

RECREATIONAL GETAWAY

34.23± ACRES IN YAZOO COUNTY, MS



\$5,495/ACRE

Welcome to your new country living estate in Yazoo County, MS! This 34.23± acre tract is currently in production farmland (leased through the 2021 farming season) but will make a beautiful residential or cabin setting. You could easily fence the farmland portion and create a mini-farm while hunting the big Yazoo County bucks in the timber. The property is almost completely surrounded by thick tree lines to give you a secluded feel. The Big Black River is just under three miles south of the property so those good deer genes are there. You may not see a ton of deer during the day but the nighttime traffic is evident even with it being so open (many rubs noted on initial inspection). With frontage along Slayton Road, the commute to the metro area will be a breeze. Water and power are available at the road. Property restrictions in place (no mobile homes, no subdivision). Final acreage determined by survey. If you have been searching for that hard to find country homesite less than 30 minutes from Madison, call Michael Oswalt for your private showing today!

DIRECTIONS FROM I-55 Madison, MS: Travel north on I-55 for 15.0miles. Take exit 124 to merge onto MS-16W toward Yazoo City for 7.5miles. Turn left onto Slayton Road in 1.0miles. The property will be located on the right. Click [HERE](#) for directions.



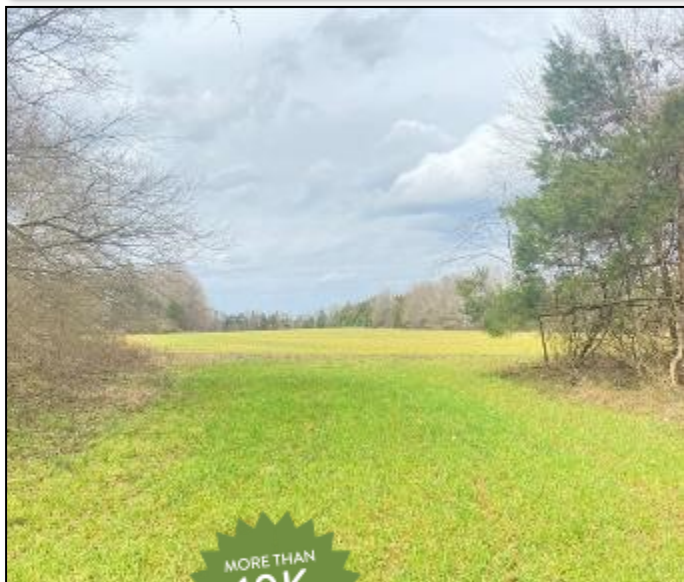
Call me today!

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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AERIAL MAP



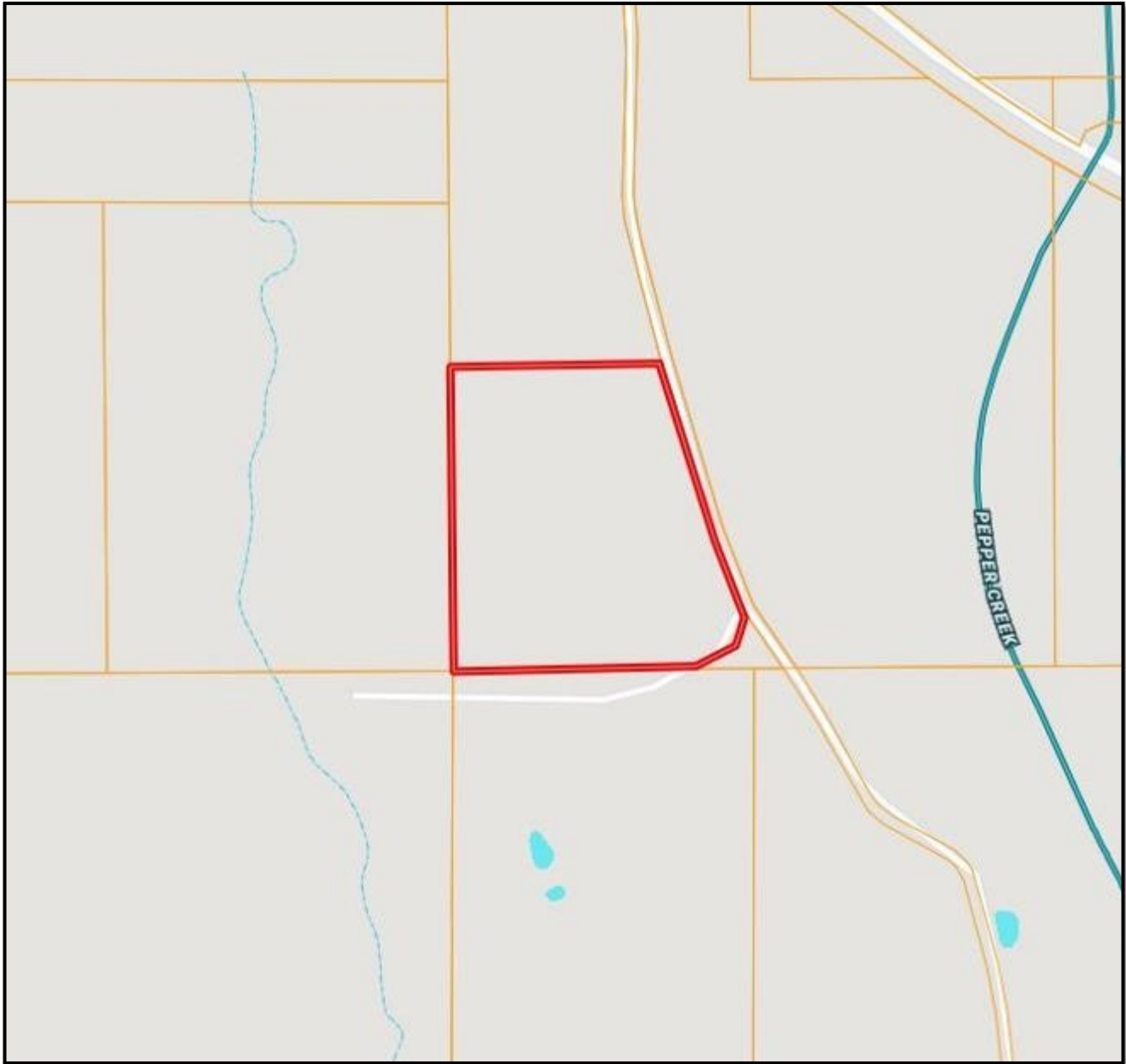
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OWNERSHIP MAP



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TOPO MAP



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FLOOD MAP



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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	4.8	14.17	4e
Vc	Vicksburg silt loam	0.0	0.09	1
Ca	Calhoun silt loam	13.4	39.48	3w
CIB	Calloway silt loam, 2 to 5 percent slopes	10.0	29.67	3e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	5.6	16.58	3e
TOTALS		33.8	100%	3.14



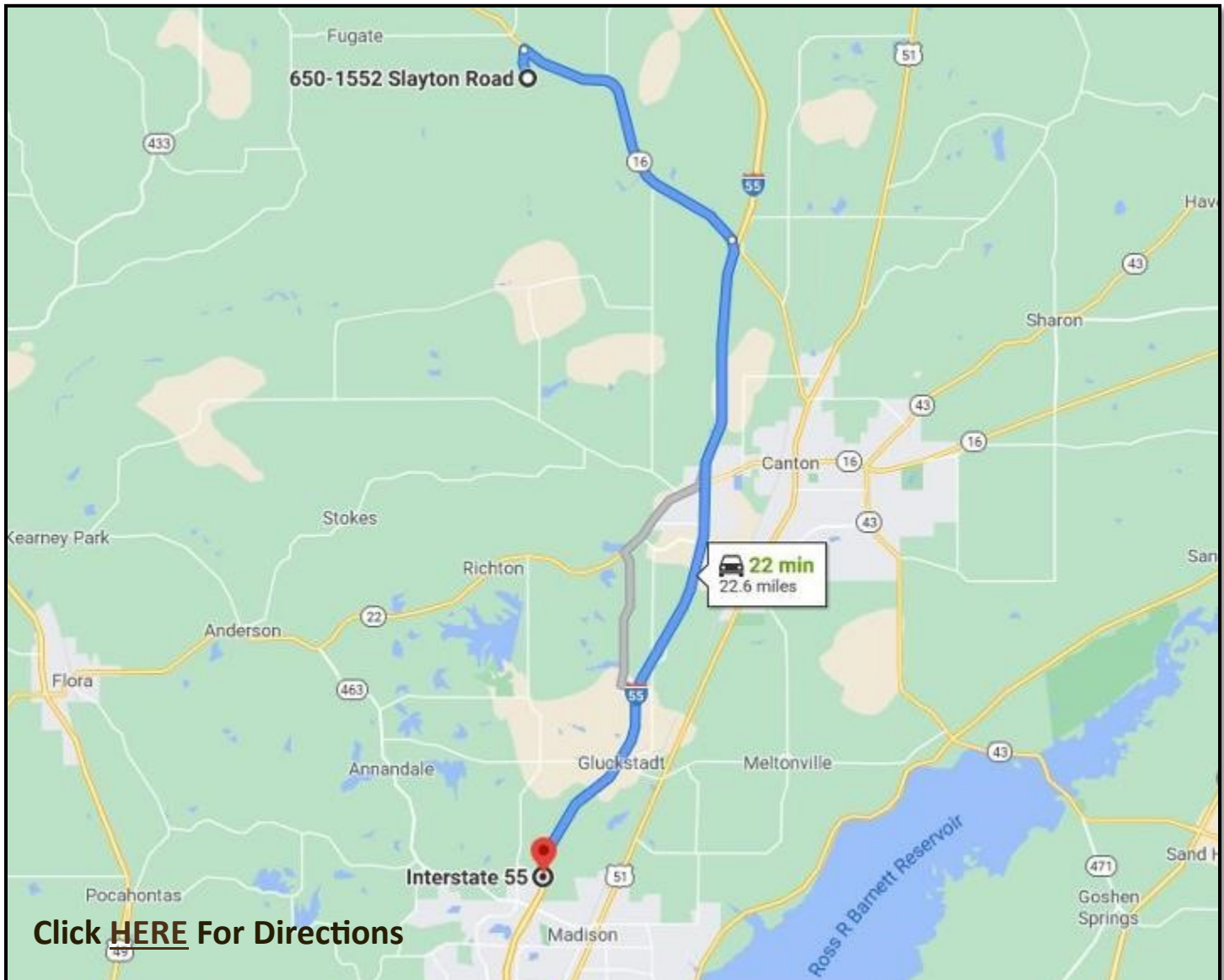
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DIRECTIONAL MAP



Click [HERE](#) For Directions

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MORE THAN
10K
FOLLOWERS
ON FACEBOOK

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