

- FOR SALE -
13+/- Acres in Yazoo County, MS

\$70,000

Directions: Out of Benton, MS, take Hwy 433 northeasterly for approximately 3 miles. Turn left on Chew Forks Road and travel approximately 1/10 of a mile and the property will be on your right. Additional acreage is available on both sides of the road for approximately a half mile.



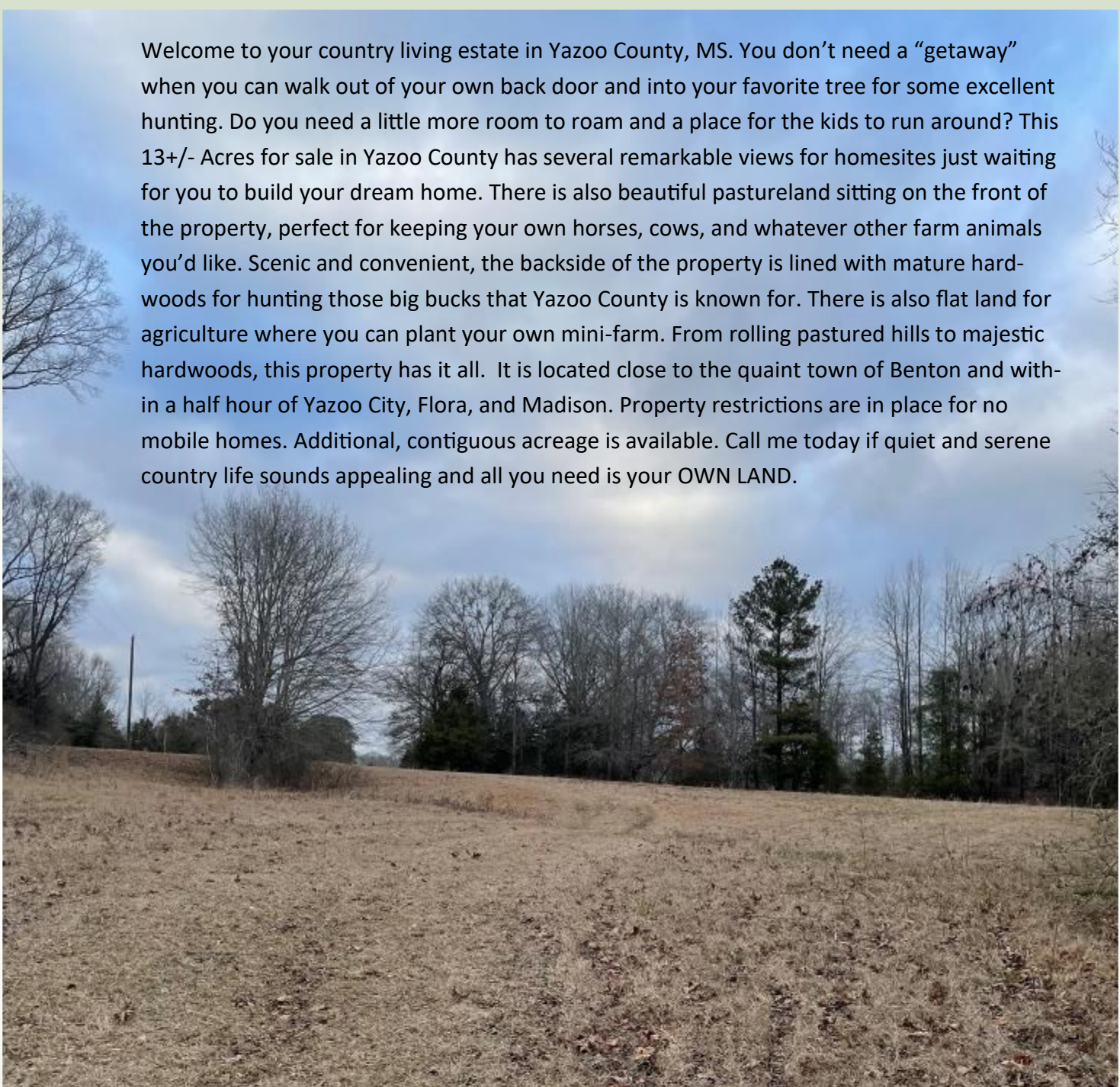
#SellingSippi
Call me today!

Steve Martens, Land Realtor®
Steve@TomSmithLand.com
(601) 573 - 2962 cell | (601) 898 - 2772 office
112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

Welcome to your country living estate in Yazoo County, MS. You don't need a "getaway" when you can walk out of your own back door and into your favorite tree for some excellent hunting. Do you need a little more room to roam and a place for the kids to run around? This 13+/- Acres for sale in Yazoo County has several remarkable views for homesites just waiting for you to build your dream home. There is also beautiful pastureland sitting on the front of the property, perfect for keeping your own horses, cows, and whatever other farm animals you'd like. Scenic and convenient, the backside of the property is lined with mature hardwoods for hunting those big bucks that Yazoo County is known for. There is also flat land for agriculture where you can plant your own mini-farm. From rolling pastured hills to majestic hardwoods, this property has it all. It is located close to the quaint town of Benton and within a half hour of Yazoo City, Flora, and Madison. Property restrictions are in place for no mobile homes. Additional, contiguous acreage is available. Call me today if quiet and serene country life sounds appealing and all you need is your OWN LAND.



#SellingSippi

Call me today!



Steve Martens, Land Realtor®
Steve@TomSmithLand.com
(601) 573 - 2962 cell | (601) 898 - 2772 office
112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com



13+/- Acres in Yazoo County, MS



#SellingSippi

Call me today!

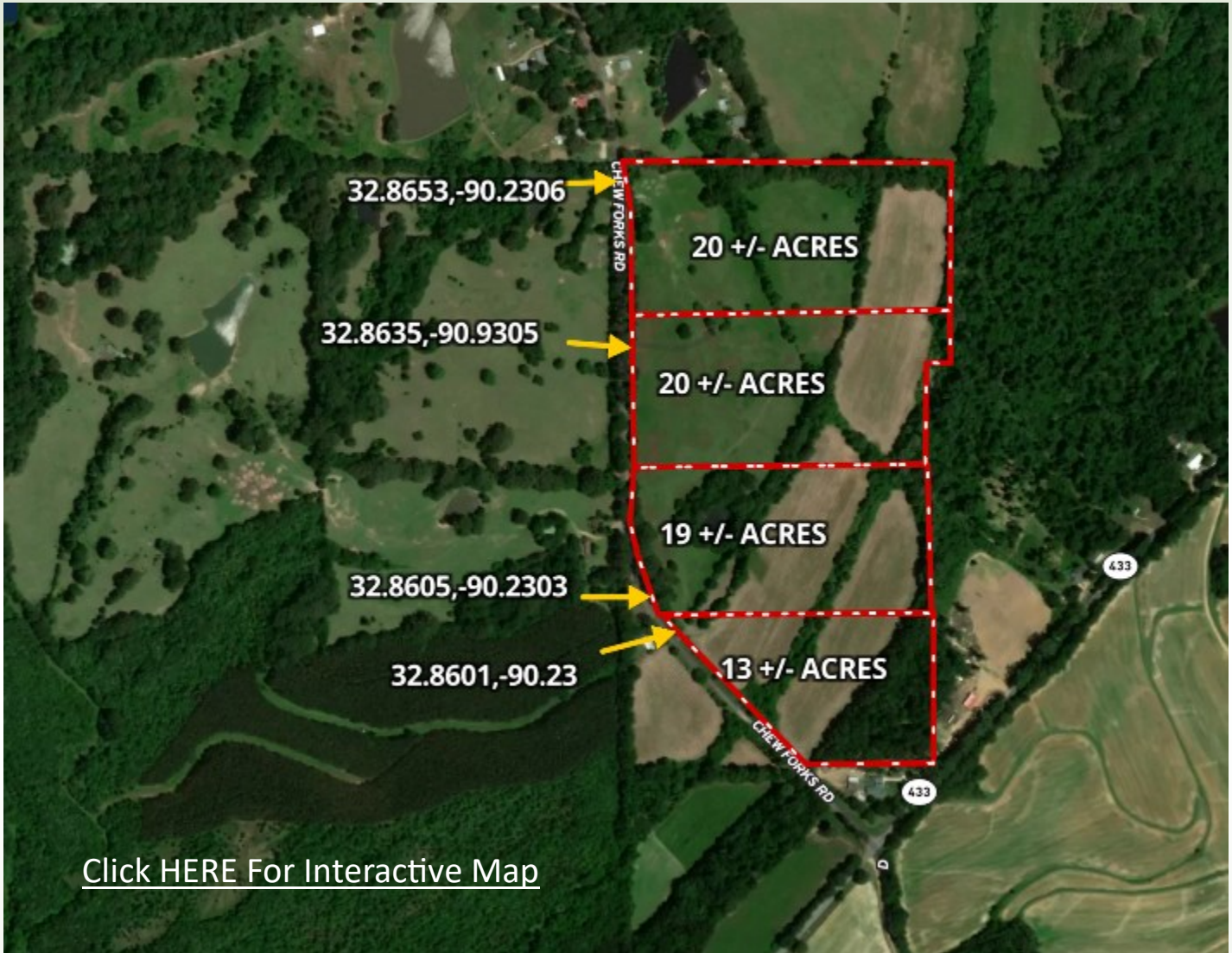


Steve Martens, Land Realtor®
Steve@TomSmithLand.com
(601) 573 - 2962 cell | (601) 898 - 2772 office
112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

Aerial Map



[Click HERE For Interactive Map](#)



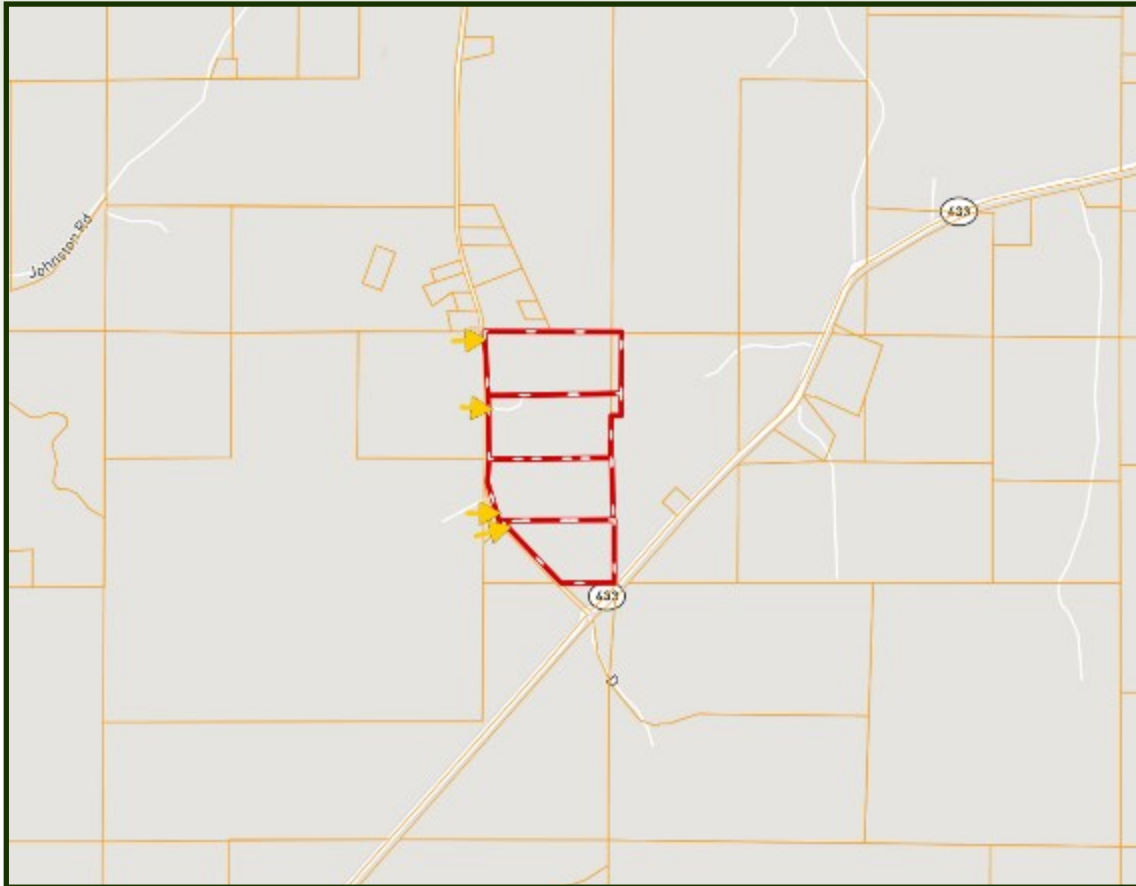
#SellingSippi
Call me today!

Steve Martens, Land Realtor®
Steve@TomSmithLand.com
(601) 573 - 2962 cell | (601) 898 - 2772 office
112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

Ownership Map



13+/- Acres shown in the Southern tip.

Additional continuous acreage shown to the North.



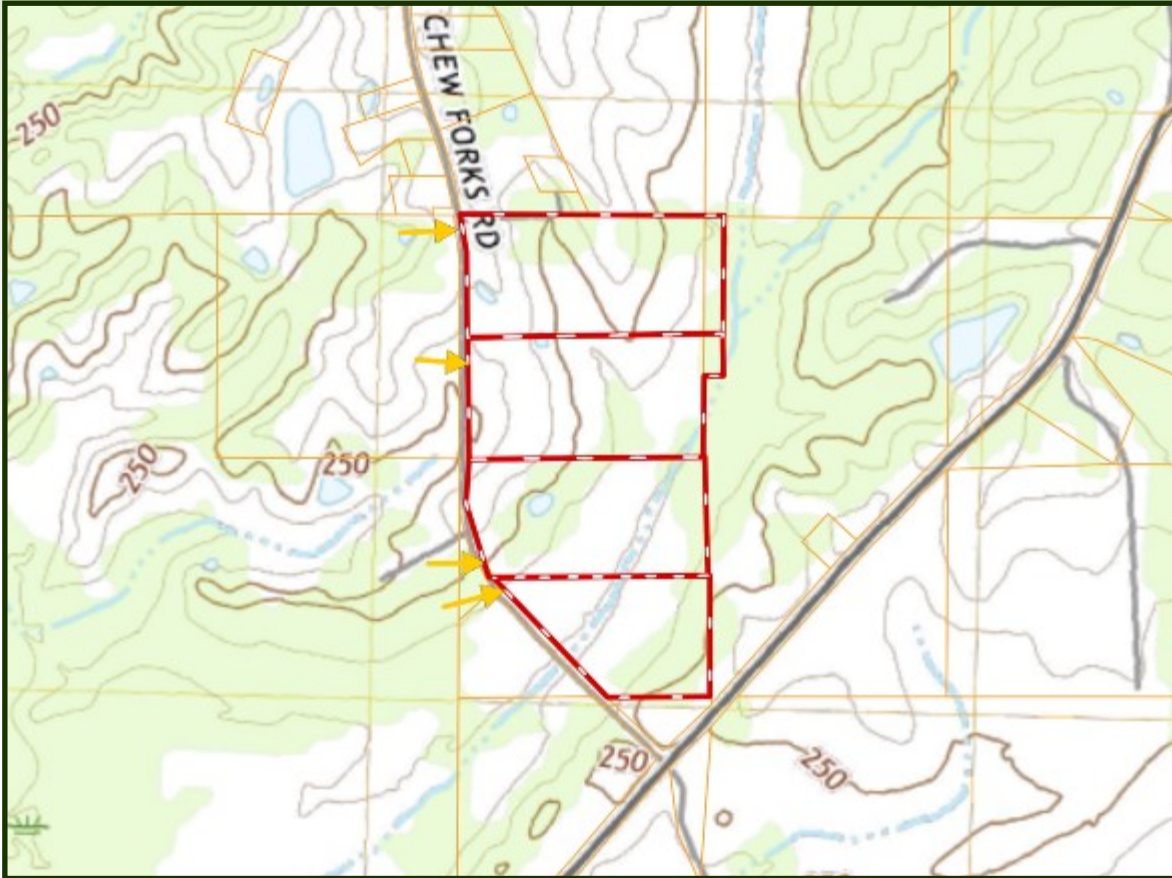
#SellingSippi
Call me today!

Steve Martens, Land Realtor®
Steve@TomSmithLand.com
(601) 573 - 2962 cell | (601) 898 - 2772 office
112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

Topo Map



13+/- Acres shown in the Southern tip.
Additional continuous acreage shown to the North.



#SellingSippi
Call me today!

Steve Martens, Land Realtor®
Steve@TomSmithLand.com
(601) 573 - 2962 cell | (601) 898 - 2772 office
112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

Soil Map



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	6.35	48.7%	-	77	2w
LOc2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	3.44	26.38%	-	47	4e
CR	Calloway silt loam, 2 to 5 percent slopes	2	15.34%	-	50	3e
MNE	Memphis-Natchez association, 12 to 50 percent slopes	1.24	9.51%	-	19	7c
Totals		13.04 ac		0 CPI Average	59.37 NCCPI Average	3.16 Cap. Average

#SellingSippi

Call me today!

Steve Martens, Land Realtor®

Steve@TomSmithLand.com

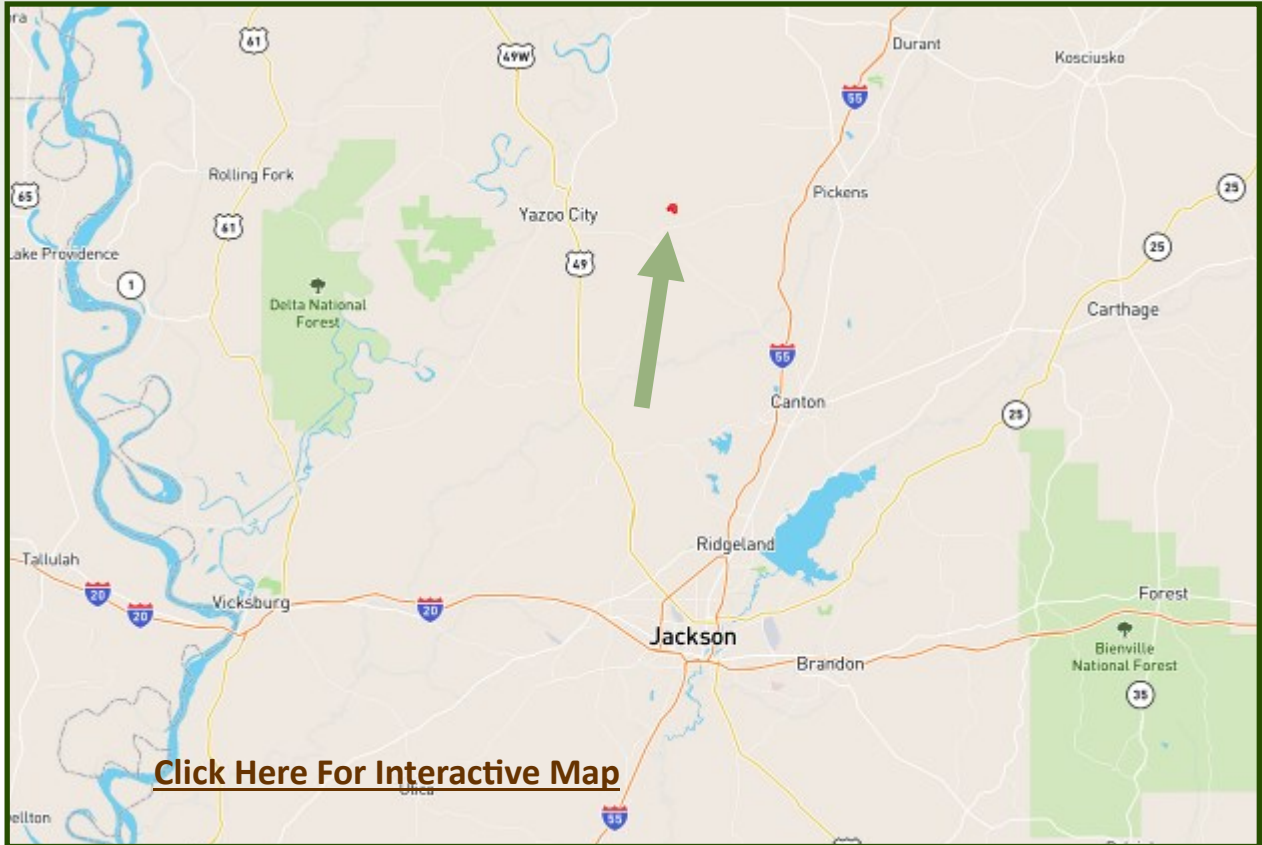
(601) 573 - 2962 cell | (601) 898 - 2772 office

112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

Directional Map



Directions: Out of Benton, MS, take Hwy 433 northeasterly for approximately 3 miles. Turn left on Chew Forks Road and travel approximately 1/10 of a mile and the property will be on your right. Additional acreage is available on both sides of the road for approximately a half mile.



#SellingSippi
Call me today!

Steve Martens, Land Realtor®
Steve@TomSmithLand.com
(601) 573 - 2962 cell | (601) 898 - 2772 office
112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

