

46± Acres in Yalobusha County, MS

County Road 82 Coffeeville, MS 38922 | \$99,000



If you're searching for the perfect small hunting property, look no further! This 46+/- acre tract in Yalobusha County offers excellent deer and turkey hunting opportunities. The property features abundant timber, which was last cut over 15 years ago, creating an ideal cover for wildlife. With road frontage, water, and utilities available along the road, access is easy and convenient. This unique spot is located near the corner of an old cemetery and is well-known for attracting big bucks. The area's plentiful deer and turkey population make this a hunter's dream. Call today to secure your very own hunting retreat!



**ANTHONY
STEEN**

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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AERIAL MAP

[Click for the Interactive Map](#)



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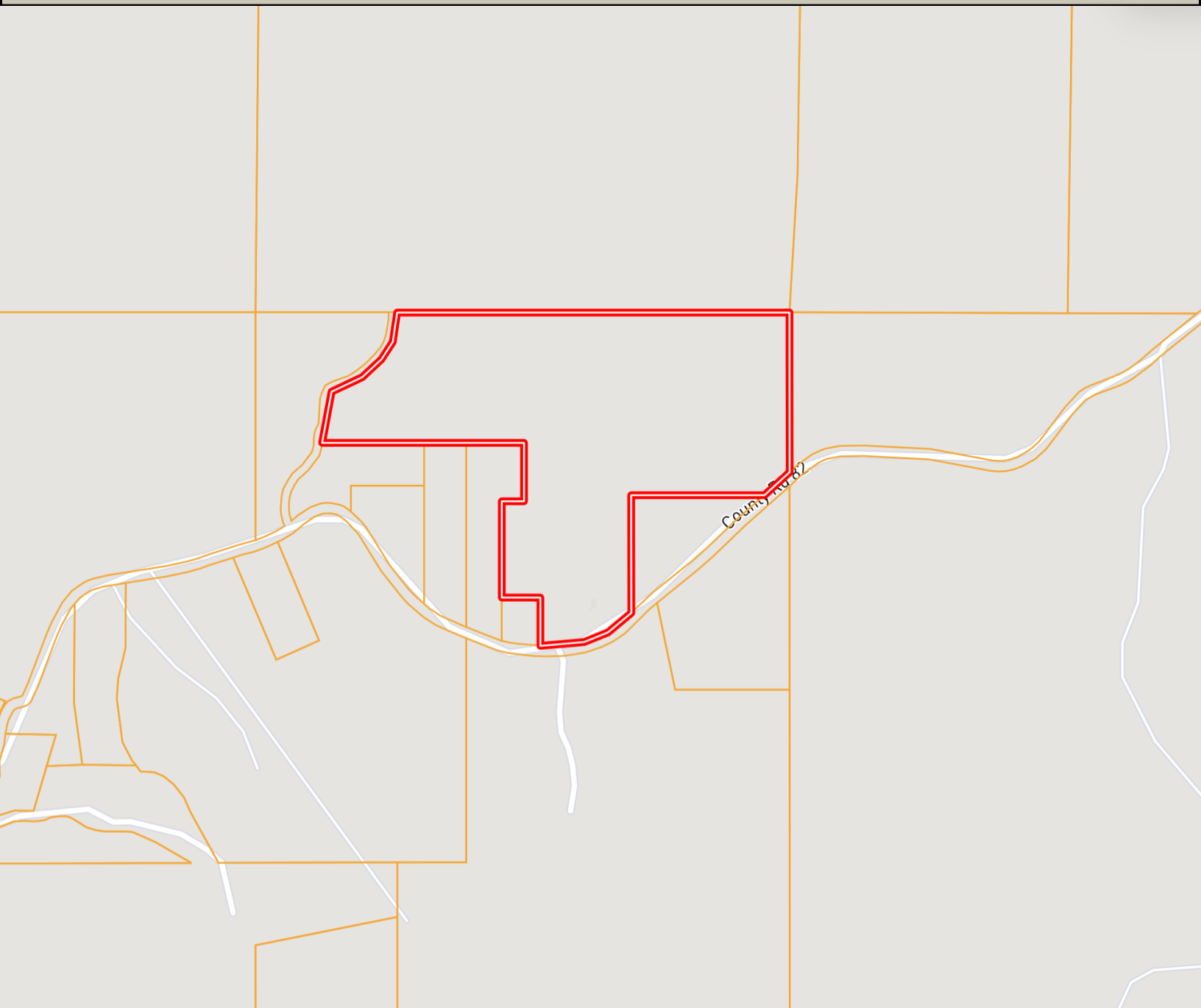


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OWNERSHIP MAP



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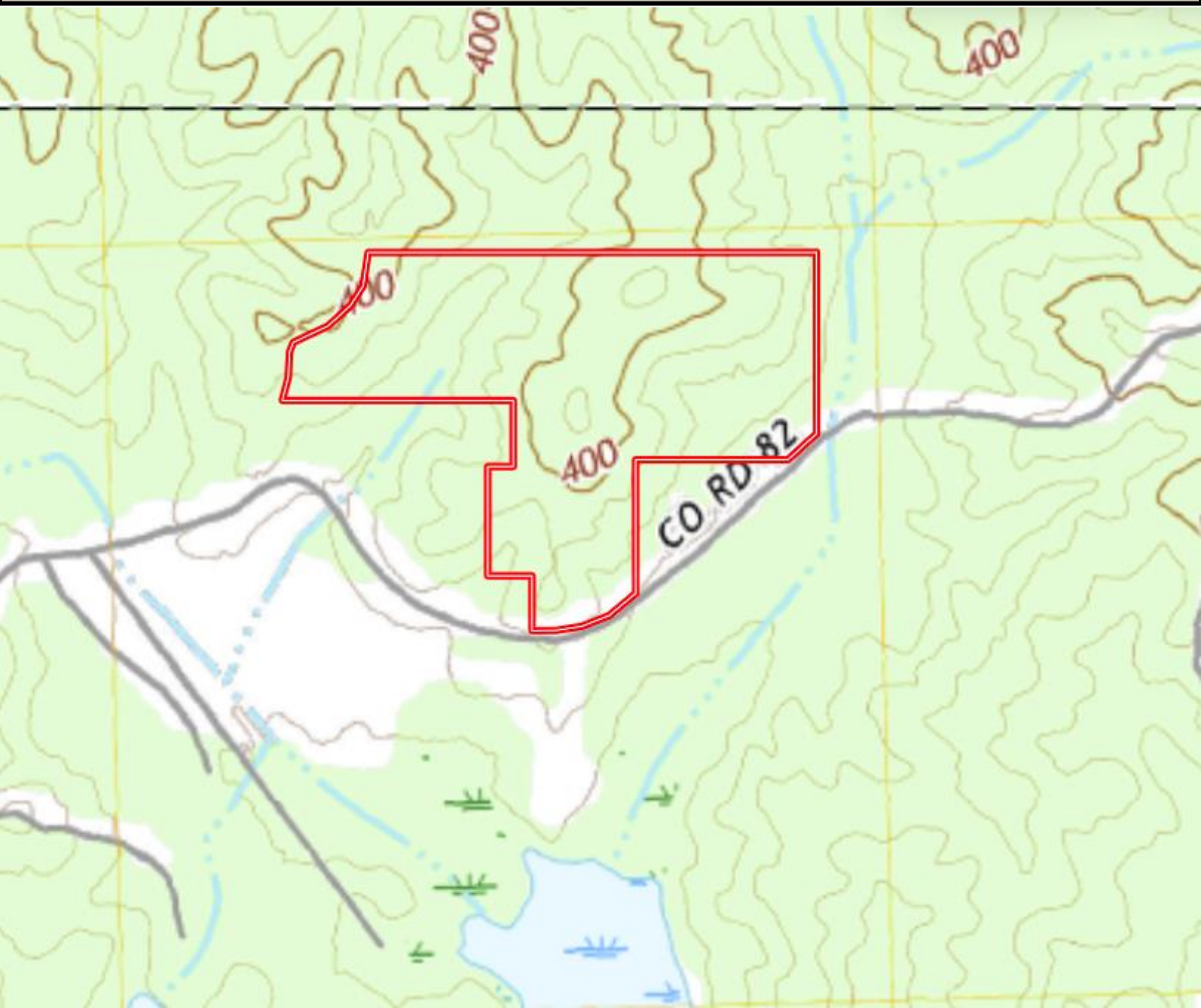


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
STF	Smithdale-Providence association, 8 to 35 percent slopes	40.52	87.25	0	51	7e
PrE3	Providence silt loam, 8 to 15 percent slopes, severely eroded	5.25	11.3	0	45	6e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	0.66	1.42	0	74	2w
TOTALS		46.43(*)	100%	-	50.64	6.82

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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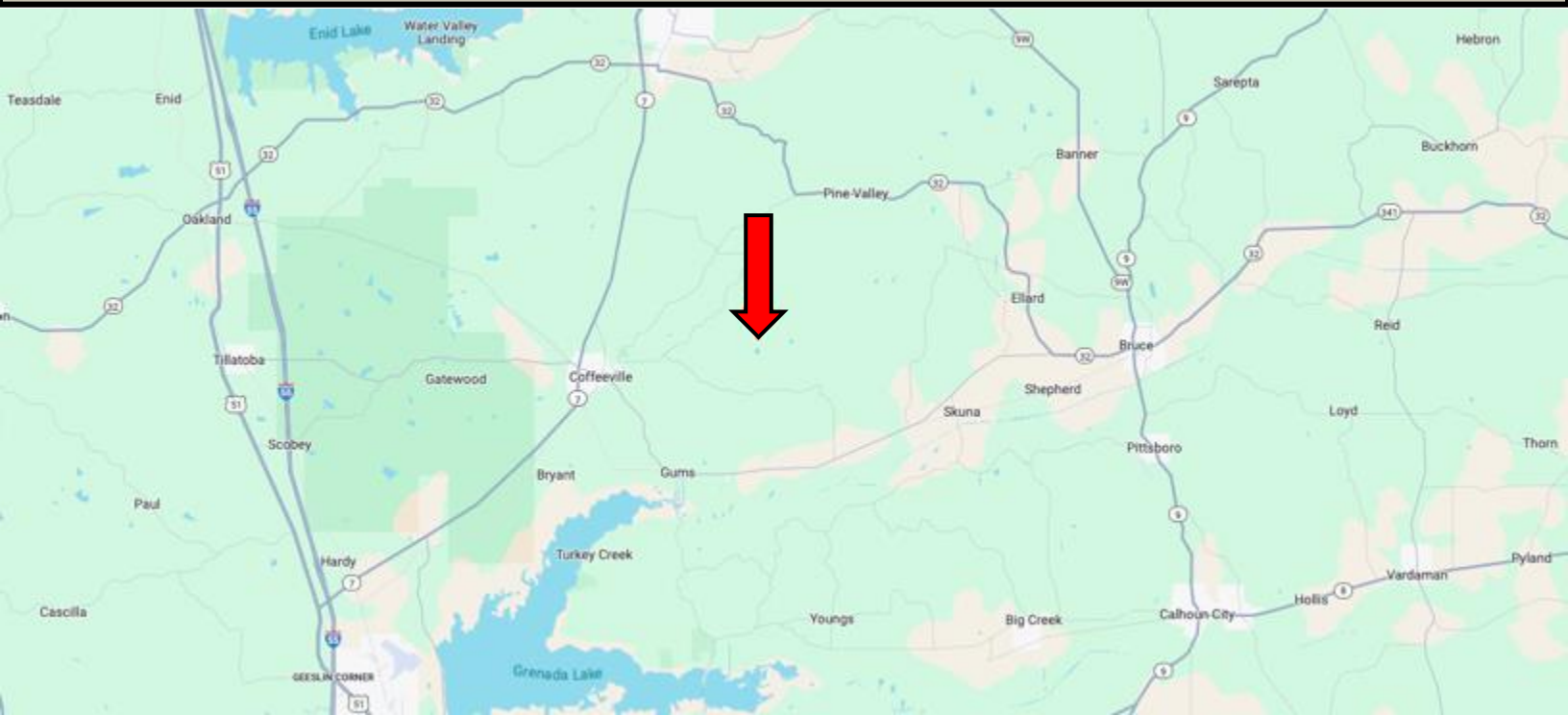
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DIRECTIONAL MAP



Address: County Road 82 Coffeeville, MS 38922

Directions from Co Rd 222 & Co Rd 82 in Coffeeville, MS:

Travel north on Elam N Rd for 1 mile. Turn right onto Old Houston Rd. After 1.9 miles, the property will be on the left.

Google Map Link



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