

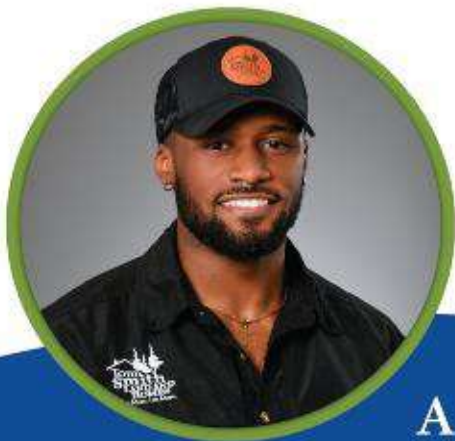


\$85,745

34.9± Acre Hunting Tract in Yalobusha County, MS



Have you been searching for a hunting tract that also offers great potential? Welcome to your new 34.9± acre hunting tract in Yalobusha County, MS, situated just 17 miles north of Grenada, MS, and 30 miles south of Oxford. You will notice the beautiful rolling hills and a 1/4 acre food plot site as you ride along the established trail system. The property also features 26.4± acres of 23-year-old mature pine timber, with the remaining acreage being mature hardwoods. There are roughly 1650 ft. of paved road frontage on CR 227 in Coffeenville, MS, and power is available through Tallahatchie Valley EPA. You will be self-sufficient with water in the form of a well. Deer signs were noted during the initial inspection. The current owners have reserved the rights to the timber. Call Kadero Edley today to schedule your private viewing!



KADERO EDLEY

REALTOR®

Office: 601.898.2772

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A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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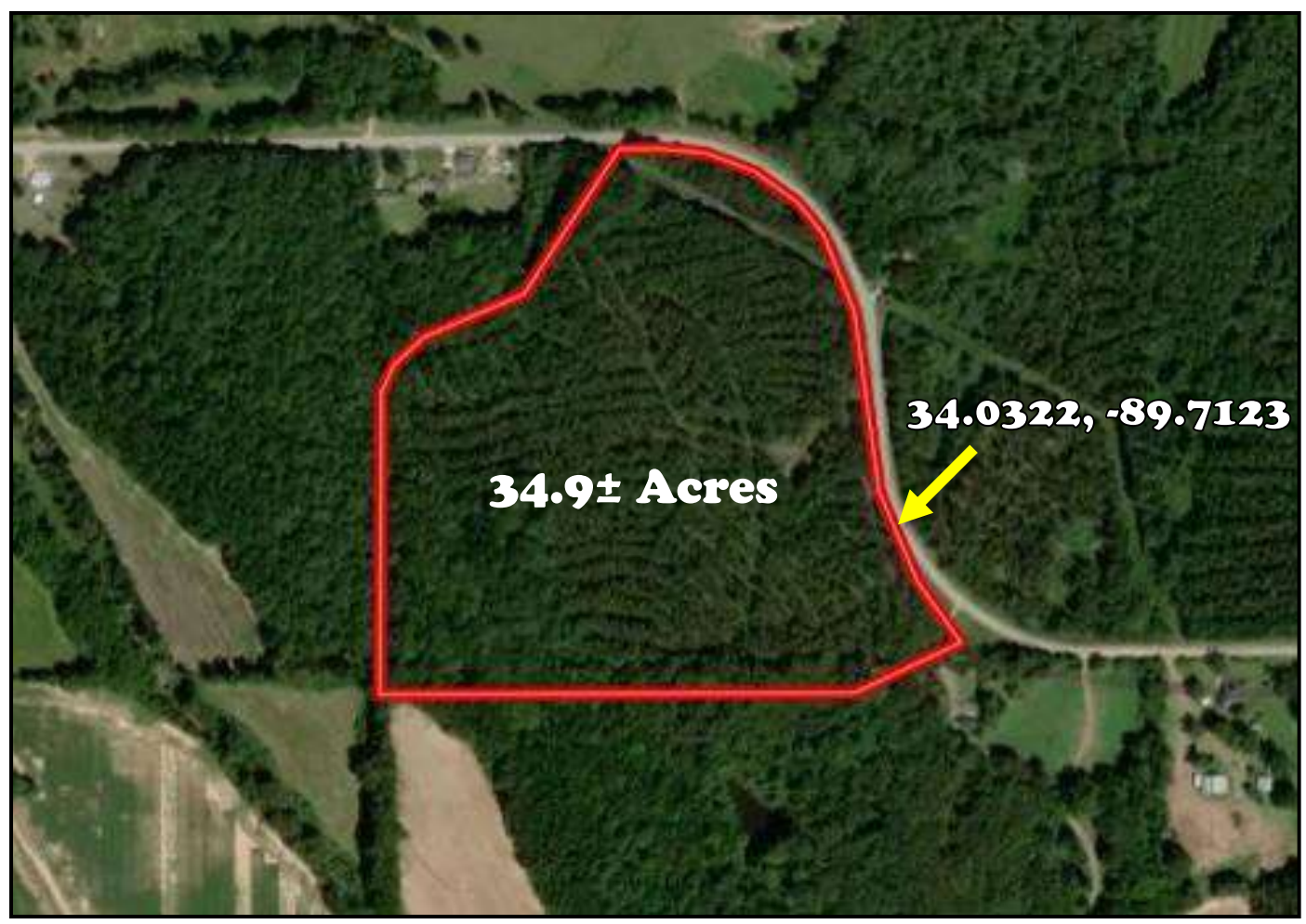
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Aerial Map



[Click Here for Interactive Map](#)

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Ownership Map



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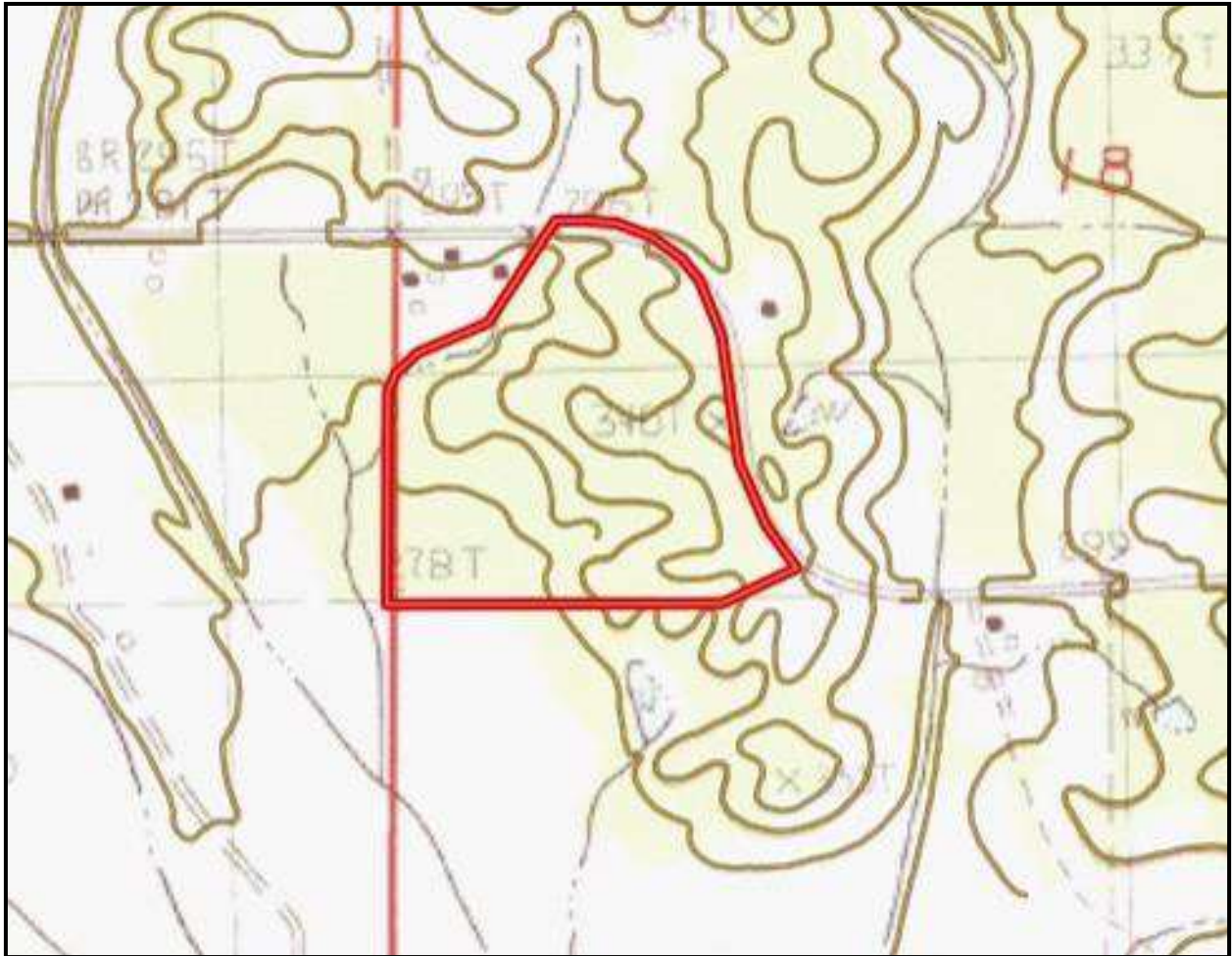
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Topographic Map



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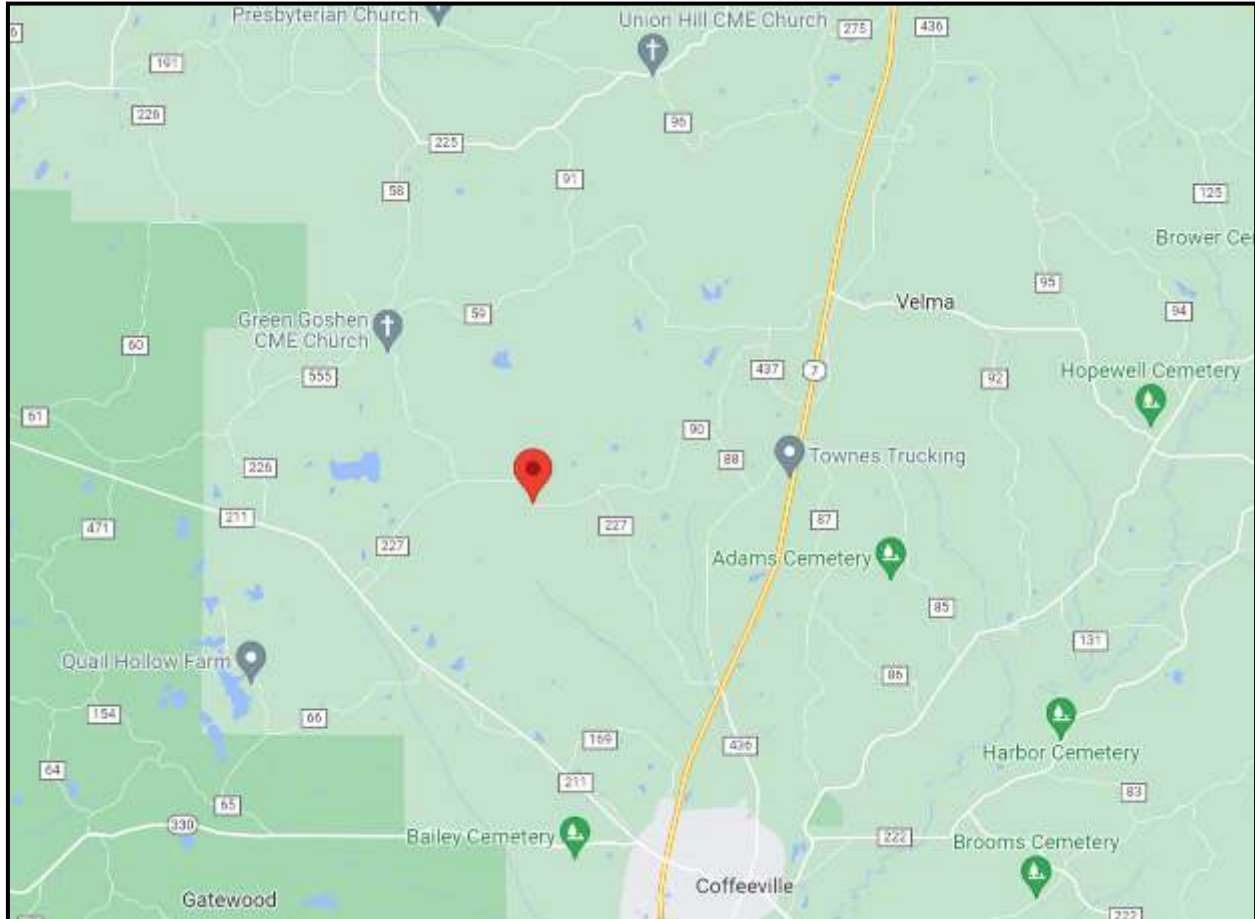




Directional Map

Directions from I-55 North in Grenada, MS: Take exit 211 to merge onto MS-7 North toward Coffeerville and travel 14.4 miles. Turn left onto CR 436 for 423 ft. Turn left onto CR 227 and travel 2.1 miles. The property will be on your left.

[Google Maps Link](#)



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