



GORGEIOUS 6.63 +/- ACRE TRACT RURAL YAZOO COUNTY

\$51,714

Irwin Road, Bentonia, MS

Are you looking to build a home? Rural Yazoo County in the Bentonia area is beautiful countryside. This 6.63+/- tract in Yazoo County, MS, is a great choice! Located in Bentonia, only 20 minutes from Yazoo City and 35 minutes from Madison, this property has paved road access with utilities available on Irwin Rd. The level terrain provides multiple home sites and offers optional views from your future front door. You can develop your own homesite or create your own farm life. Opportunities like this do not come along every day! Feel free to ride out and take a look any time. Call Clay for additional information.

Directions from Jackson, MS: Travel 49 North for 25 miles to Big Mound Rd. Turn left and drive 1.2 miles, then turn left on Irwin Rd. The property will be in 2 miles on the right.



Call me today!

CLAY SIMMONS, REALTOR®
Clay@TomSmithHomes.com
601.898.2772 **office** | 601.672.6864 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!

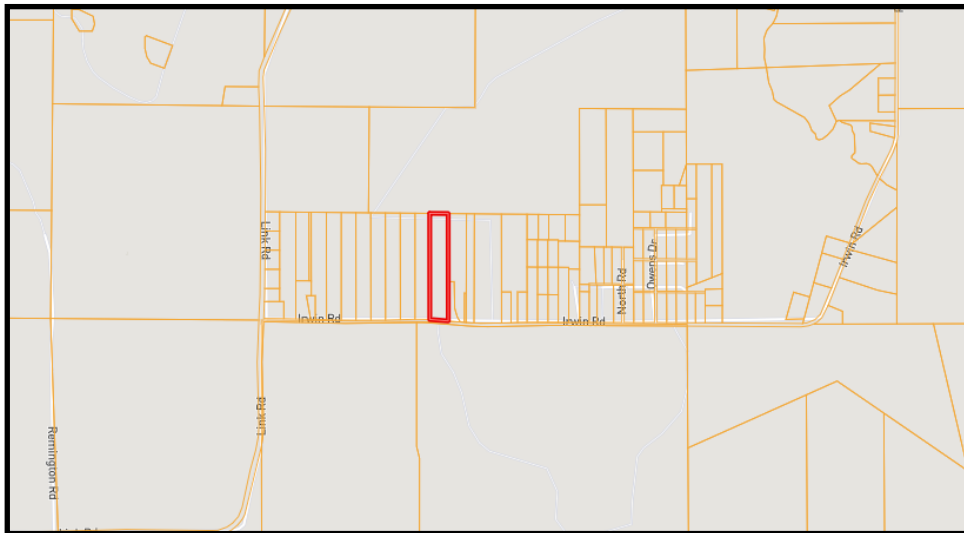
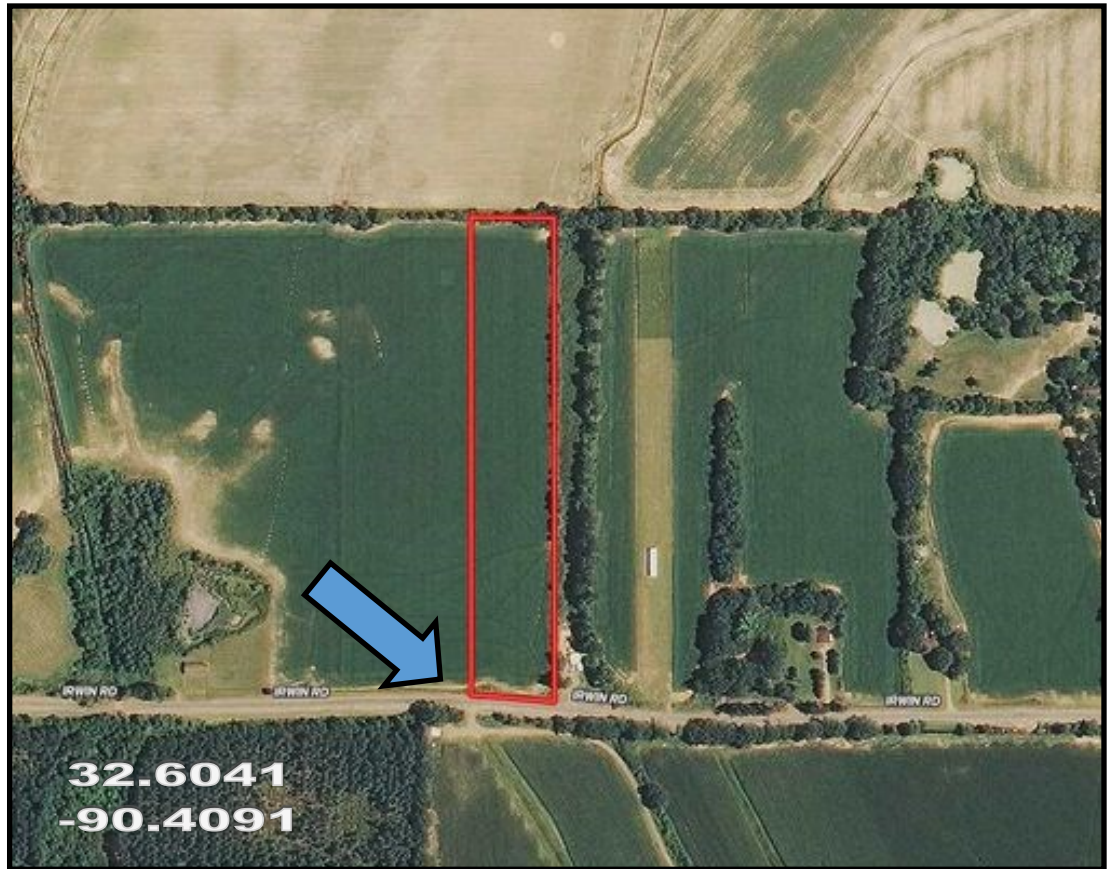
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AERIAL MAP



OWNERSHIP MAP

INTERACTIVE MAP

[CLICK HERE](#)



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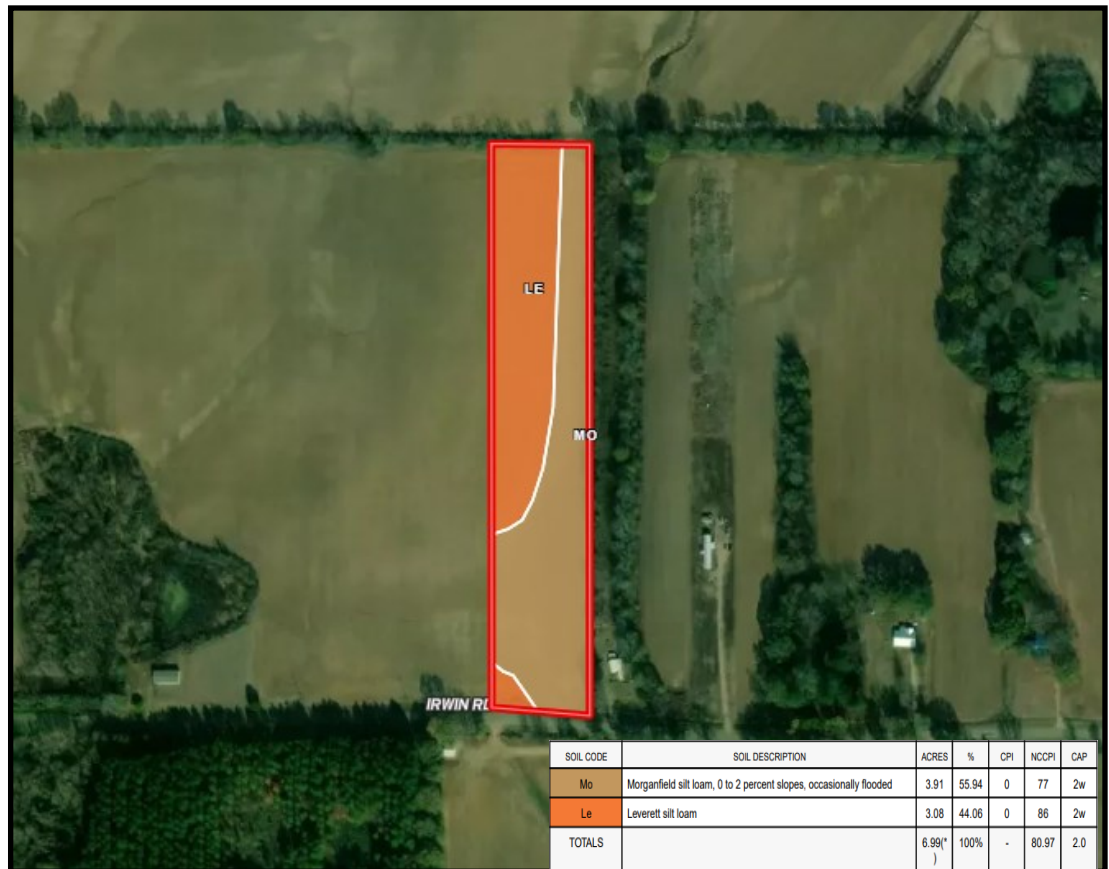
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SOIL MAP



TOPO MAP



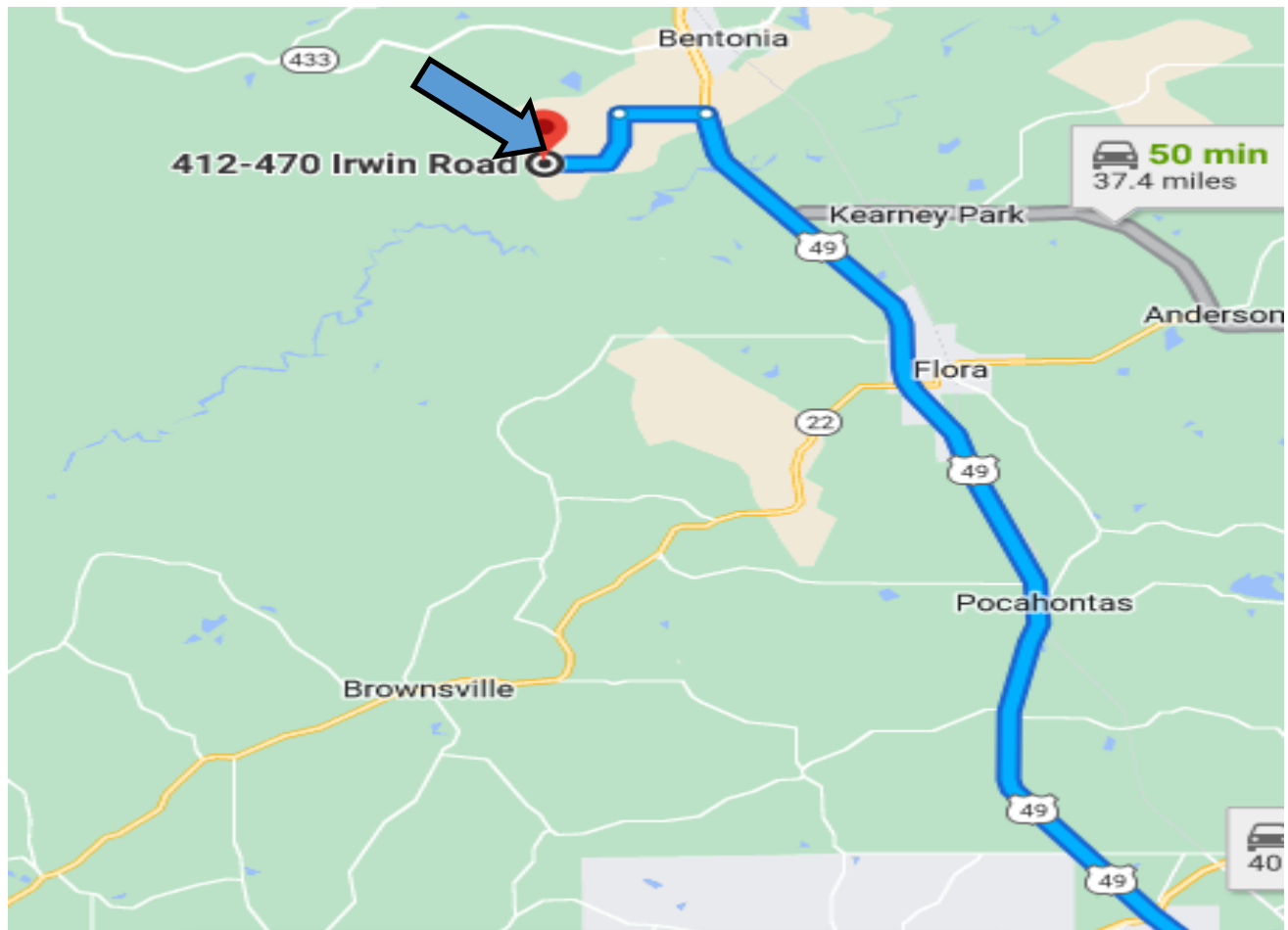
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DIRECTIONAL MAP

Irwin Road, Benton, MS 39040

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