

1.1± Acre Homesite in Yalobusha County, MS



\$23,000

Have you been looking for a place to build a home within minutes of a lake? Welcome to your new 1.1± acre homesite in Yalobusha County, MS! This tract is in an ideal location near Enid, Grenada, and Sardis Lakes. Being just under 15 minutes west of Water Valley, MS, and 30 minutes south of Oxford, MS, the property features an older storage building, an already set power pole, and paved road frontage. With a bit of sweat equity, this could be your new country homesite. Electricity is provided through Tallahatchie EPA, and water through Billy Creek Rural ASSN. Call Kadero Edley to schedule your private viewing!



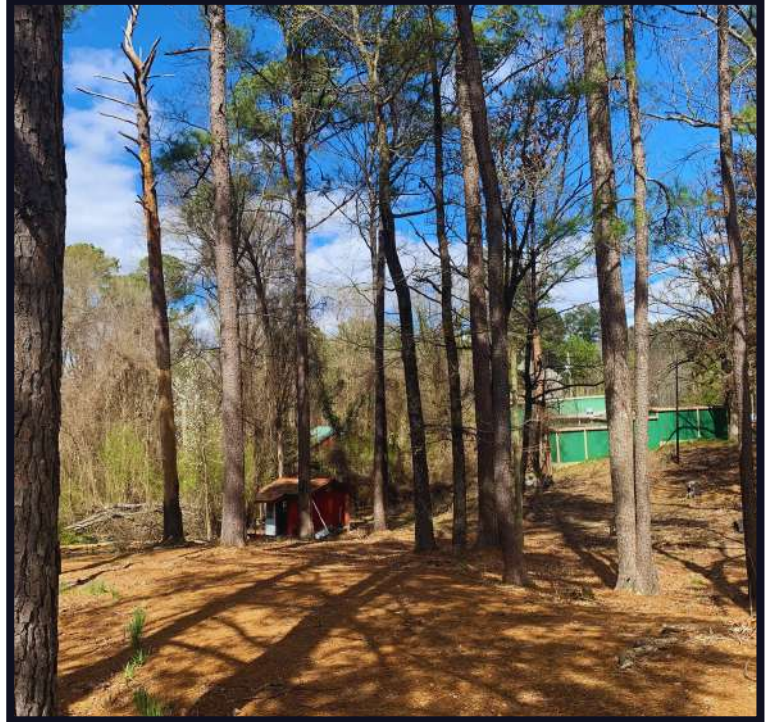
Call me today!

KADERO EDLEY, REALTOR®
Kadero@TomSmithLand.com
601.898.2772 **office** | 601.488.7000 **cell**



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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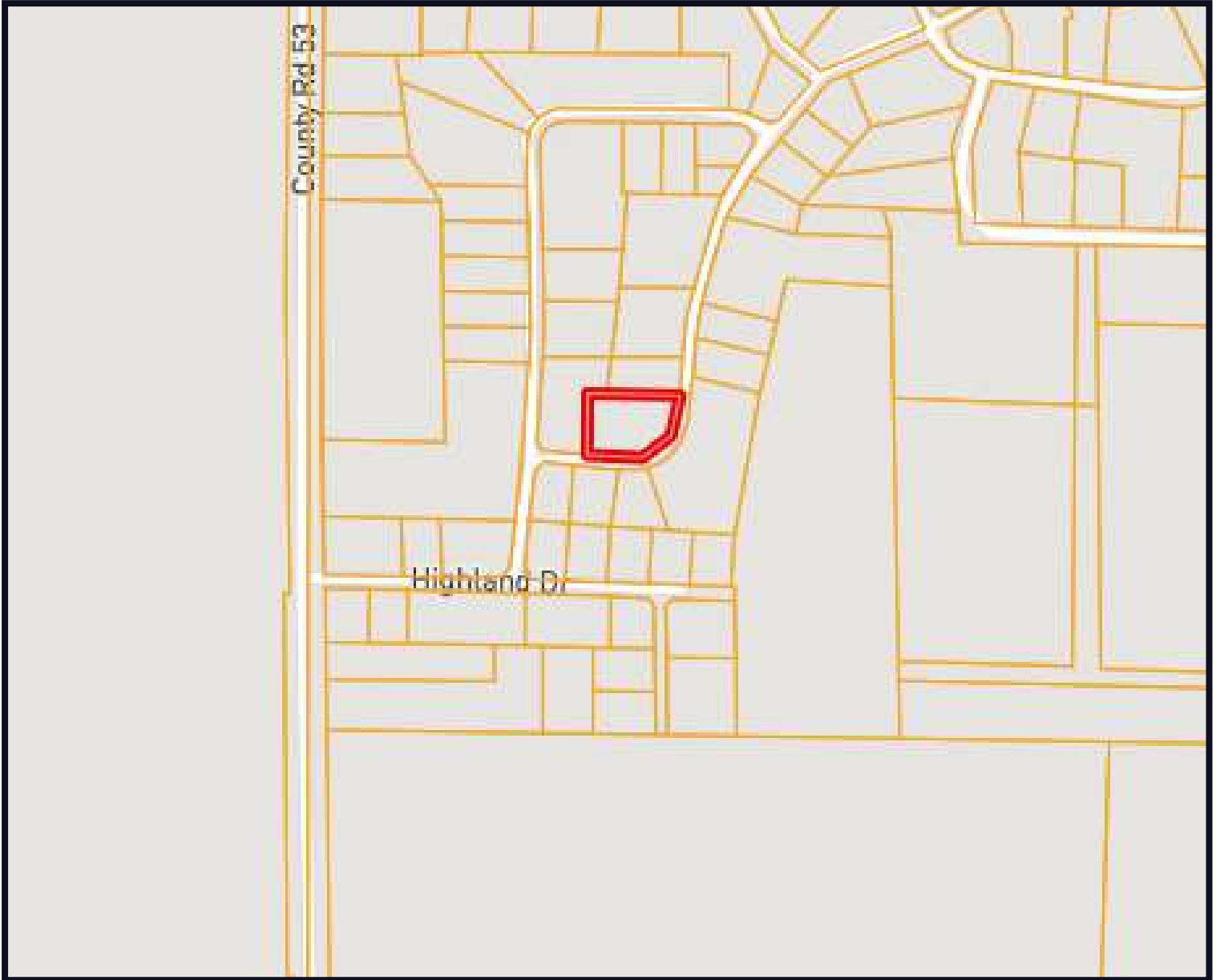
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Ownership Map



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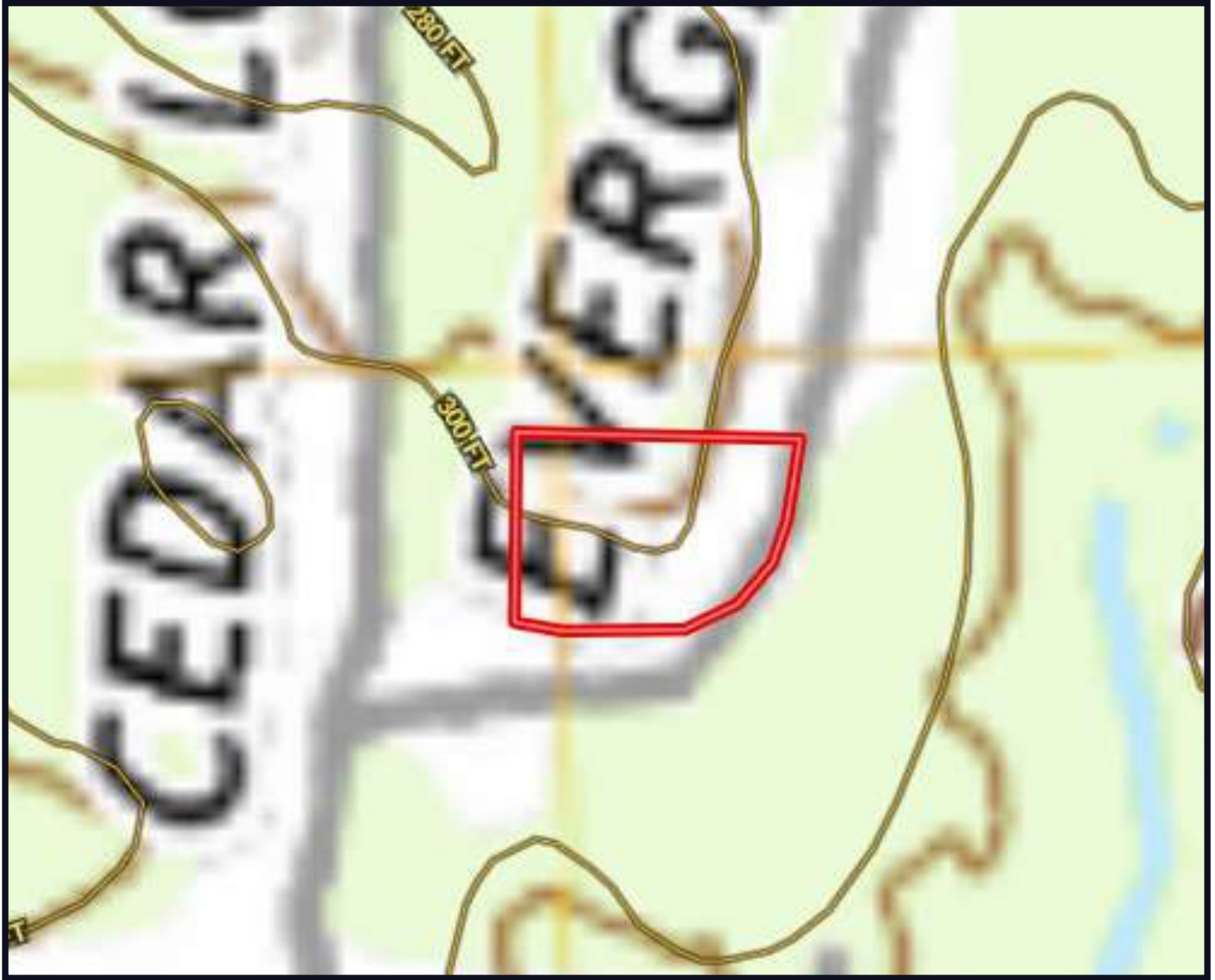
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Topographic Map



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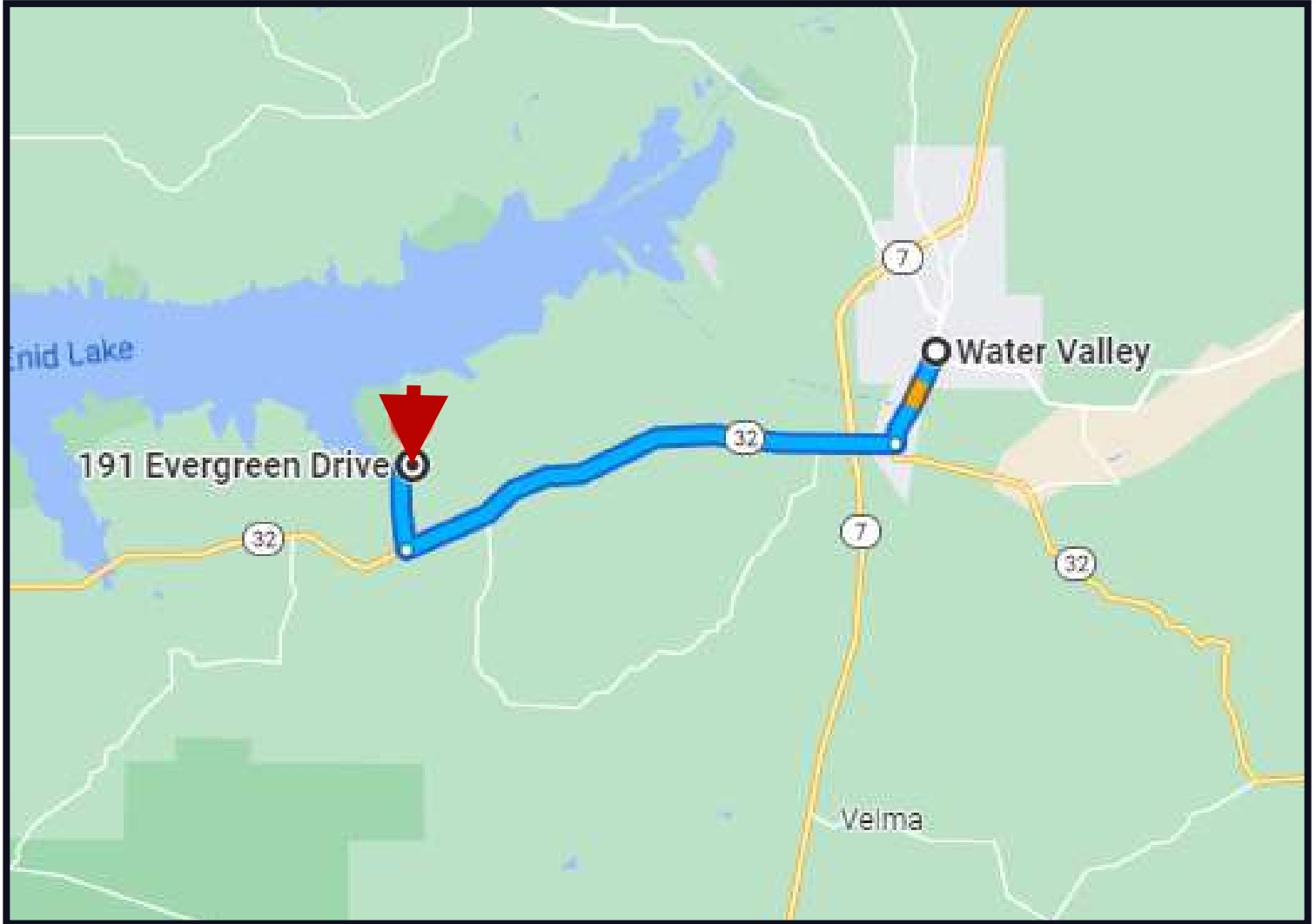


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Directional Map



Directions from N Main St. in Water Valley, MS: Travel southwest onto N Main St. toward Panola St. for 420 ft. Continue straight onto S Main St. for 1.3 miles. Turn right onto Hwy 32 W/Frostland Dr. for 6.9 miles. Turn right onto Water Valley Boat Landing Rd. for 1.1 miles. Turn right onto Highland Dr. for 0.1 miles. Turn left onto Cedar Loop for 308 ft. Turn right onto evergreen Dr. for 282 ft. and the property will be on your left.

[**Google Maps Link**](#)



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