

Outstanding Family Recreational Tract

515± Acres in Yalobusha County, MS



\$1,900/ACRE

Are you looking for a recreational tract that provides your family the opportunities for deer and turkey hunting, fishing, hiking, ATV riding, all with the opportunity to produce income from a well-managed timber property? You need to look at this property. Located just 10 minutes from I-55 in Tillitoba, this Yalobusha County, MS property is very secluded, private, and at the end of a public road. Water and power are available for you to build your perfect cabin or place your camp. Once you arrive on the property, you will notice there are several cabin sites to choose from. The property consists of 330+/- acres of hardwood pine mixed timber, 150+/- acres of strictly hardwood timber, 10+/- acres of food plots, and approximately 15+/- acres of water in three shared watershed lakes for your fishing enjoyment. Two live creeks and three natural springs are on the property, and Tillatoba Creek is the northern boundary. The property is abundant with whitetail and turkey, and with ten established food plots, you will have plenty of opportunities to get your trophy deer! The road system is expansive (8+ miles) and runs throughout the property. This tract is one you need to look at if you are looking for the tranquil slice of heaven! Call Tom today!



Call The Land Man today!

TOM SMITH, ALC, BROKER®

Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



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Information is believed to be accurate but not guaranteed.



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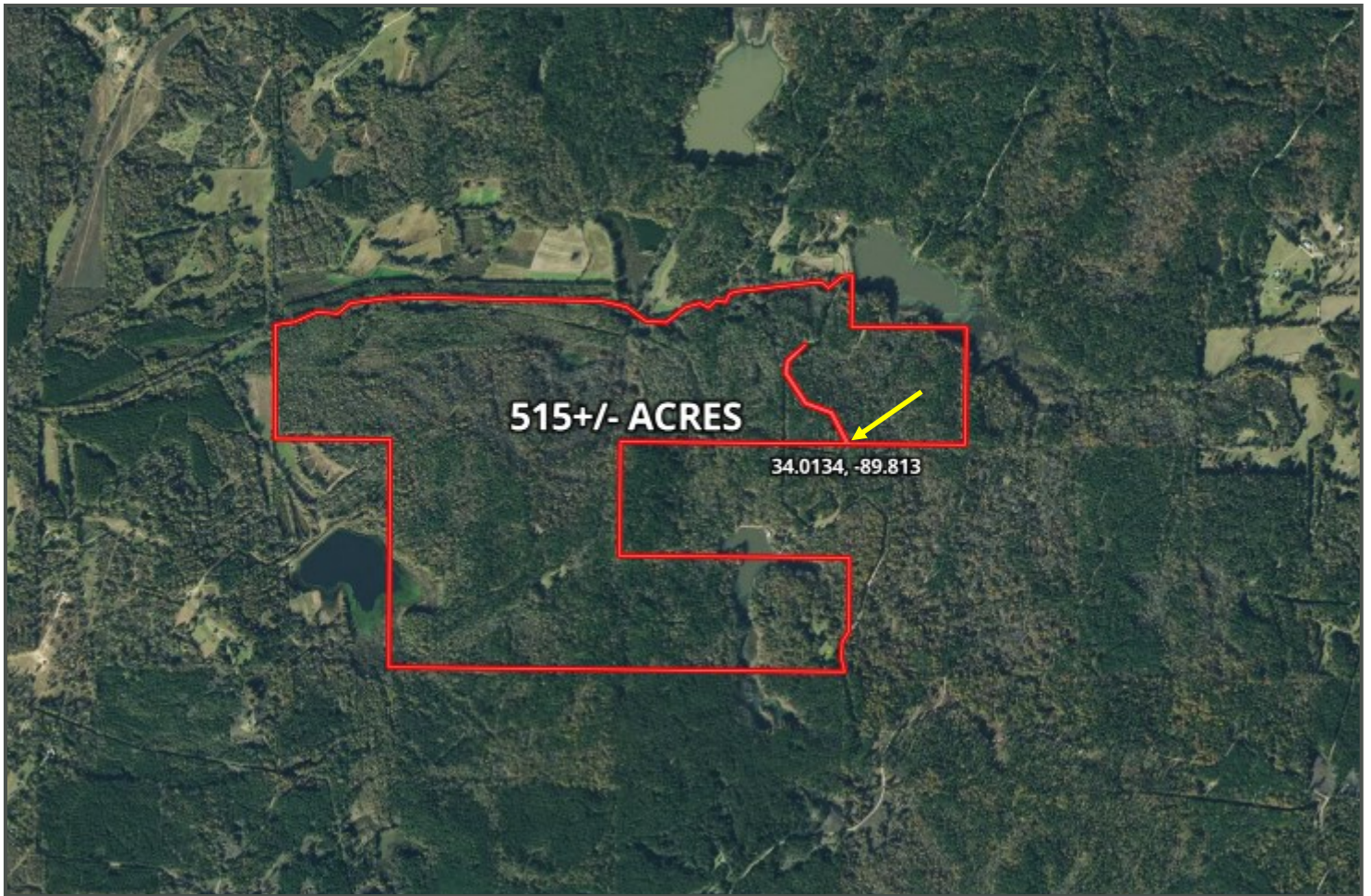


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Aerial Map



CLICK [HERE](#) FOR AN INTERACTIVE MAP



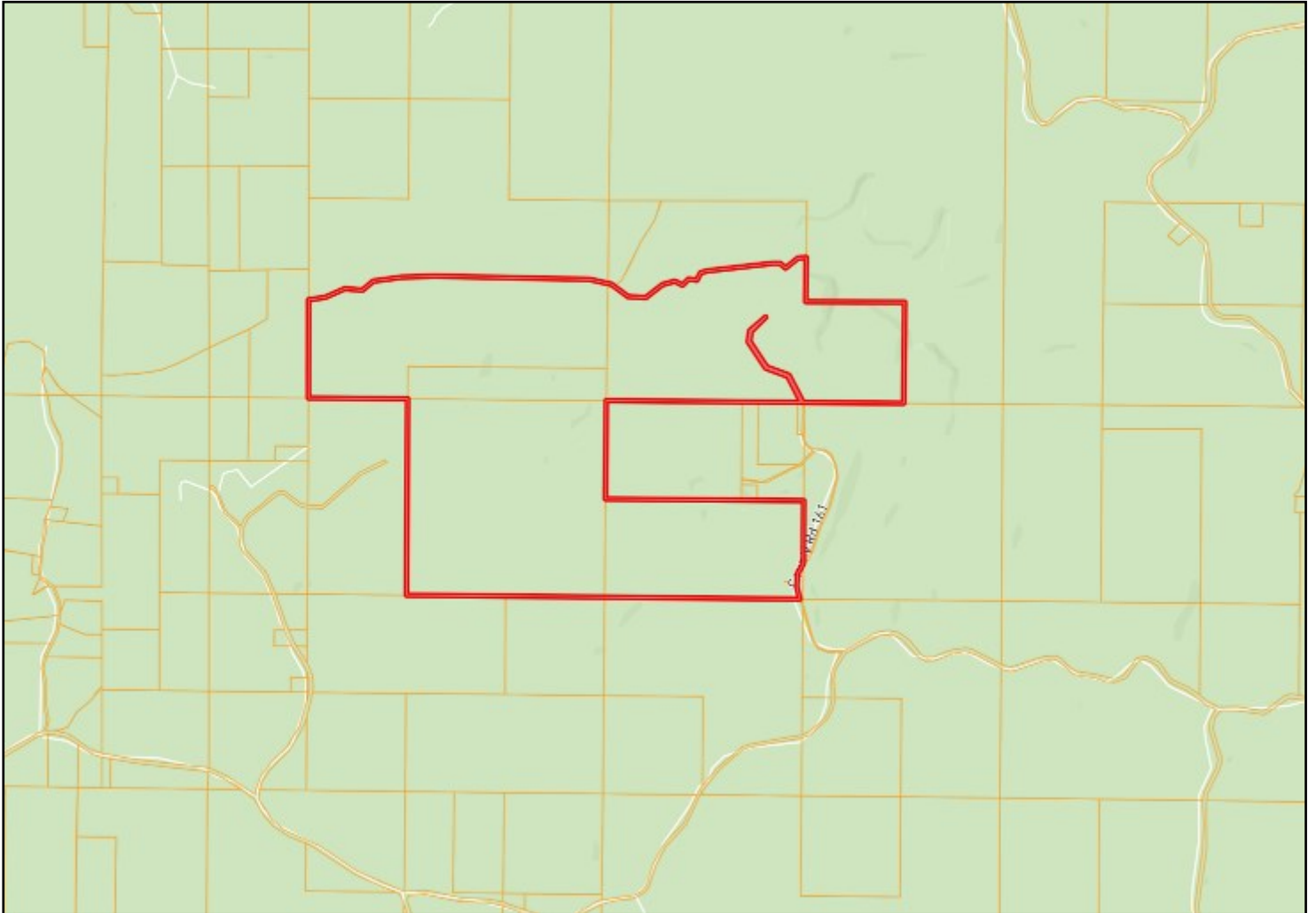
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Ownership Map



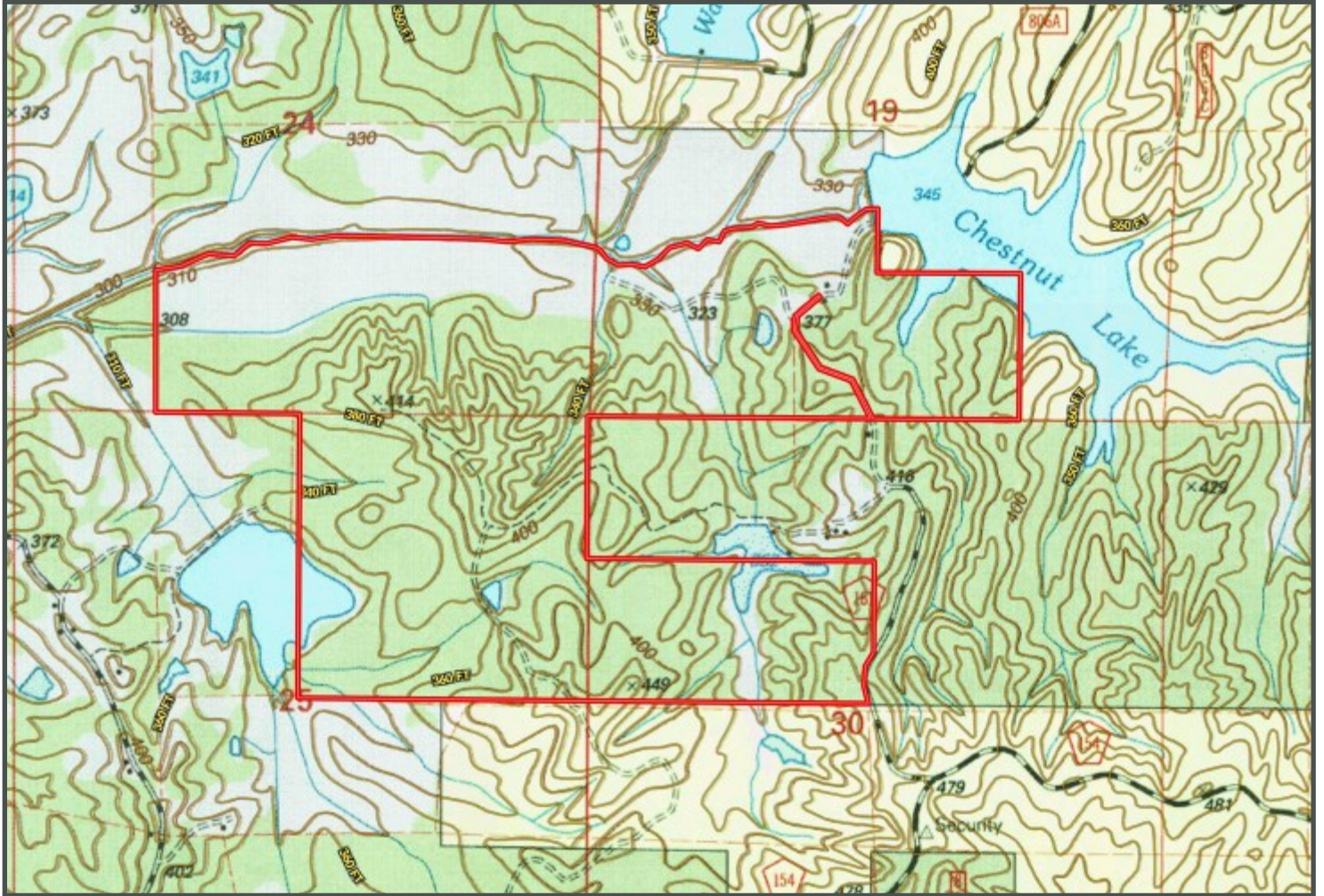
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Topo Map



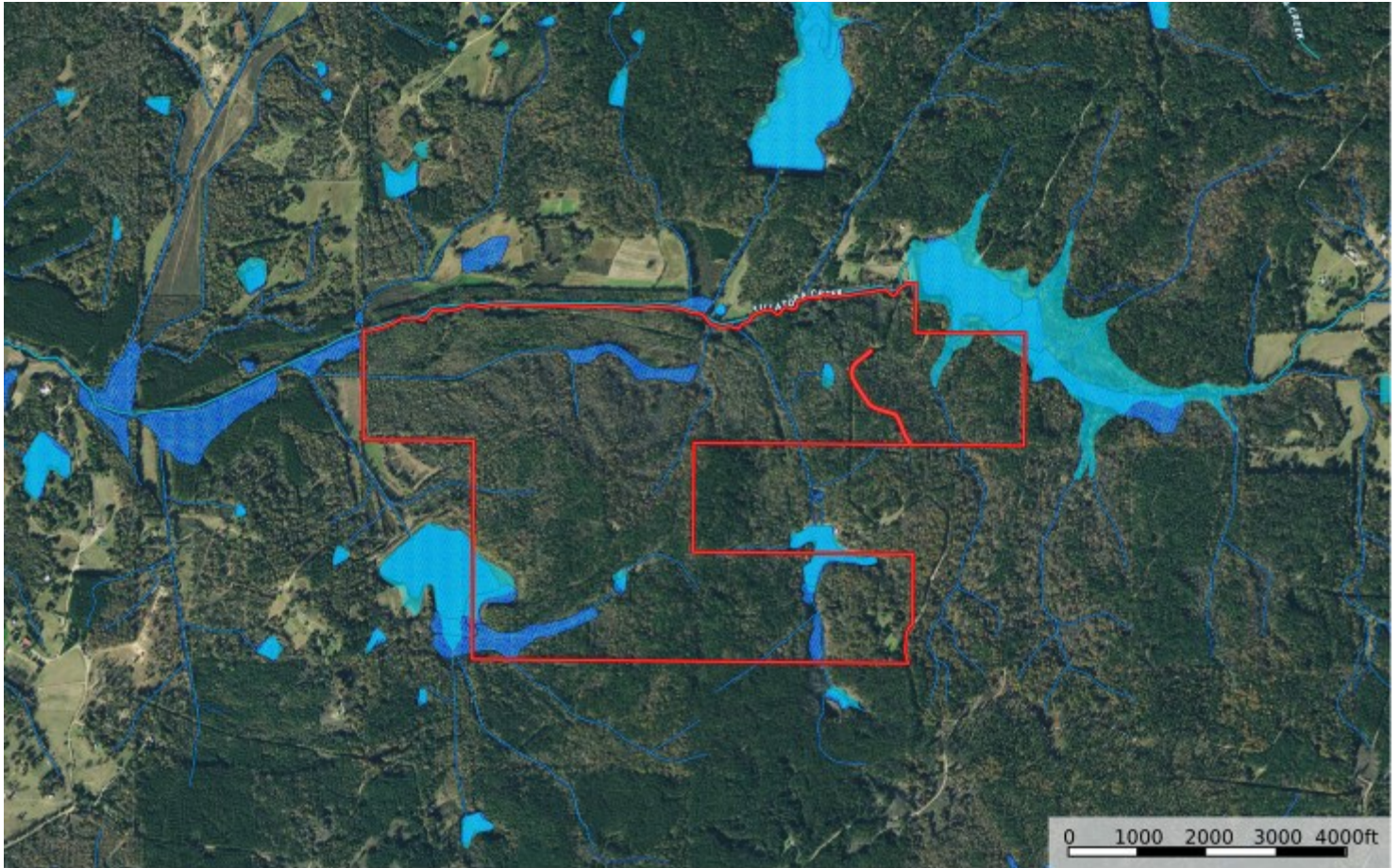
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Water Features



- ▭ Boundary
- Tour
- ▭ 100 Year Floodplai
- ▭ 500 Year Floodplai
- ▭ Floodway
- ▭ Special
- ▭ Unimapped Not
- ▭ Wetlands
- ▭ Riparian
- Stream, Intersect
- River/Creeks
- ▭ Water Body



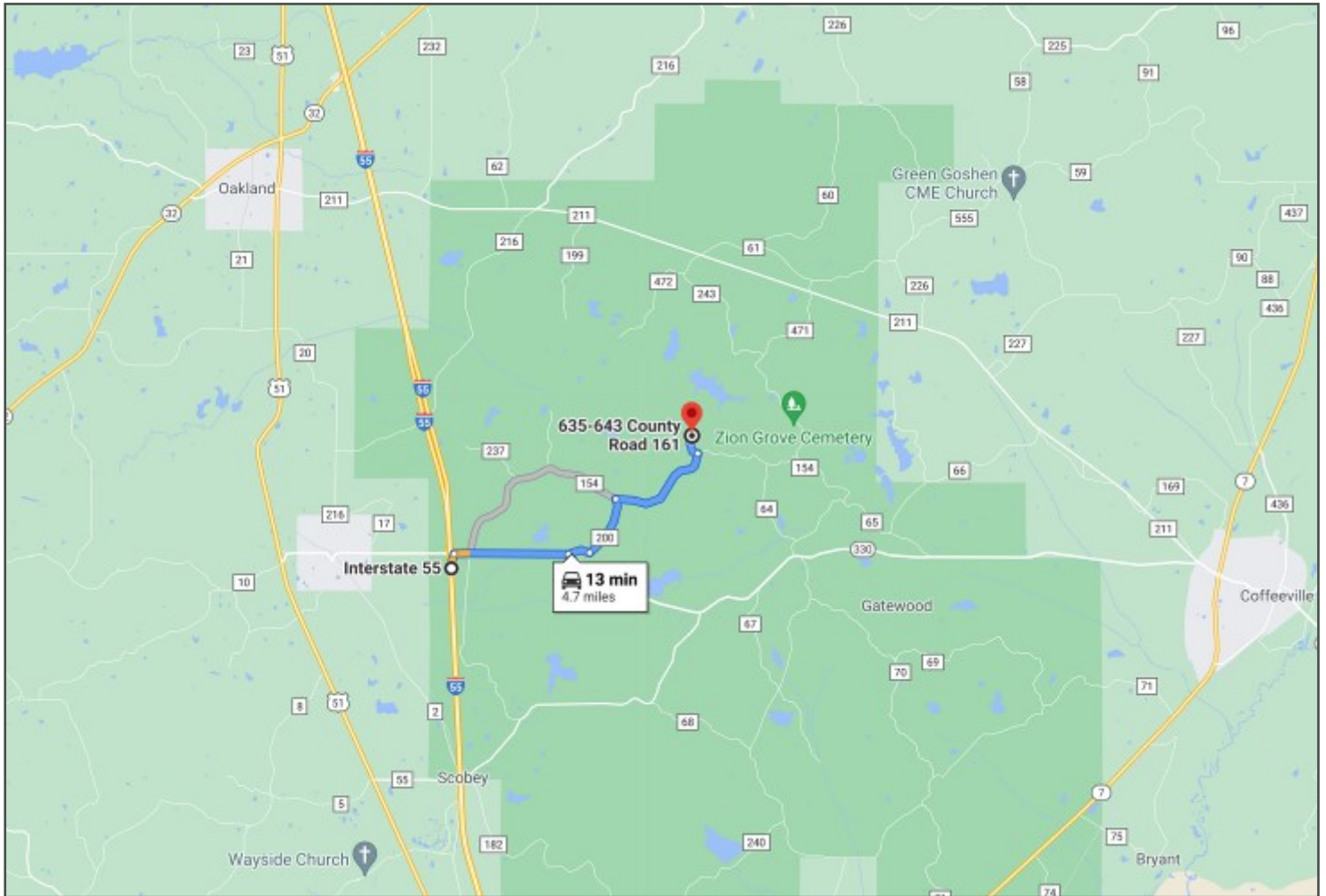
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Directional Map



DIRECTIONS FROM I-55 IN TILLATOBA, MS: Take Exit 220 towards Highway 330 and travel 5.0 miles. Turn left on to County Road 65 and travel 0.3 miles. Turn left on to County Road 64 and travel 1.2 miles. Turn left on to County Road 161, continue 1.7 miles to the gate at the property line. [GOOGLE MAP LINK](#)

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