



# Yazoo County Hunting Paradise

197.83± Acres in Benton, MS



## \$698,735

This property is a hunter's paradise in the highly sought-after Yazoo County, MS, known for its trophy deer, turkey, and small game. Adjoining the Breakwater Hunting Club, which has managed trophy deer for decades, this land offers an unparalleled hunting experience. The 197.83± acre tract features seven strategically placed food plots to maximize harvest success. Of these acres, approximately 40± consist of ridges and bottoms covered in Kudzu, creating excellent bedding areas and ideal long-range hunting opportunities during winter. The remaining 157± acres are primarily hardwoods interspersed with mixed pine, all accessible via an excellent road system that covers most of the property. While no water or power is currently on-site, utilities are available where the property fronts Mollett Road, providing potential for future improvements, including creating an entrance. Enjoy complete seclusion on your very own 197.83± acre hunting paradise. Contact Tom today to schedule your private viewing of this exceptional recreational hunting tract.



**TOM SMITH**

ALC®, BROKER

Office: 601.898.2772

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Tom@TomSmithLand.com



Expect More. Get More.

## Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





# The Land & Homes Expert *You Can Trust!*

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shooting houses not included with sale



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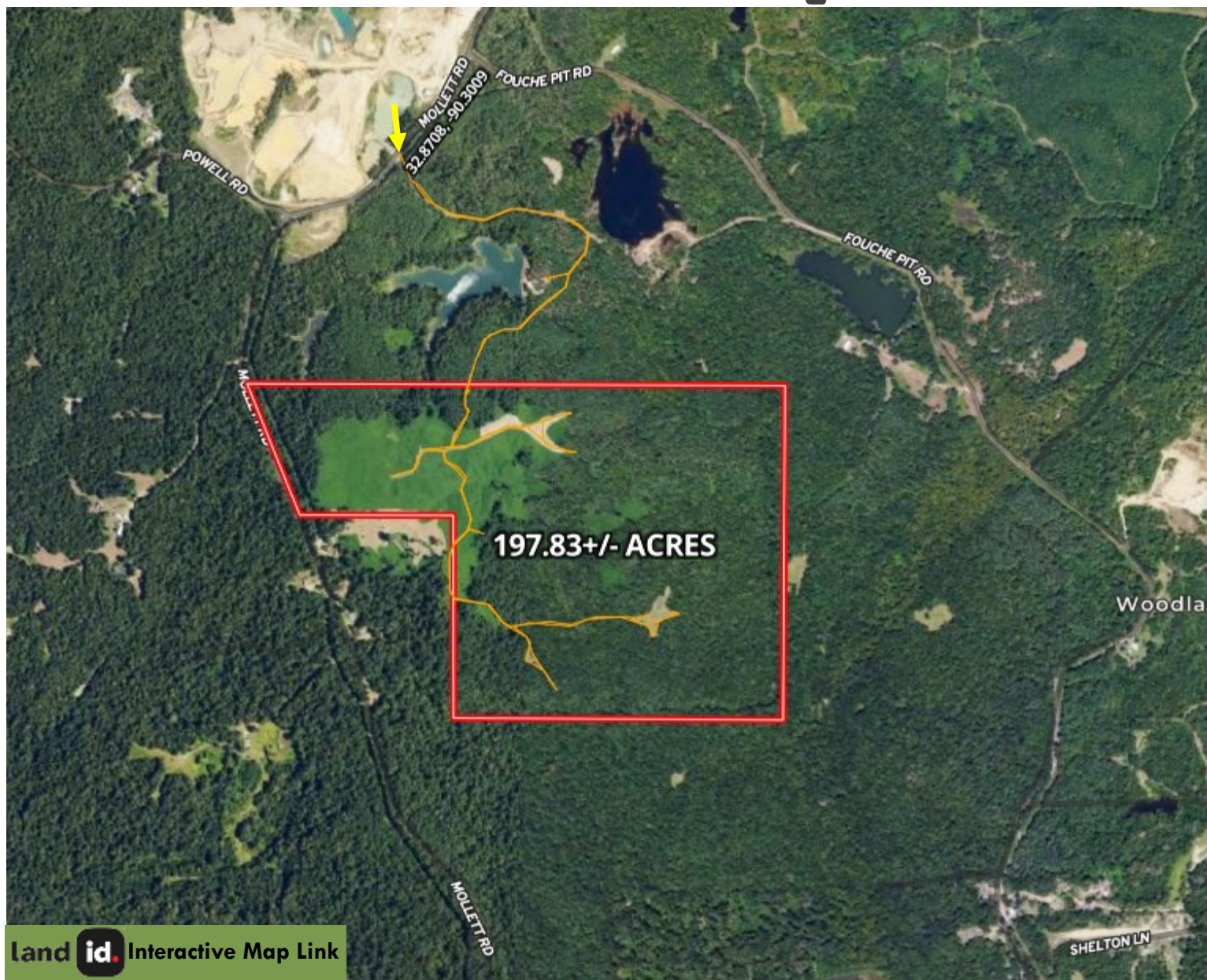


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# Aerial Map



land id. Interactive Map Link

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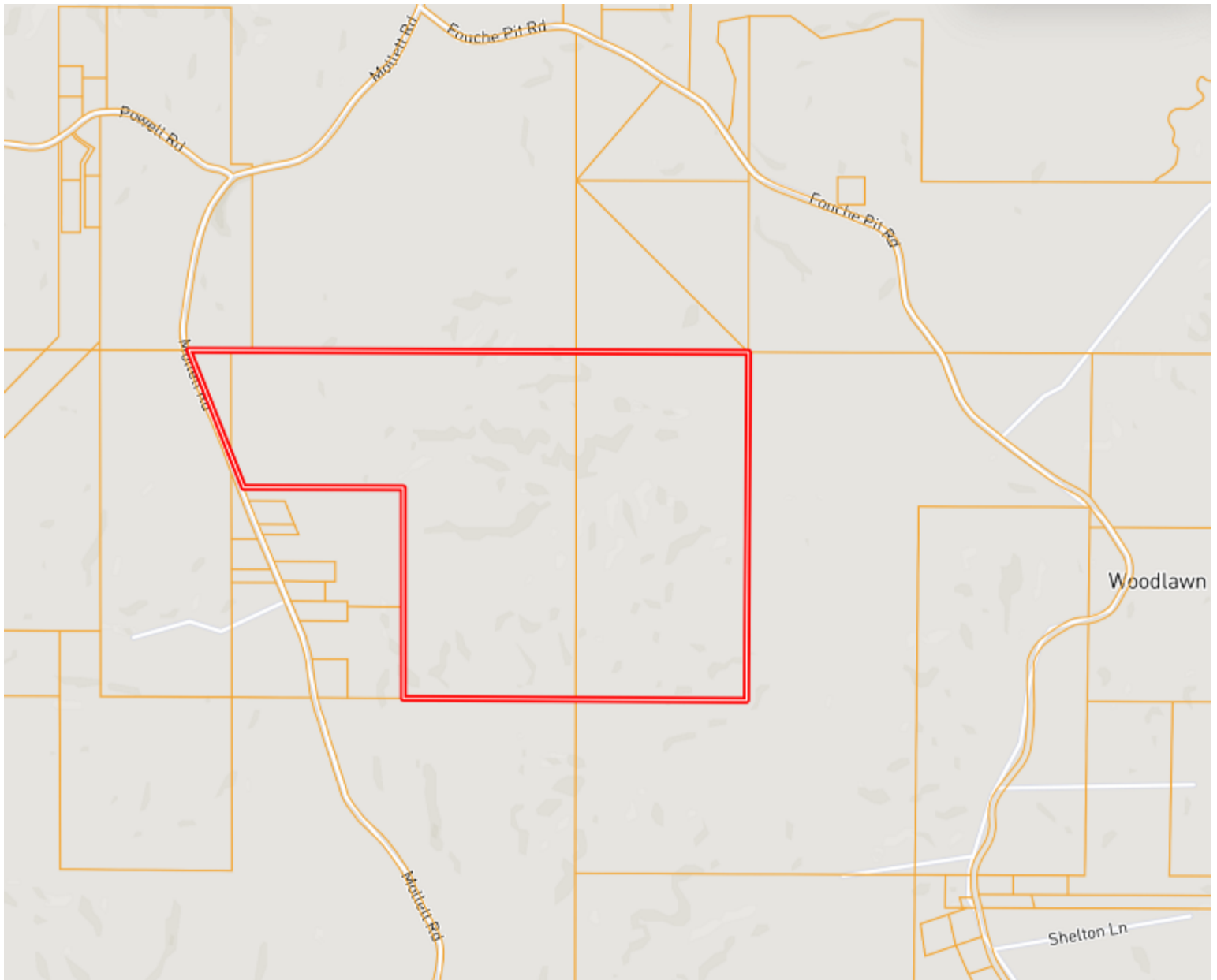


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# Ownership Map



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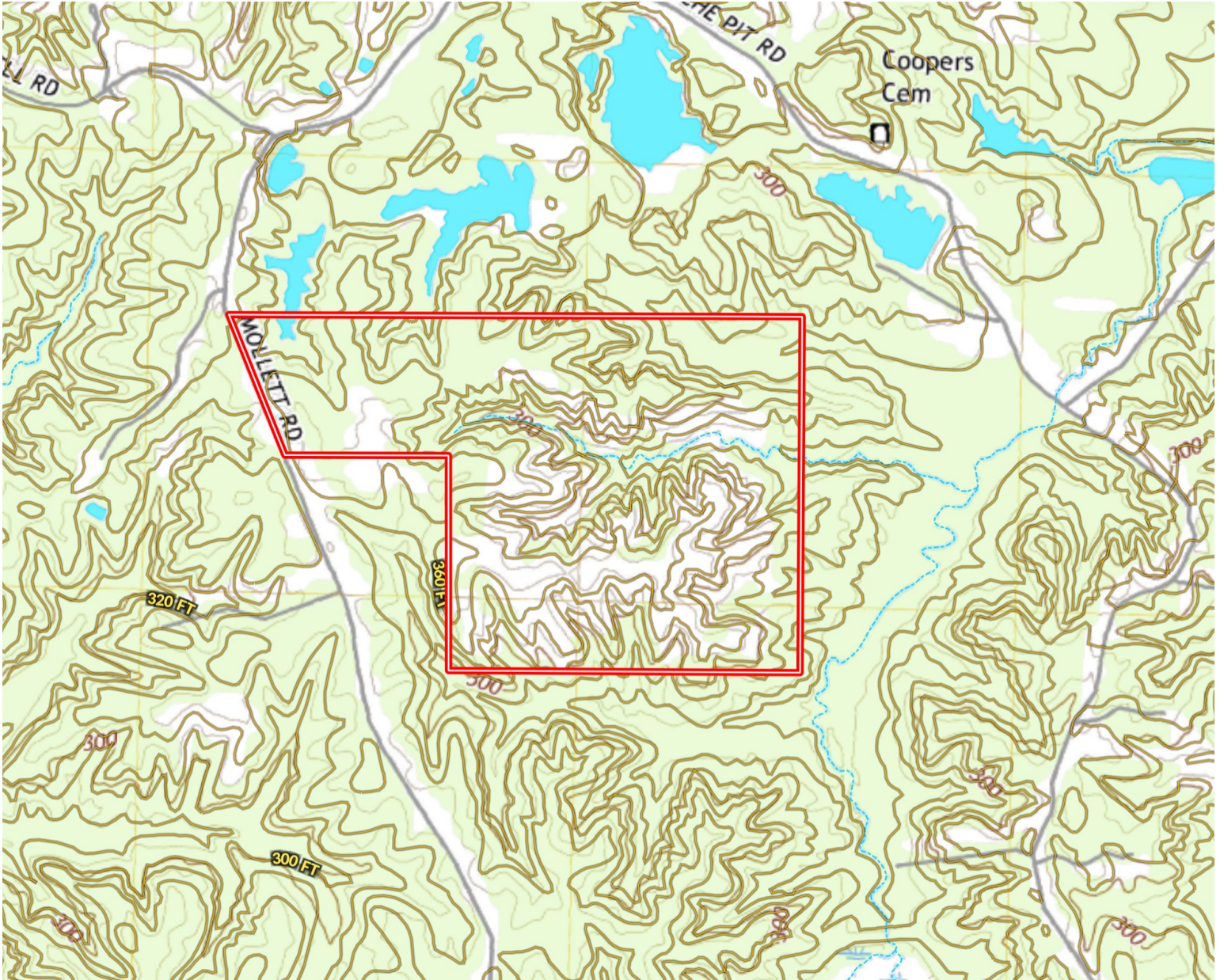


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# Topography Map



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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MNE	Memphis-Natchez association, 12 to 50 percent slopes	145.69	74.2	0	19	7e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	35.29	17.97	0	82	3e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	15.36	7.82	0	77	2w
TOTALS		196.34(*)	100%	-	34.86	5.89

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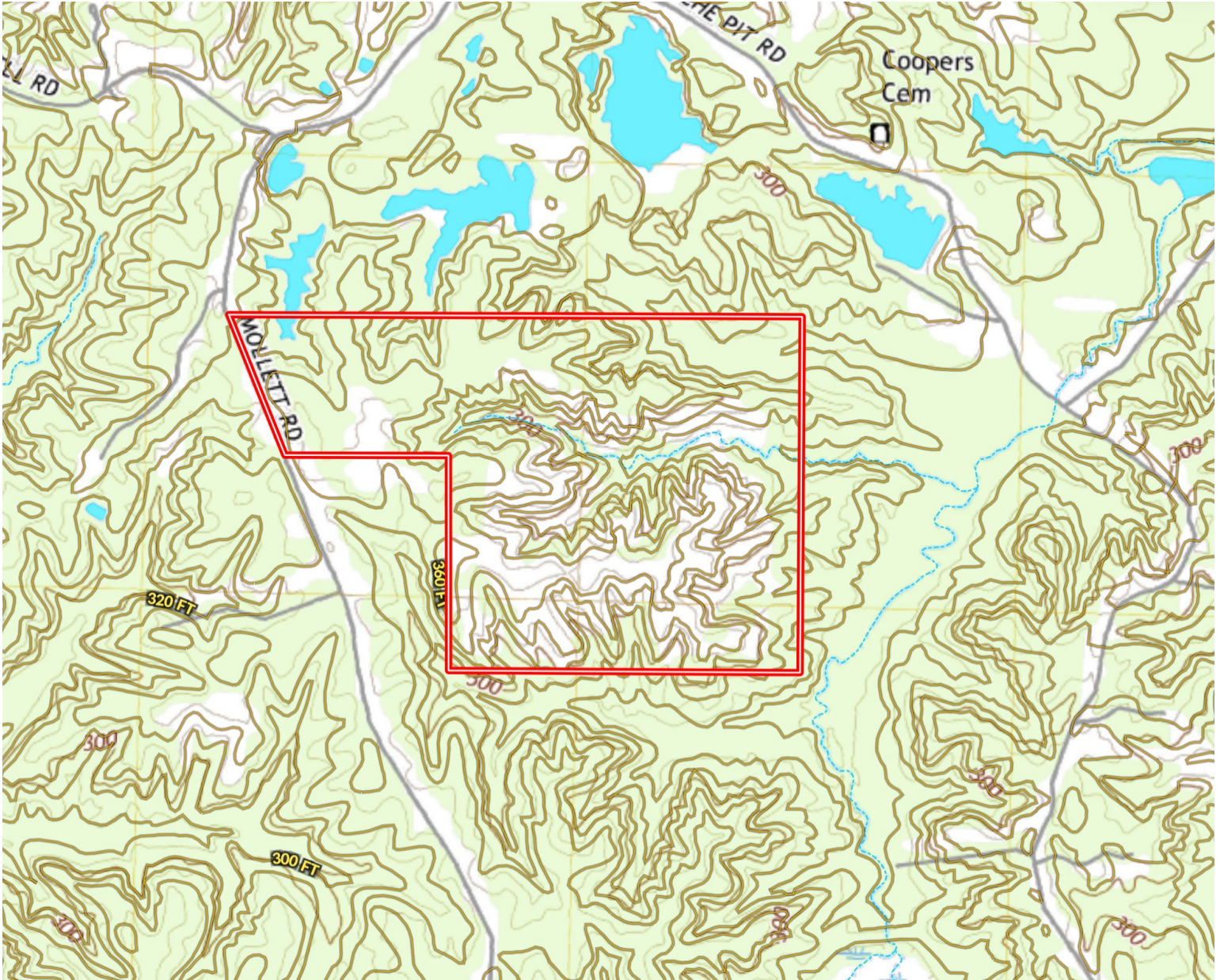
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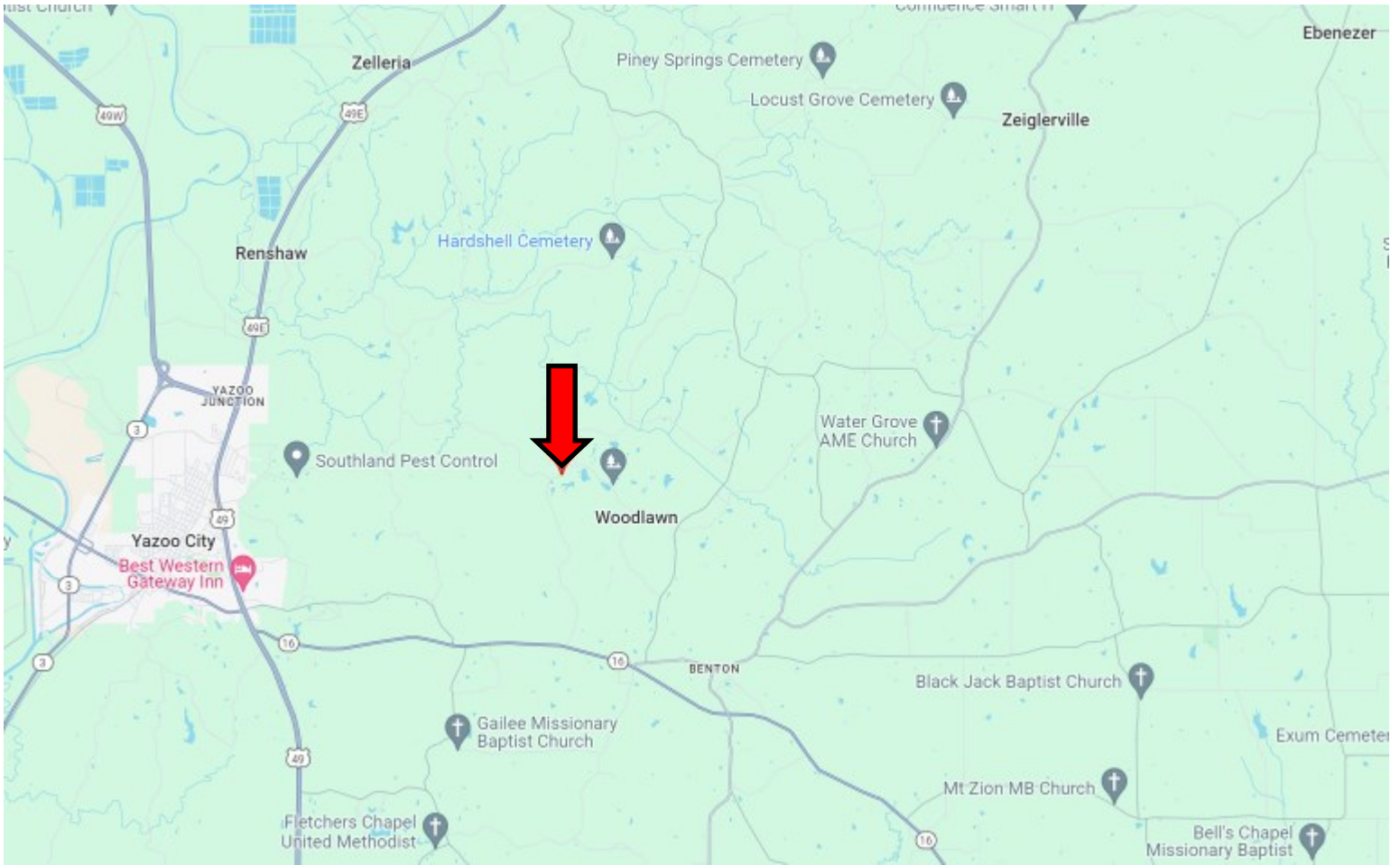


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# Topography Map



Directions from the Intersection of Hwy 16 and Hwy 433 in Benton, MS: Travel Hwy 16 towards Yazoo City for 2.8 miles. Turn right onto Mollett Rd. After 2.8 miles, the property will be on your right. [GOOGLE MAP LINK](#)



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