

# - FOR SALE - 20+/- Acres in Yazoo County, MS

## \$5,000/acre



**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 left. 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 20+/- 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. 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.



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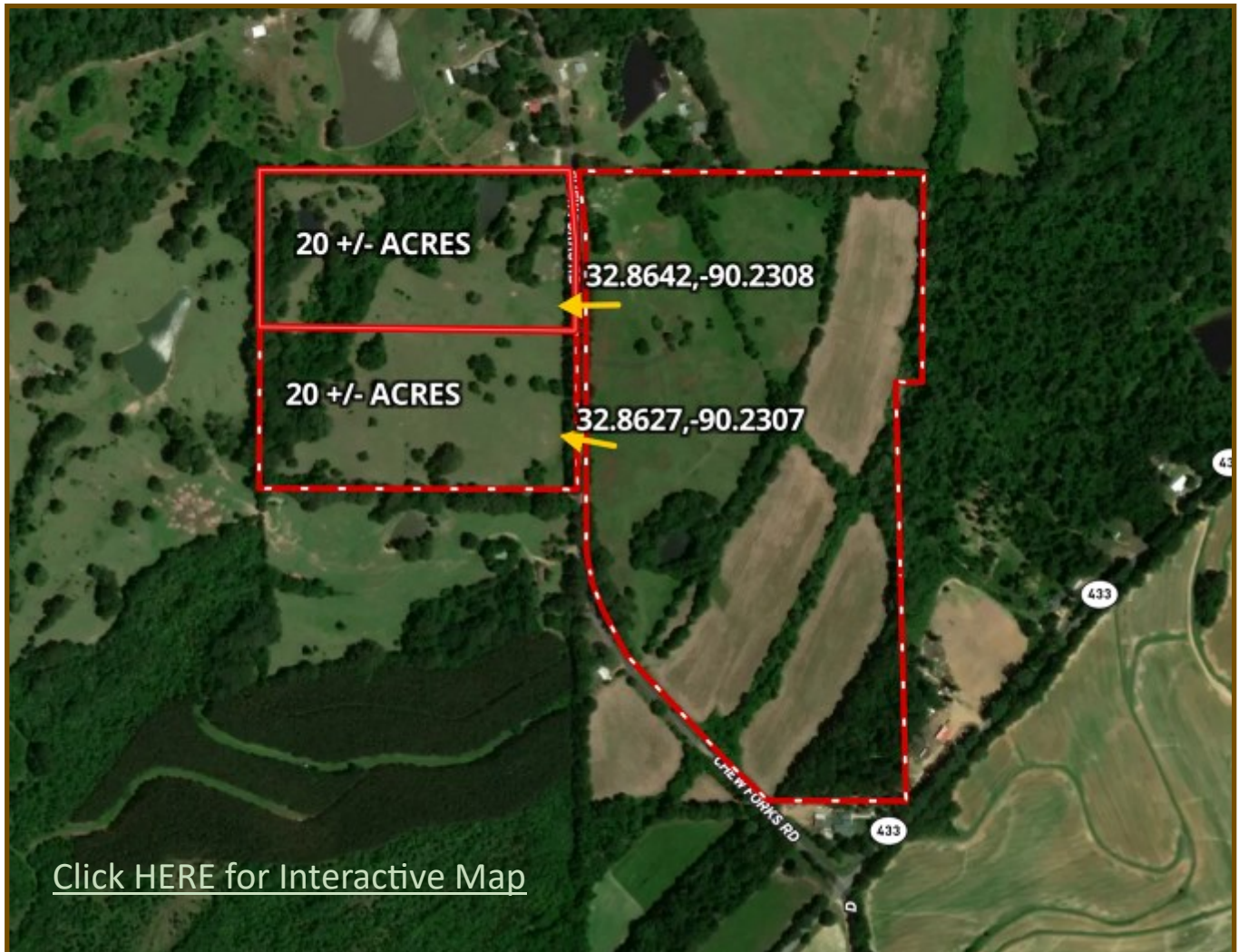
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# AERIAL MAP



[Click HERE for Interactive Map](#)



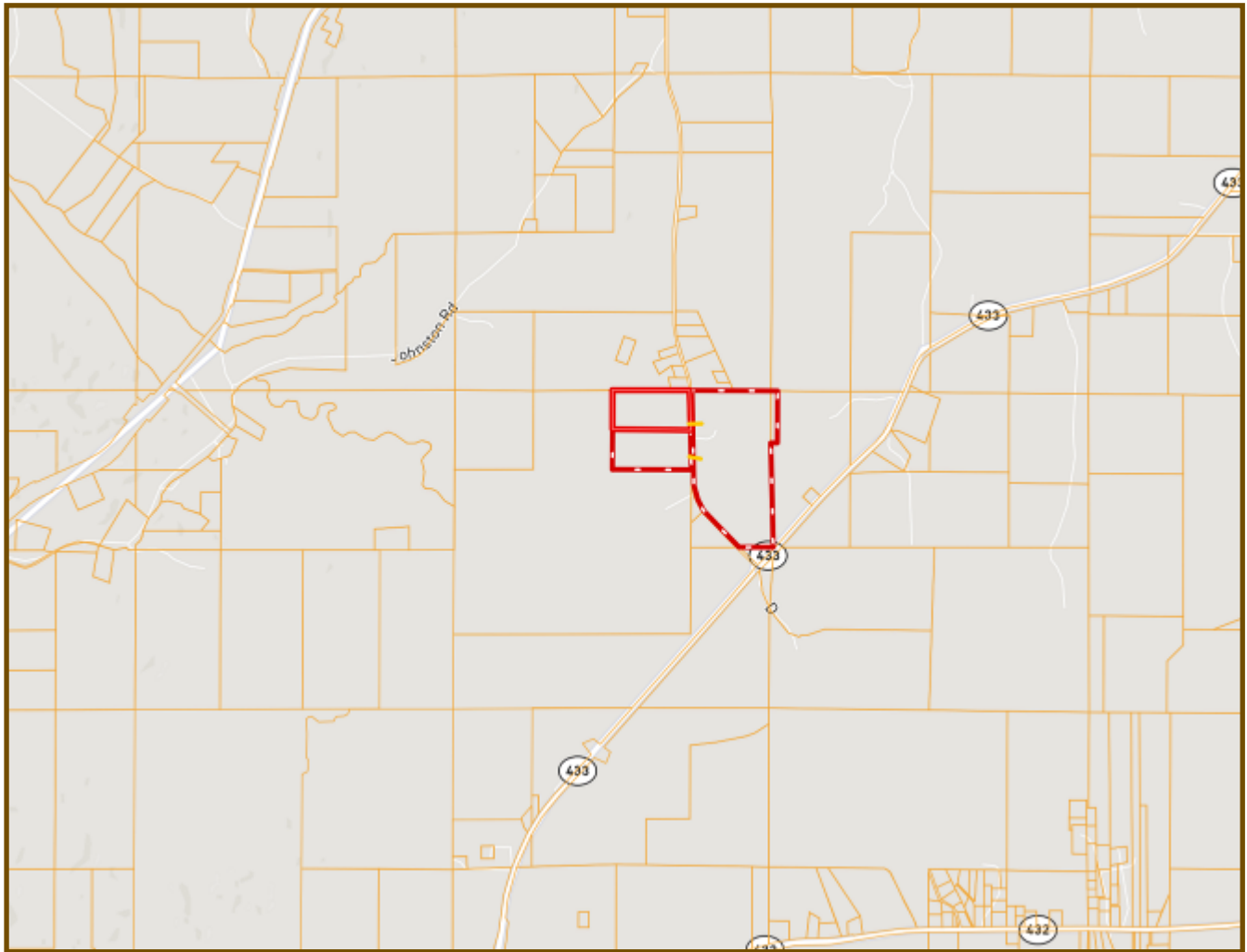
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# OWNERSHIP MAP



20+/- acres are shown to the top left, but additional acreage is available.



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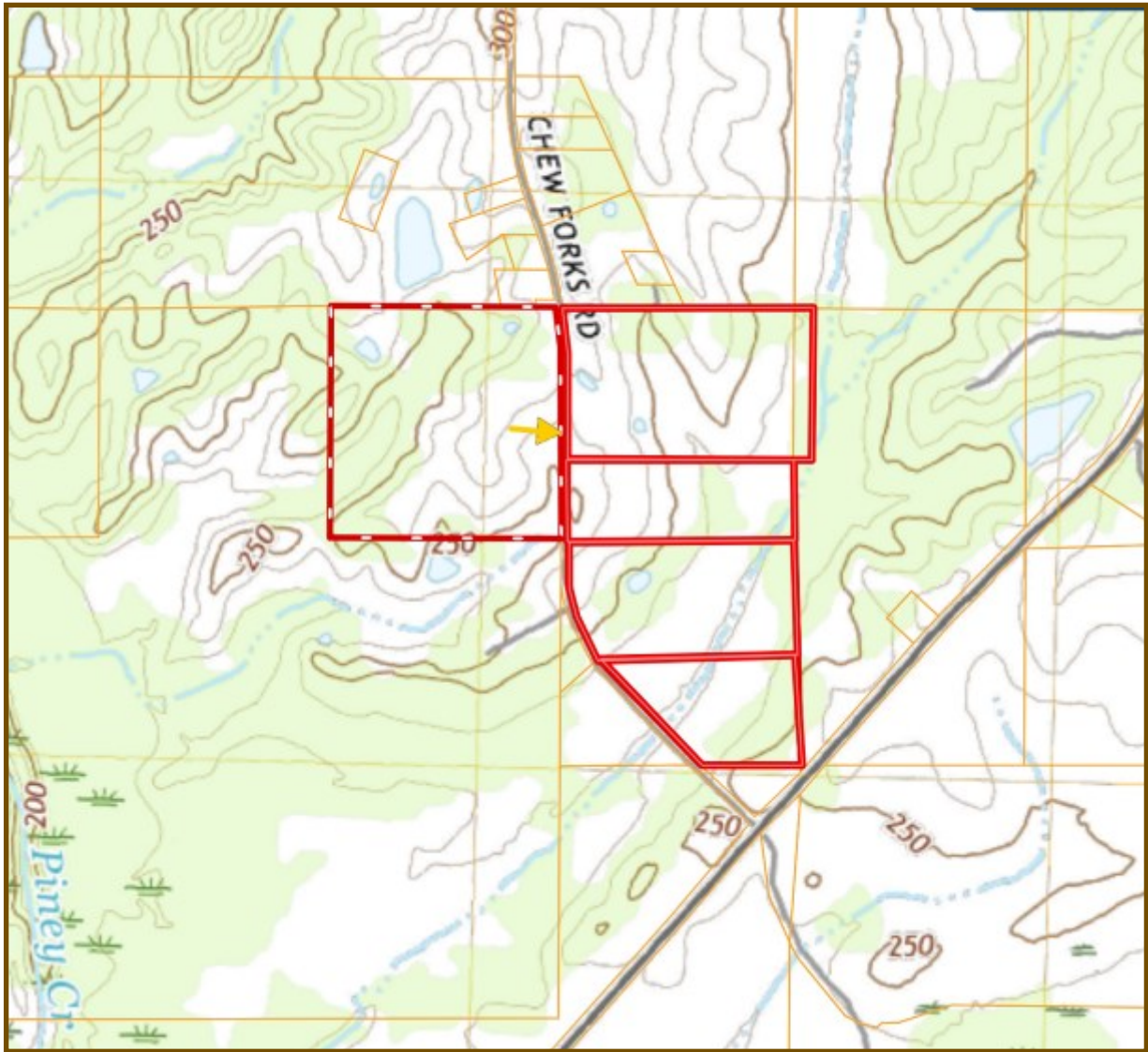
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# TOPOGRAPHICAL MAP



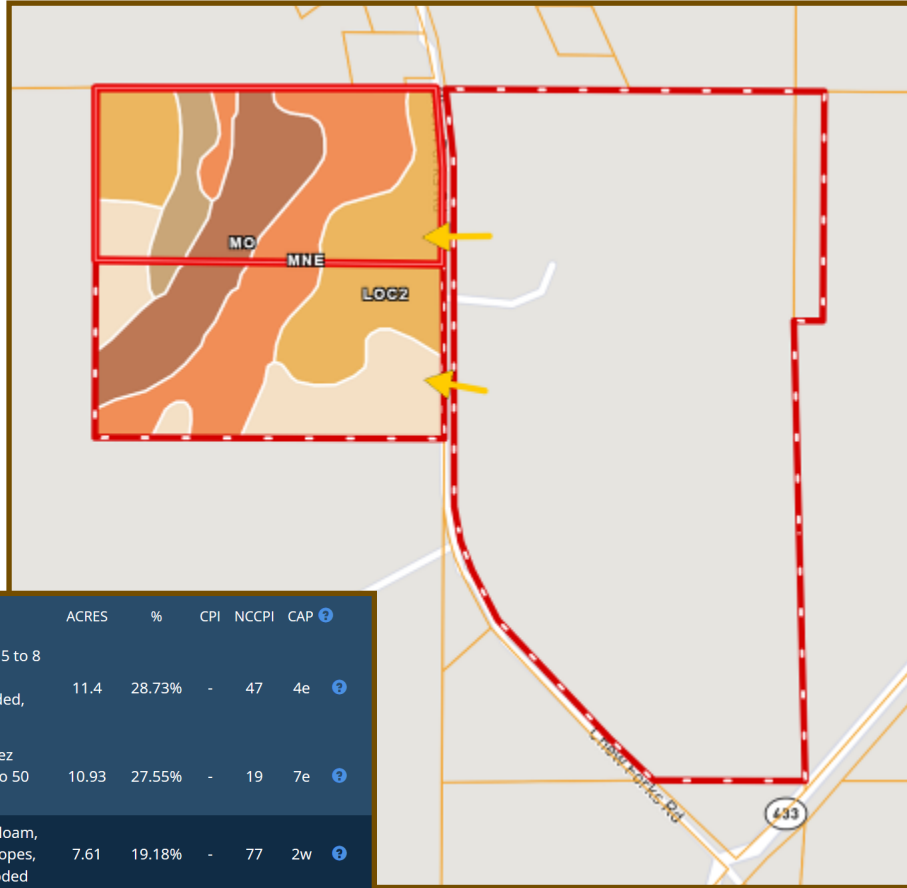
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# SOIL MAP



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	11.4	28.73%	-	47	4e
MNE	Memphis-Natchez association, 12 to 50 percent slopes	10.93	27.55%	-	19	7e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	7.61	19.18%	-	77	2w
LoD2	Loring silt loam, 8 to 12 percent slopes, moderately eroded, east	7.43	18.72%	-	44	6e
GuE	Gullied land-Memphis complex, 5 to 30 percent slopes	2.32	5.85%	-	2	7e
Totals		39.68 ac	0 CPI Average	41.86 NCCPI Average	4.99 Cap. Average	



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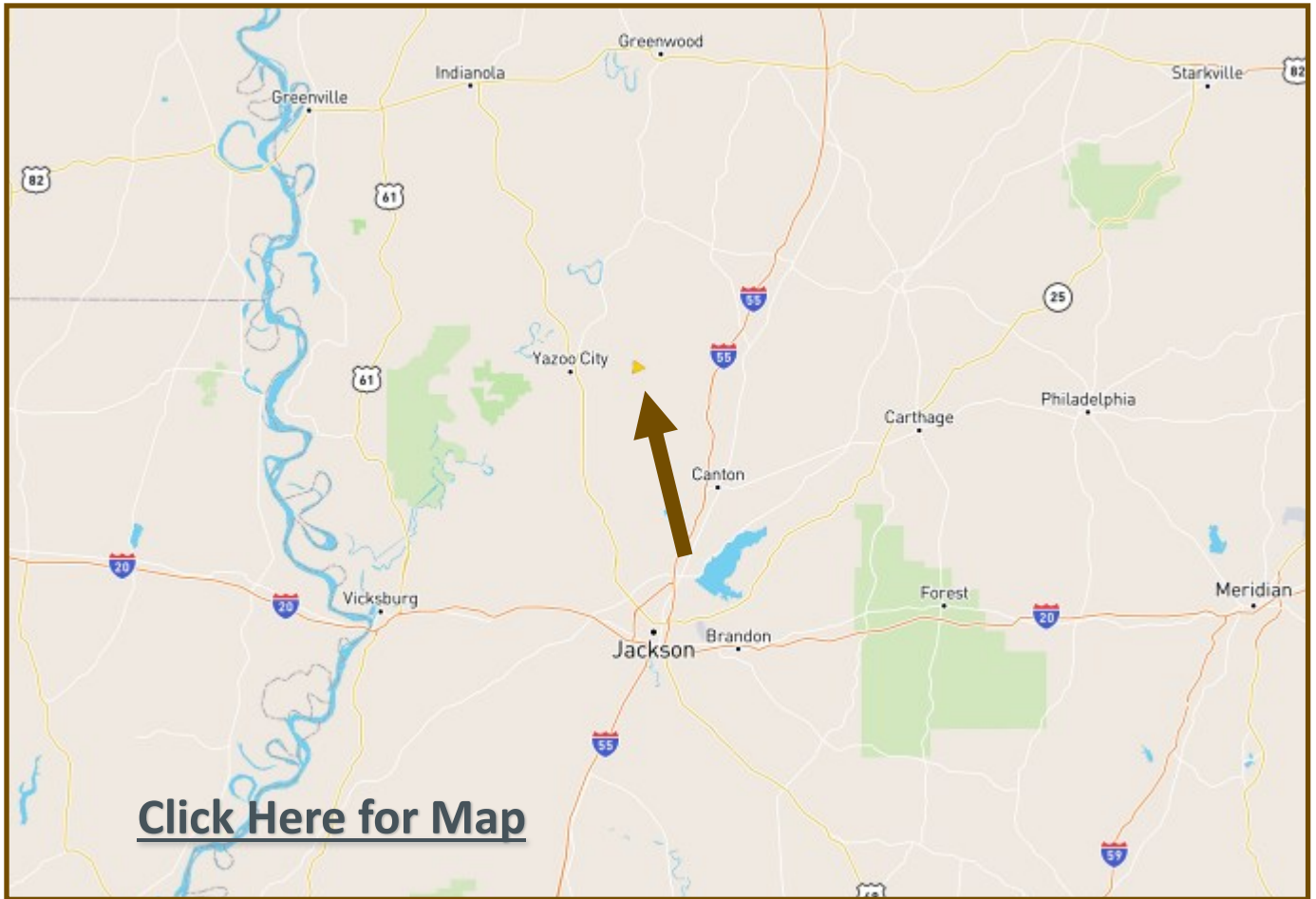
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# DIRECTIONAL MAP



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