

# 78± Acres in Yazoo County, MS



## \$241,800

Welcome to 78± acres of turnkey hunting land in Yazoo County, Mississippi, with improved access off Anding Oil City Road. Located in Bentonia, just 20 miles from Yazoo City and 30 miles from Madison, this tract offers the perfect balance of seclusion and convenience. The property features mixed timber, two established food plots, a maintained gas line ideal for shooting lanes, and strong deer and turkey activity throughout. Two active wells on-site are maintained monthly by Denbury, with a separate gated service entrance to ensure privacy. Tucked behind a small country church, the entrance sets the tone for peaceful, undisturbed hunting and recreation. This Yazoo County tract is ready for you to enjoy the season!



**KRISTY  
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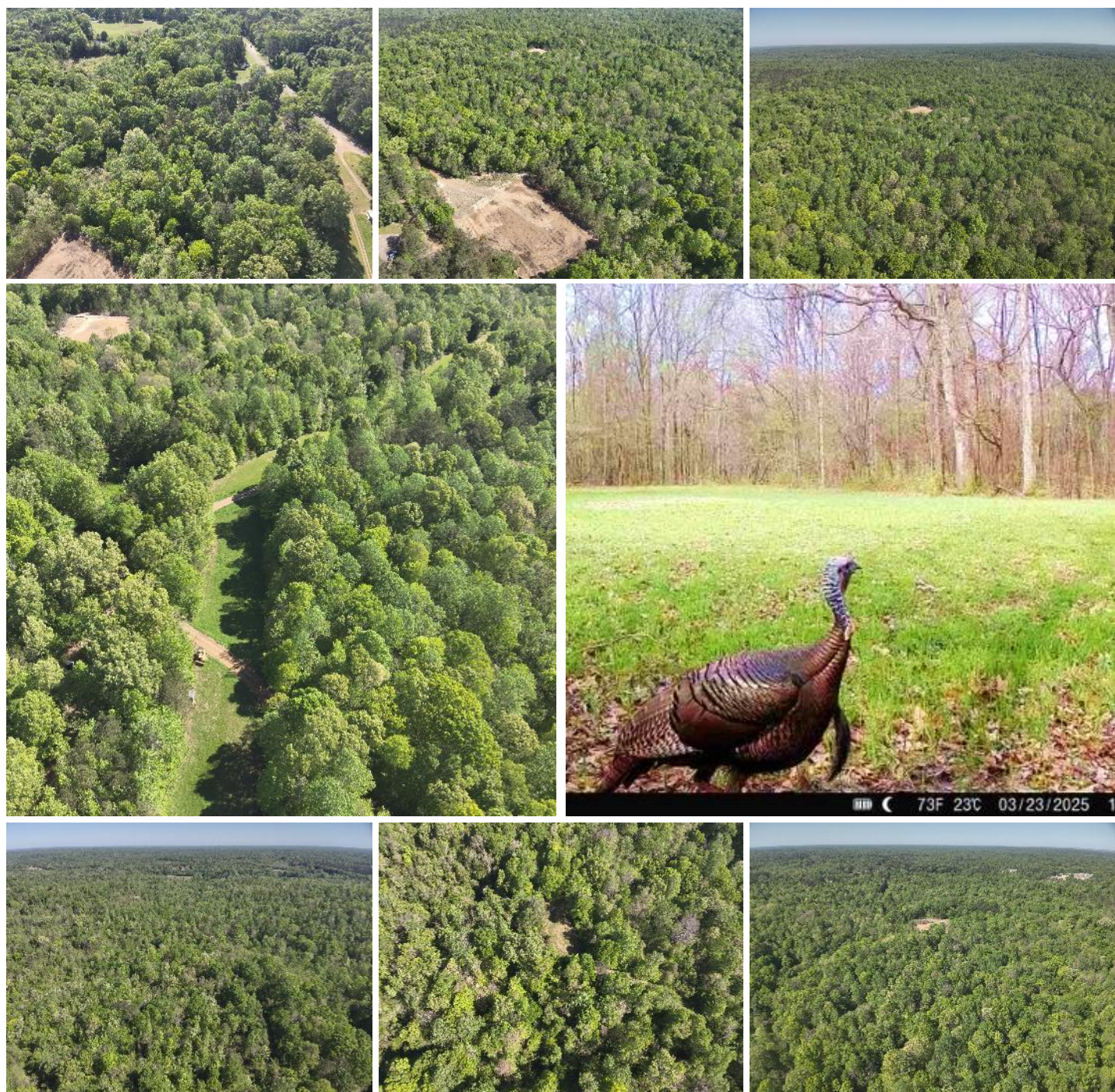
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Information is believed to be accurate but not guaranteed.





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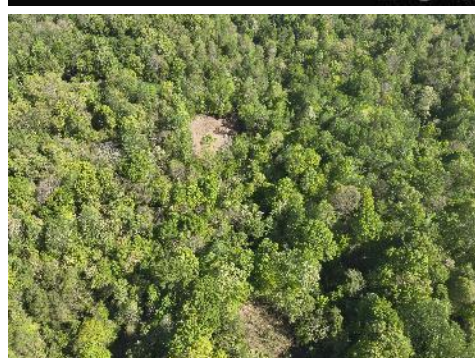
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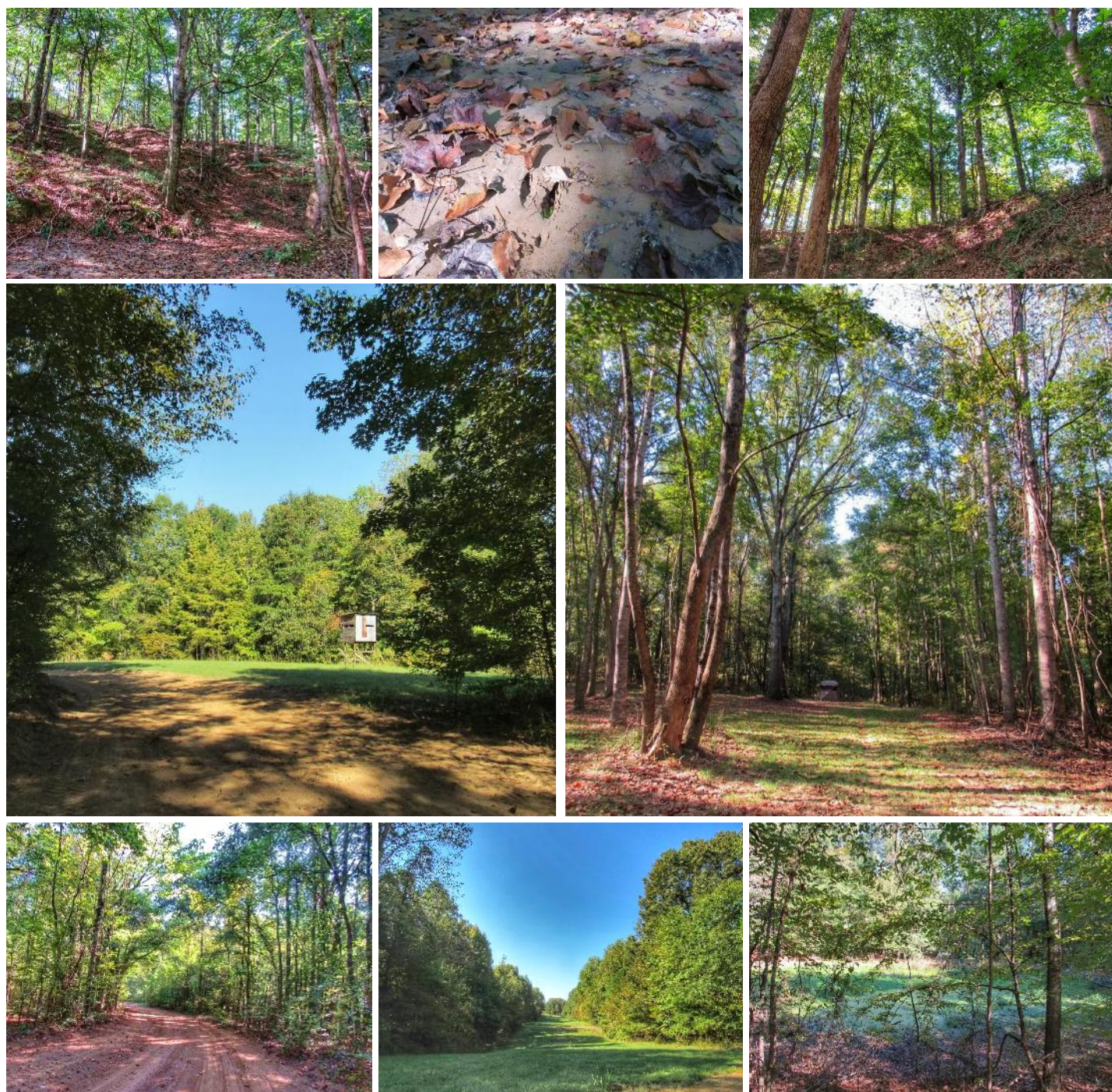
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# Aerial Map



[Click Here for a LandId Interactive Map Link](#)

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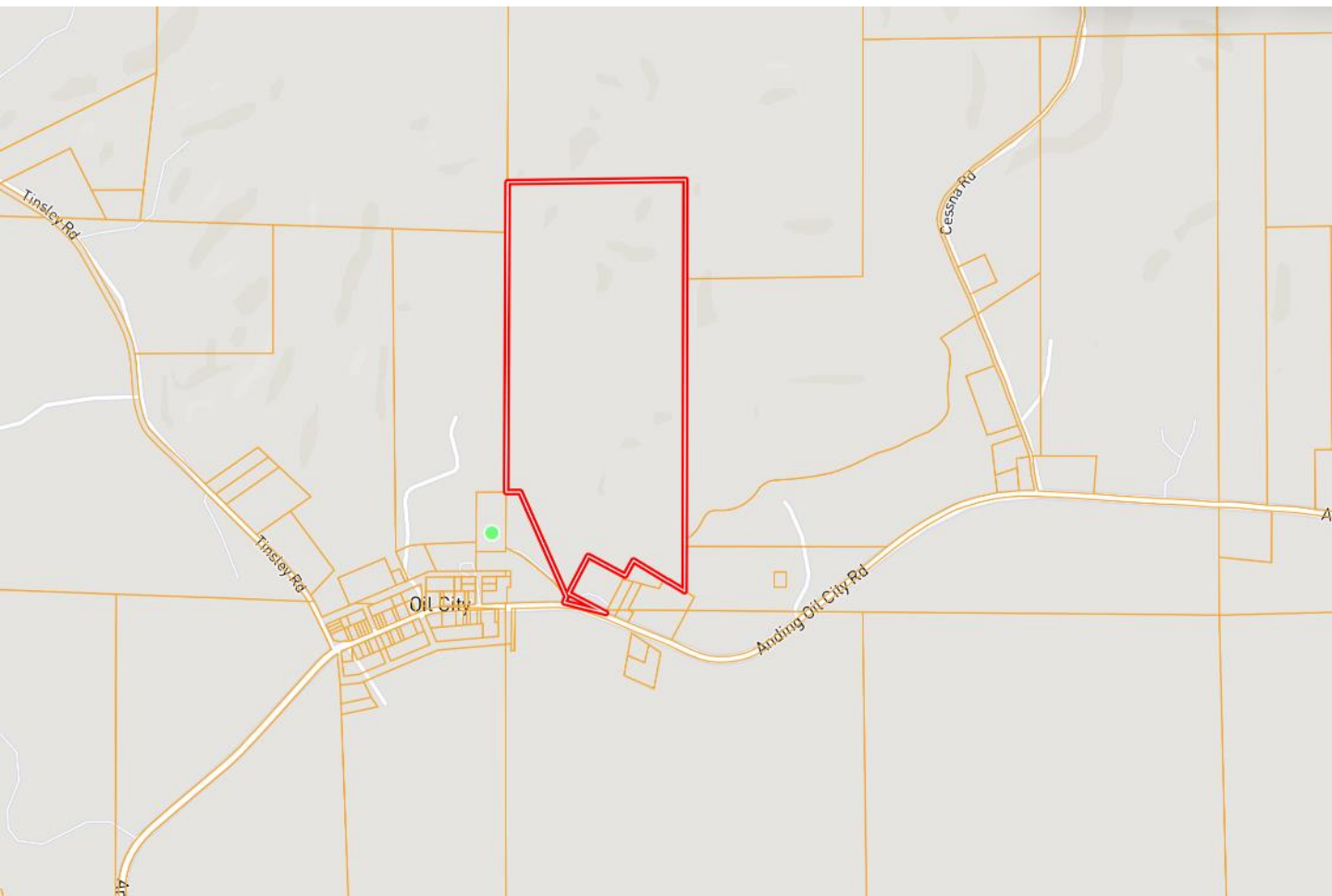


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# Ownership Map



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# Topography Map



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# Soil Map



| SOIL CODE | SOIL DESCRIPTION  | ACRES | %     | CPI | NCCPI | CAP |
|-----------|---|-------|-------|-----|-------|-----|
| GuE       | Gullied land-Memphis complex, 5 to 30 percent slopes                | 64.49 | 83.42 | 0   | 2     | 7e  |
| LoC2      | Loring silt loam, 5 to 8 percent slopes, moderately eroded, central | 12.09 | 15.64 | 0   | 48    | 4e  |
| Mo        | Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded  | 0.73  | 0.94  | 0   | 77    | 2w  |

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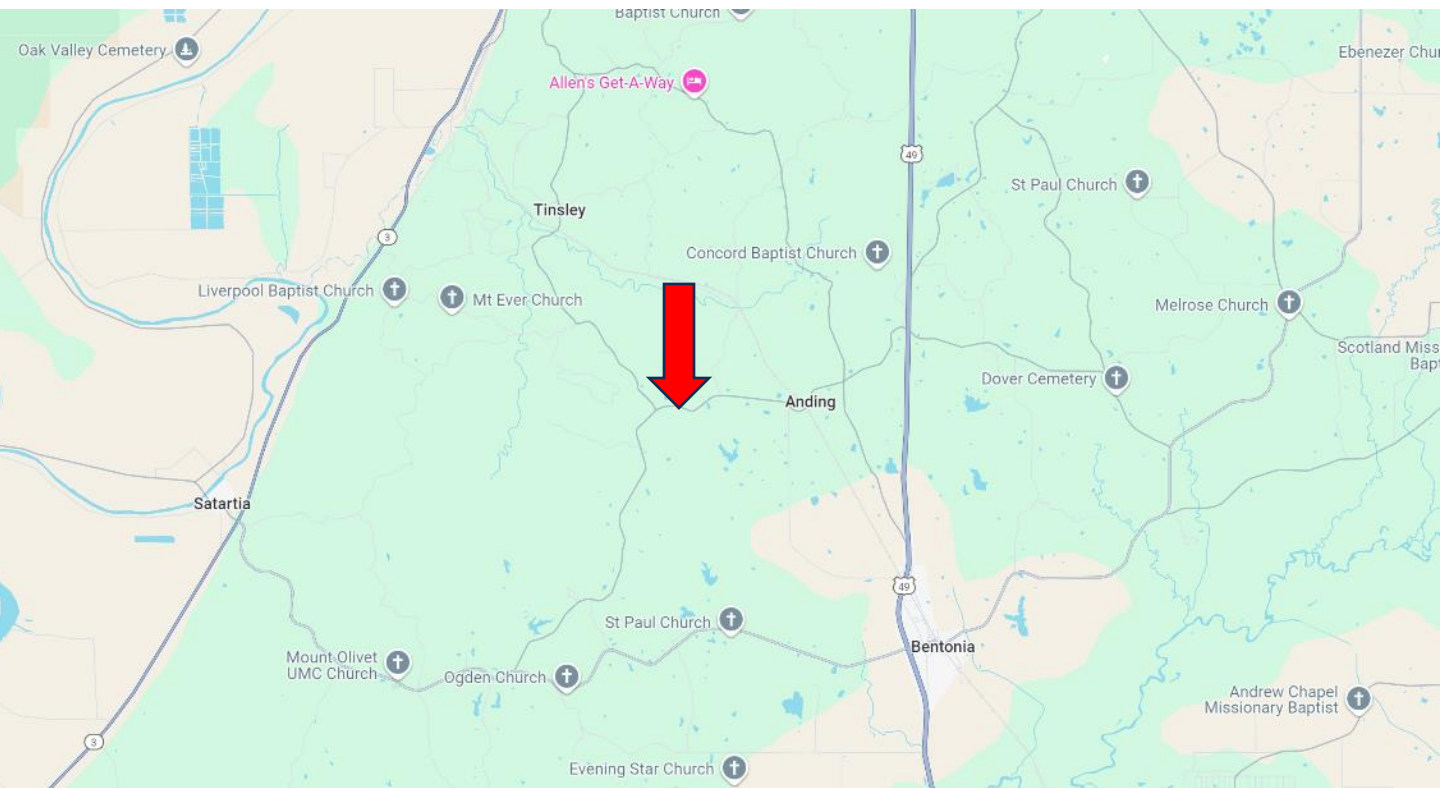


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# Directional Map



**Directions from the Intersection of Hwy 49 and Hwy 433 in Bentonia, MS:** Travel Hwy 49 for 1.6 miles. Turn left onto Old Hwy 49 and travel 2.6 miles. Turn left onto Anding Oil Road. After 2.8 miles the property entrance will be on the right.

[GOOGLE MAP LINK](#)



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