

# Where the Delta Meets the Hills

## 132.2± Acres in Yazoo County, MS | \$422,200



Looking for the best of both worlds? This unique 132.2± acre property in Yazoo County offers both the Delta and the Hills in one incredible location. You'll find established shooting lanes and prime deer hunting opportunities on the Delta side. Across HWY 49 E, the Hills provide the perfect homesite with stunning views overlooking the Delta, where you can enjoy breathtaking sunsets. Whether you're looking for a hunting retreat or a place to build your dream home, this property delivers. Call Charlie Heinsz today to schedule your private showing!



**CHARLIE  
HEINSZ**

REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

Charlie@TomSmithLand.com



Expect More. Get More.

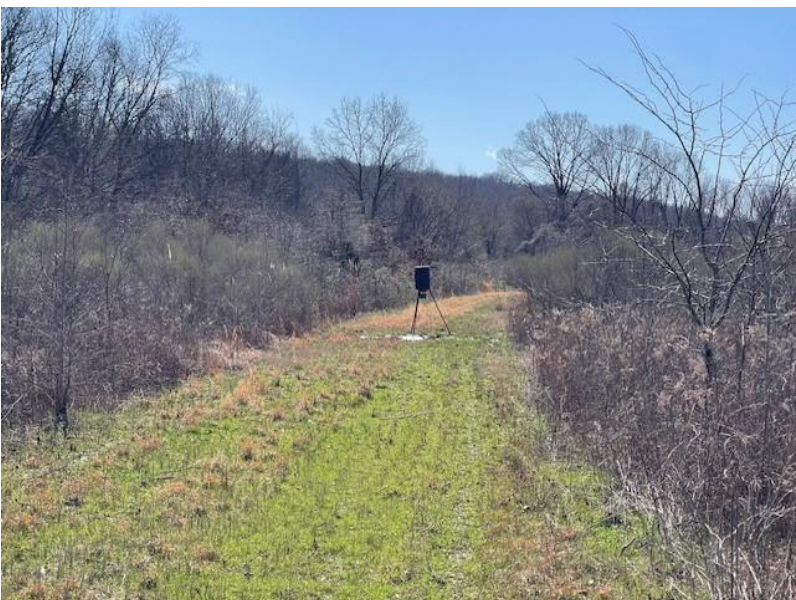
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







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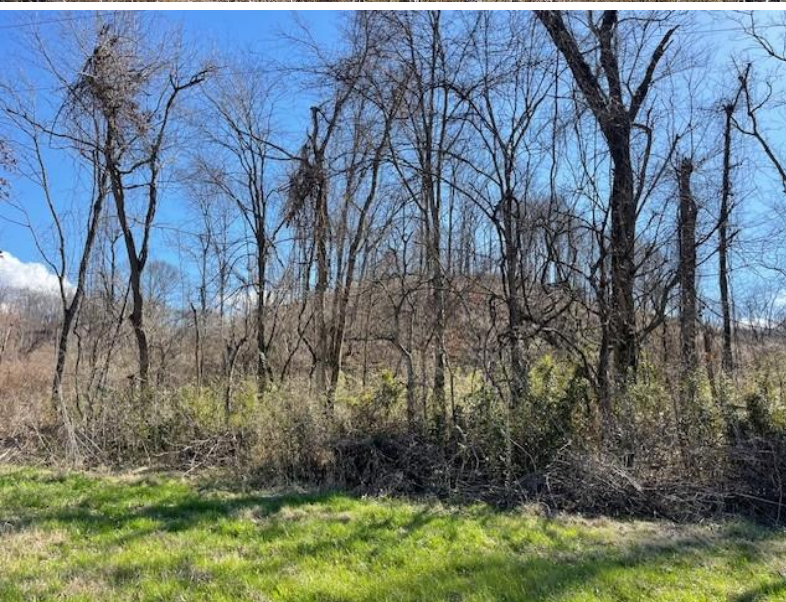
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**AERIAL MAP**

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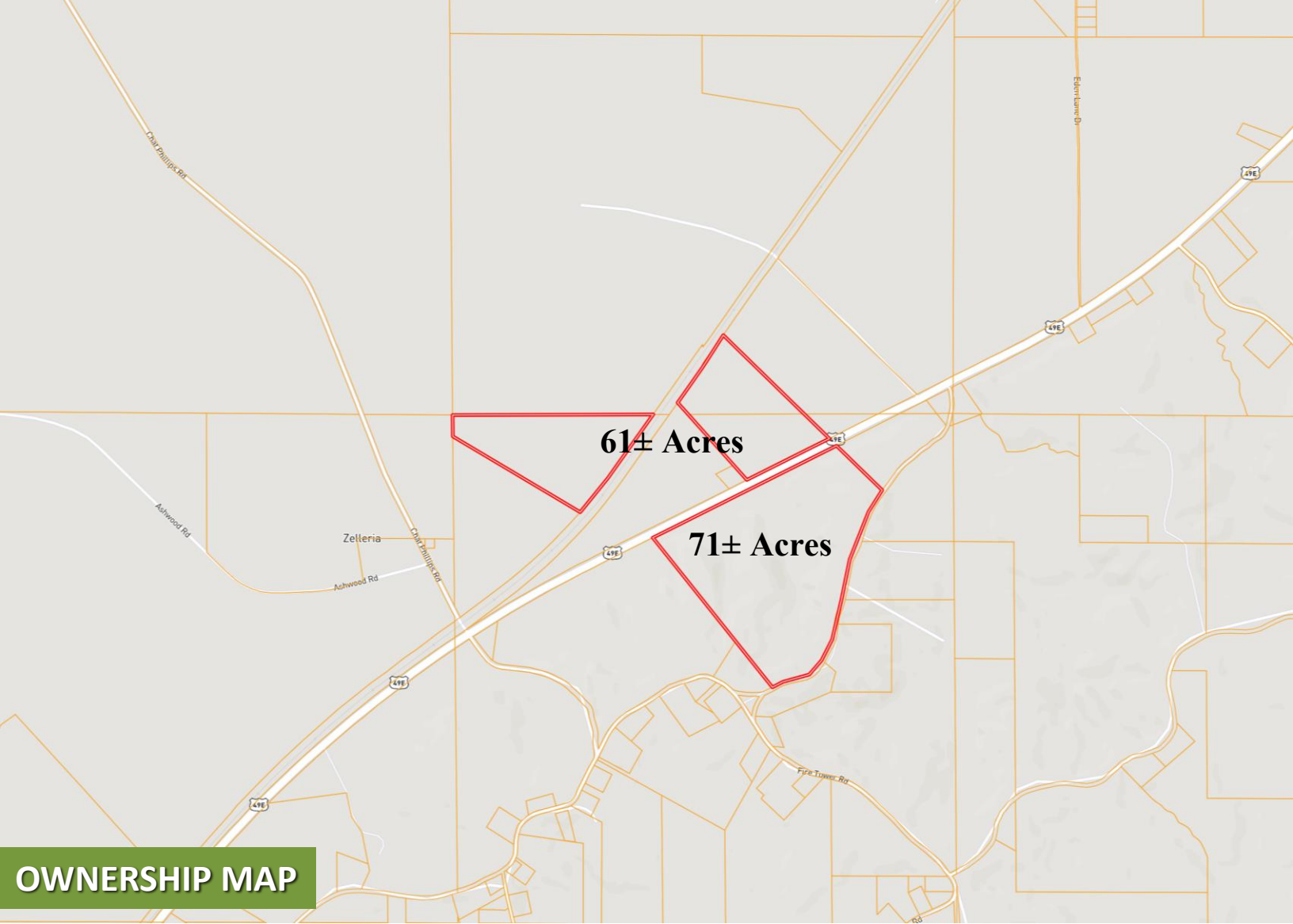
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**OWNERSHIP MAP**



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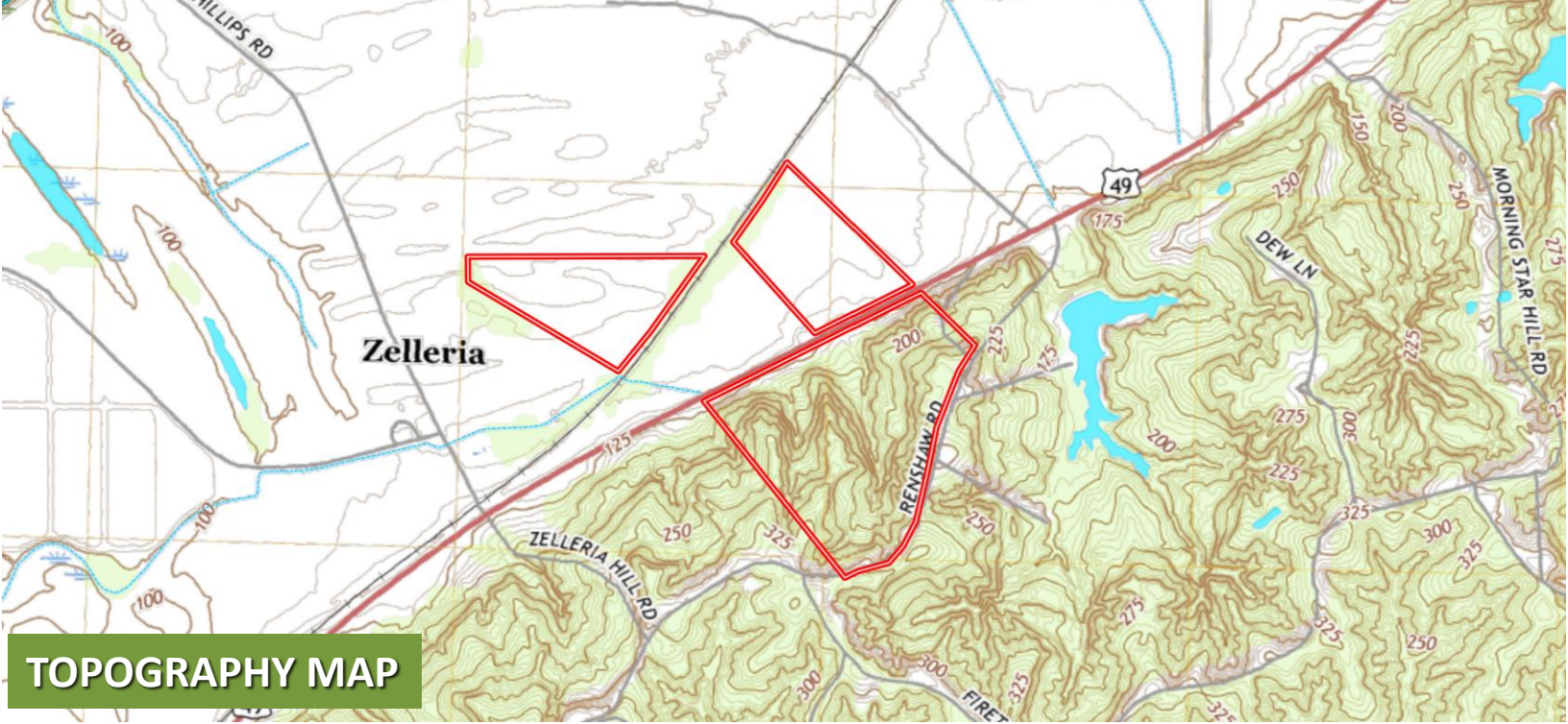


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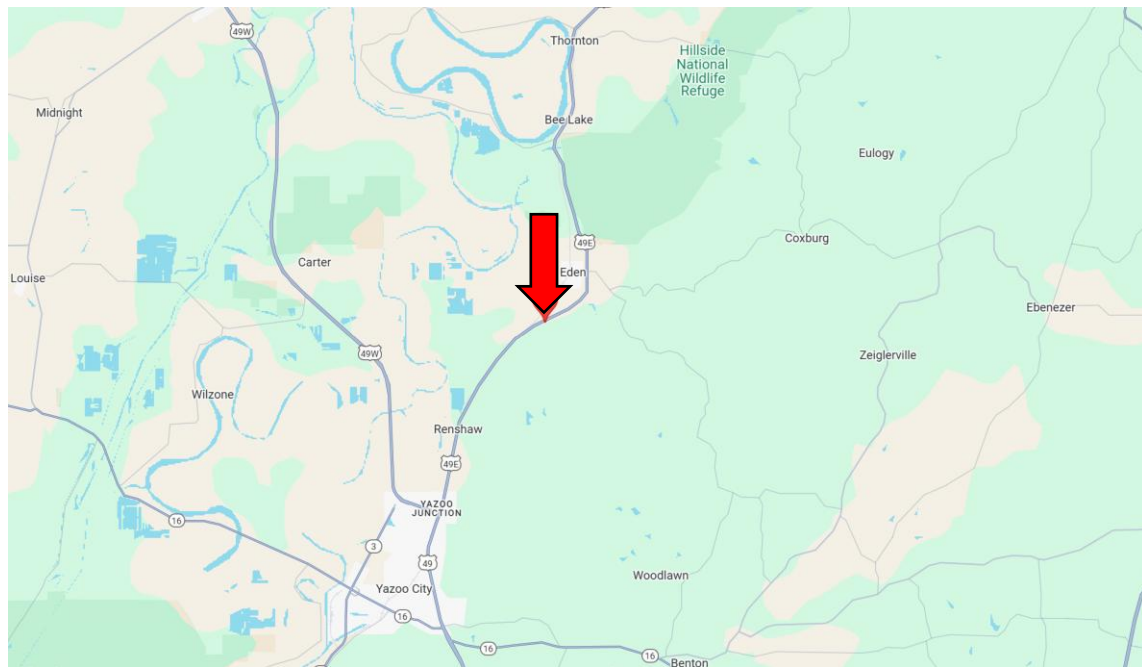
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**TOPOGRAPHY MAP**



land id. [Click Here for the Interactive Map Link](#)

**Directions from Hwy 49 & Haley Barbour Pkwy in Yazoo City, MS:** Travel north on HWY 49 E for 0.7 miles. The property in the Hills will be on the right, and in 0.2 miles, the property in the Delta will be on the left. [Click for Google Maps.](#)



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