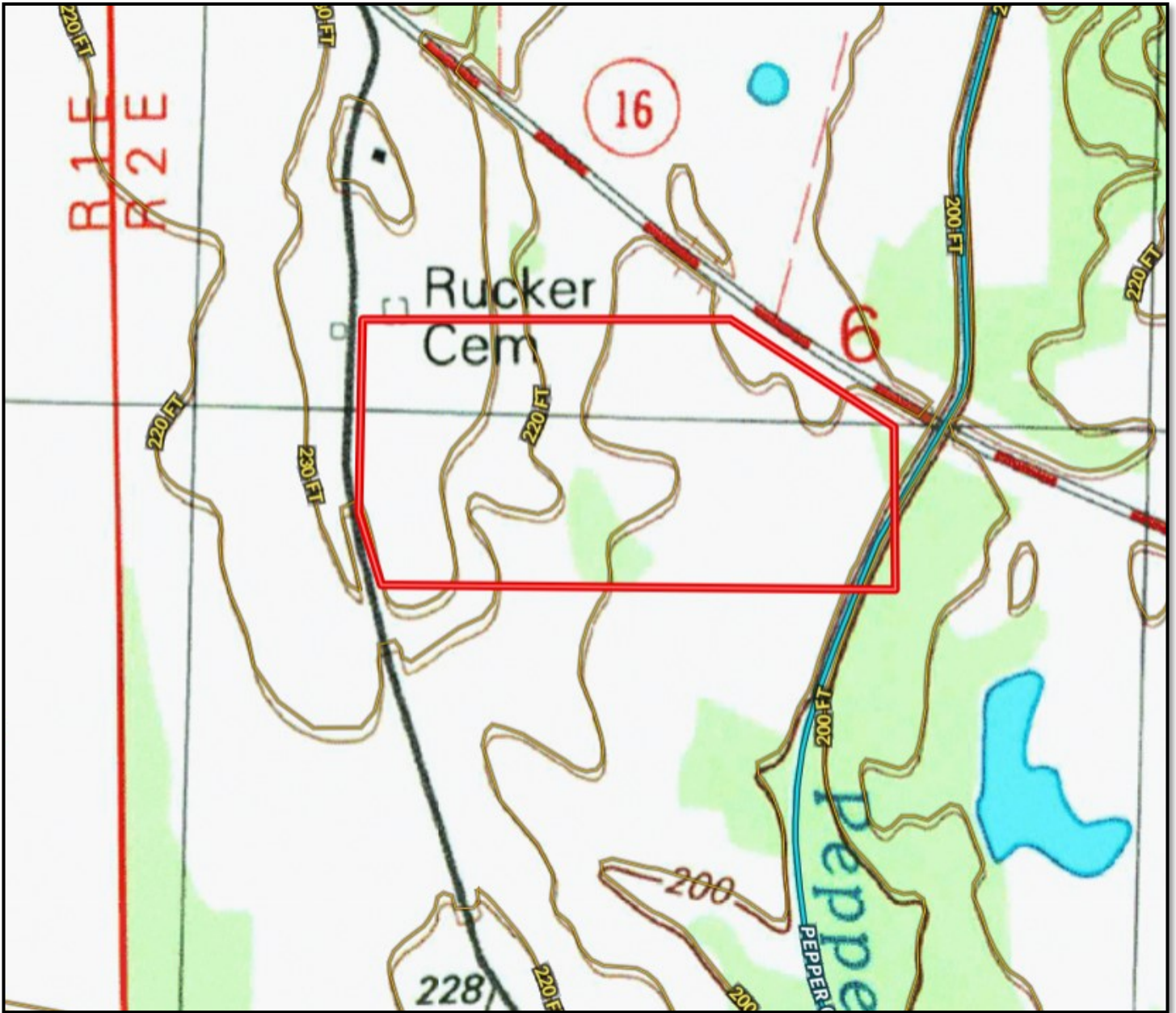
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# TOPO MAP



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# FLOOD MAP



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# SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	13.7	38.23	2w
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	8.0	22.38	3e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	12.3	34.2	4e
Ca	Calhoun silt loam	1.9	5.19	3w
TOTALS		35.9	100%	2.96



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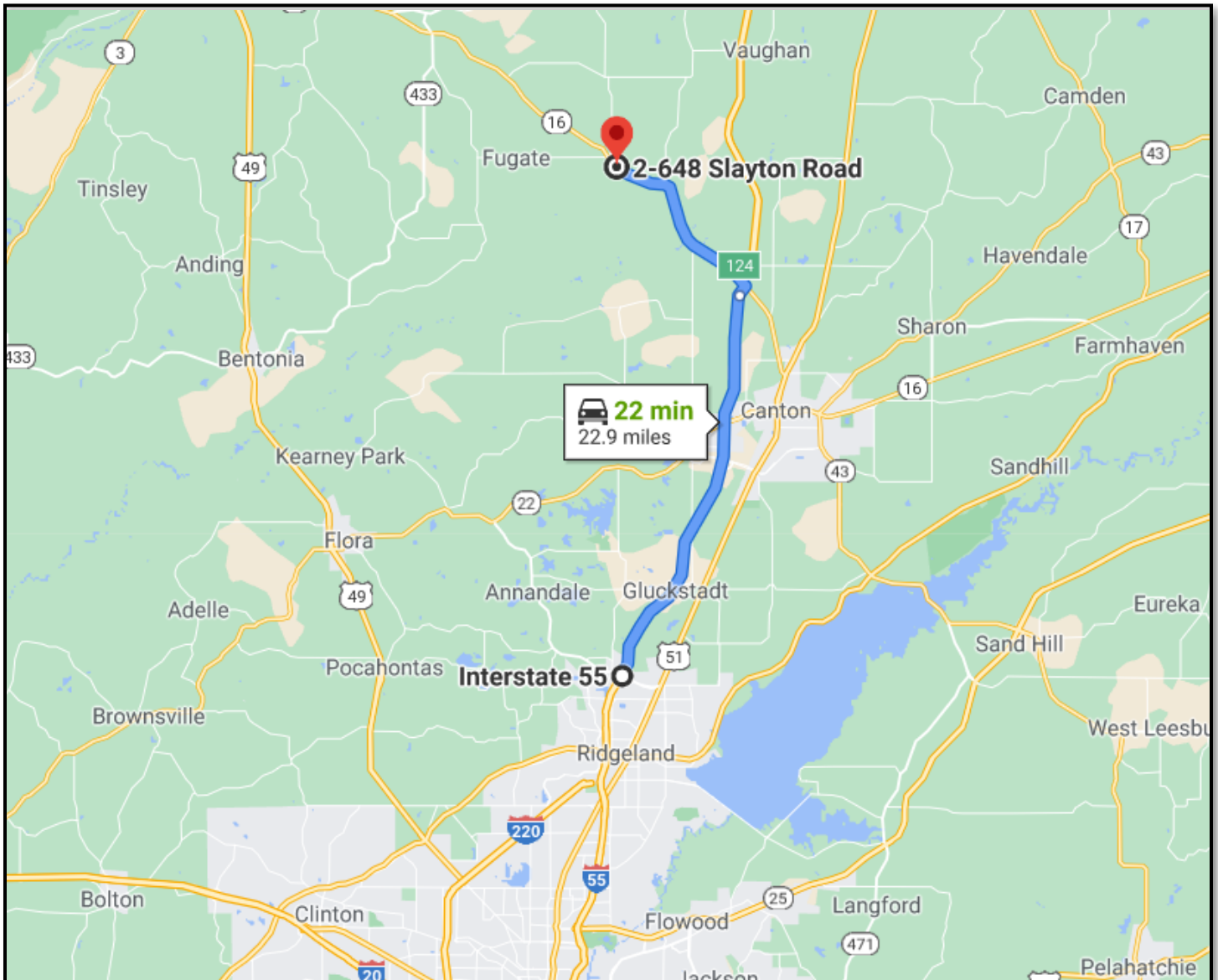
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# DIRECTIONAL MAP



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