



145.1± ACRES WITH A CAMP **YAZOO COUNTY, MS**

\$825,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE YAZOO 145.1

PROPERTY PROFILE

LOCATION:

- 2732 Myrleville Road
- Yazoo City, MS 39194
- Yazoo County
- 5± Miles SE of Yazoo City
- 41± Miles NW of Madison

COORDINATES:

- 32.7906, -90.333

PROPERTY INFORMATION:

- 145.1± Acres
- Timber
- Fully Furnished Camp
 - 3 Bedrooms/2 Baths
 - Loft
 - Screened in Porch
- 2 Storage Buildings
- Deer Cleaning Hut
- Equipment Shed
- Internal Road System
- Multiple Wildlife Plots
- 3 Ponds

TAX INFORMATION:

- 2024 Taxes: \$983.75
 - Parcel #1: 1-184-19-004.06
 - Parcel #2: 1-184-19-004.00
 - Parcel #3: 1-184-19-004.11

PROPERTY USE:

- Turnkey Recreational Property
- Hunting & Fishing
- Weekend Getaway



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MICHAEL OSWALT, ALC

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



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WELCOME TO THE YAZOO 145.1

JUST 5 MILES SOUTHEAST OF YAZOO CITY, MISSISSIPPI, SITS A 145.1± ACRE RECREATIONAL PROPERTY—KNOWN AS THE YAZOO 145.1—OFFERING A TRUE TURNKEY OPPORTUNITY IN ONE OF THE STATE'S MOST DESIRABLE COUNTIES. The property is an easy 48-minute drive from Madison and features a furnished camp, good hunting and fishing, and a beautiful mix of big timber and open areas. If you've been looking for a recreational property with a camp in place, we need to put the Yazoo 145.1 on the list.

At the heart of the property is a fully furnished camp featuring three bedrooms, two bathrooms, a loft, and a screened-in porch, all complemented by a sizable gravel parking area. Multiple outbuildings add to the functionality, including two storage buildings, a deer cleaning hut, and an additional equipment shed located down the road. From the camp, the established internal road system winds throughout the property, providing easy access to multiple wildlife plots that are already set up with stands in place.



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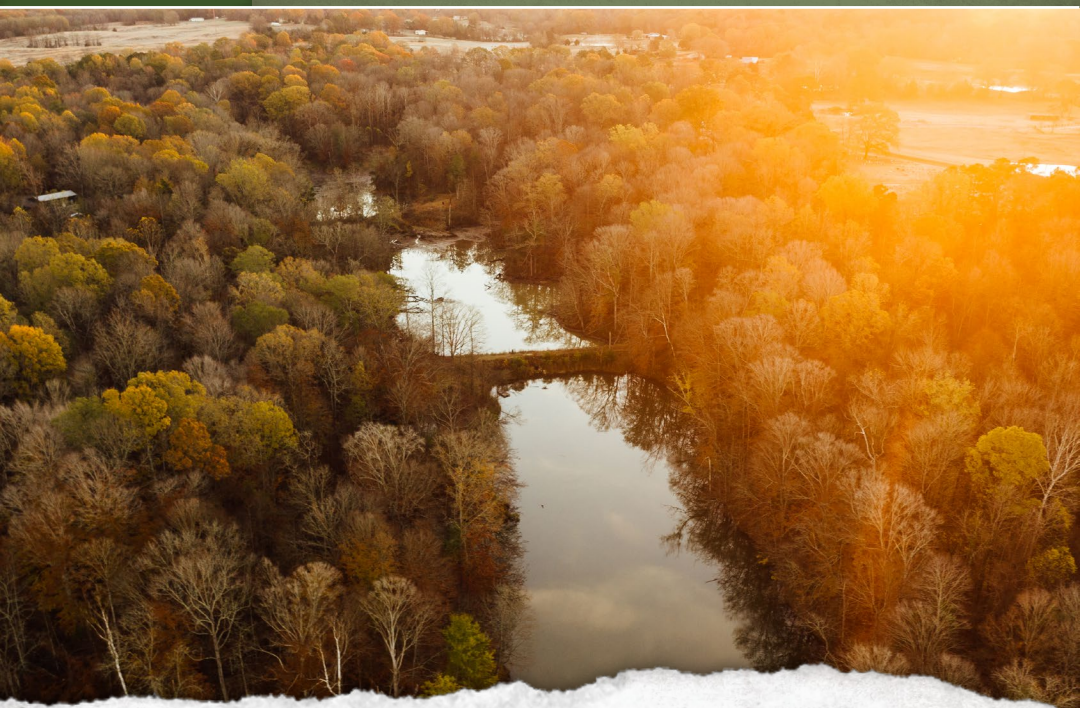
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MORE ABOUT THE YAZOO 145.1

Water is a standout feature of the Yazoo 145.1, with three ponds on the property, one exceeding 3.5 acres, plus access to a nearby 30± acre lake for even more fishing opportunities. The ponds are known for producing quality bass, and this area is known for great deer and turkey hunting.

If you've been looking for a Yazoo County property that combines a camp, hunting, fishing, and recreational appeal, the Yazoo 145.1 is a solid choice.

Contact Michael Oswalt today to schedule your private tour and experience #TheSmallTownWay!



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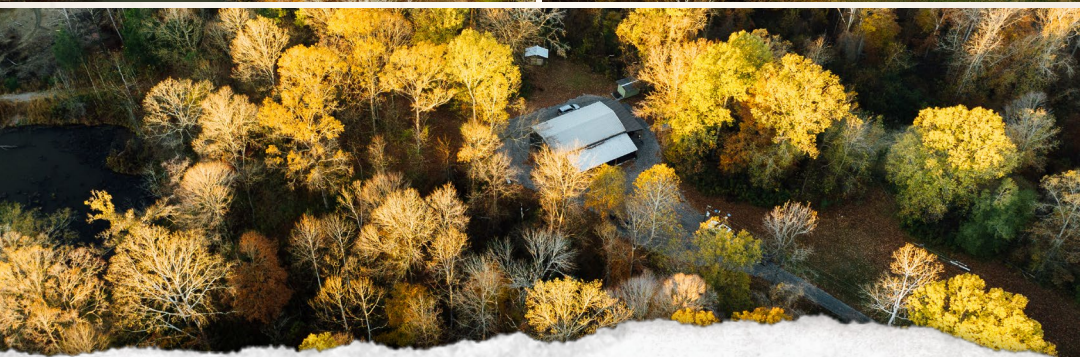
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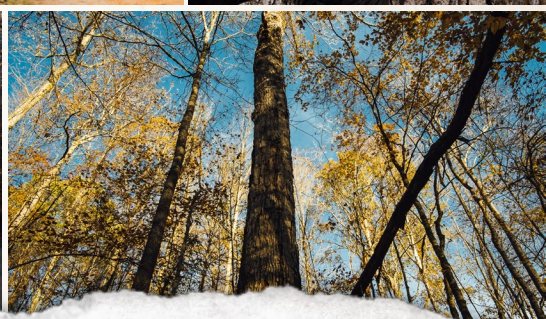
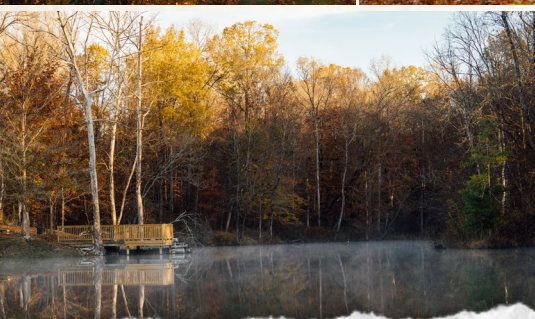
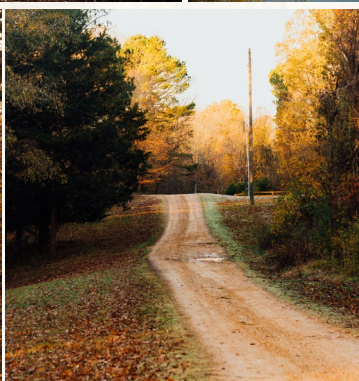
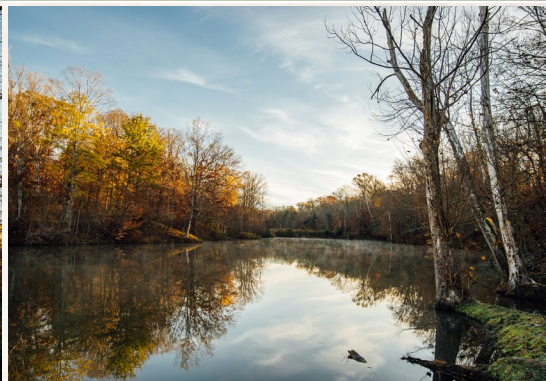
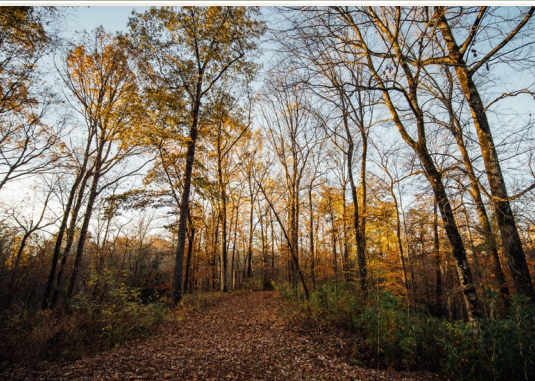
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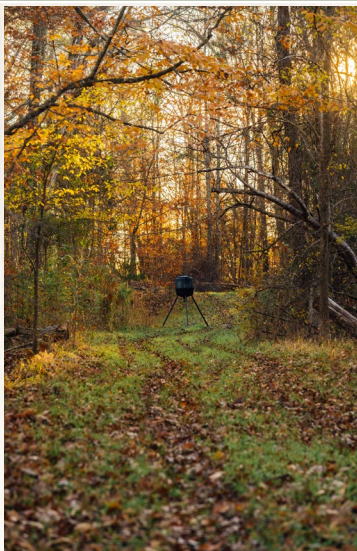
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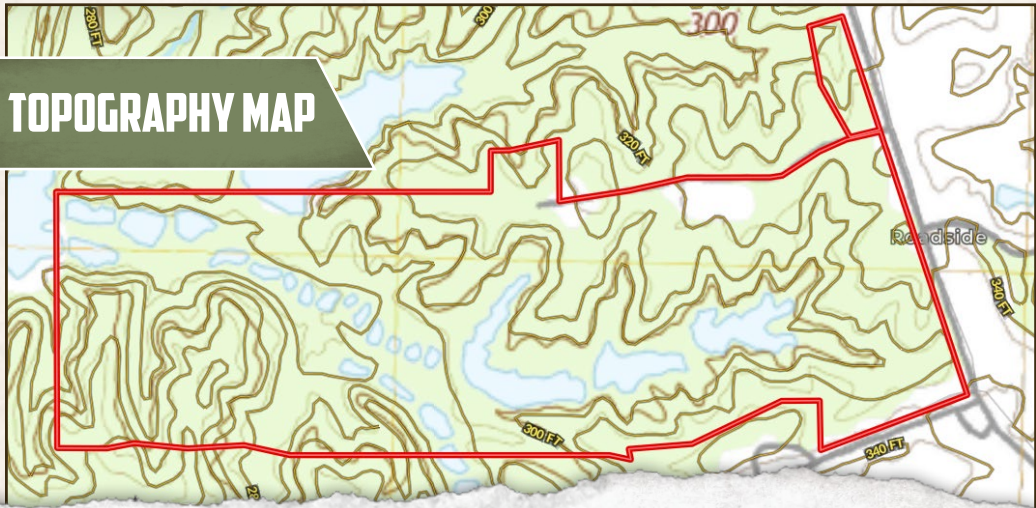
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FLOOD MAP



TOPOGRAPHY MAP



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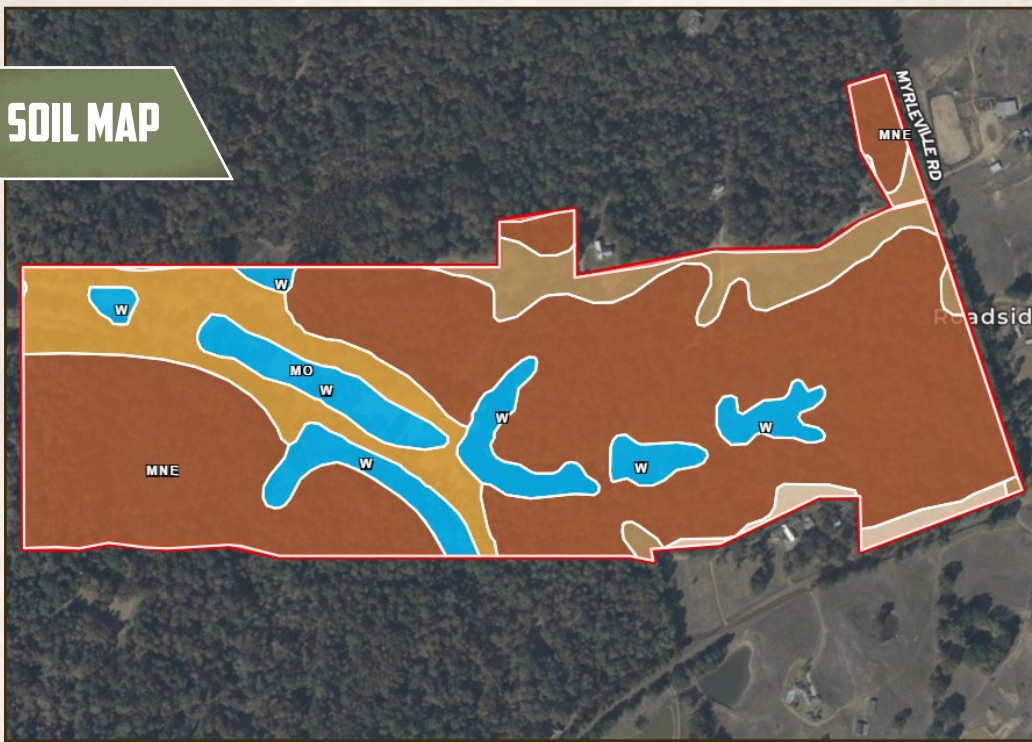
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MNE	Memphis-Natchez association, 12 to 50 percent slopes	99.25	67.92	0	19	7e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	17.48	11.96	0	77	2w
W	Water	17.11	11.71	0	-	-
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	10.11	6.92	0	82	3e
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	2.17	1.48	0	83	2e
TOTALS		146.12(*)	100%	-	29.02	5.92



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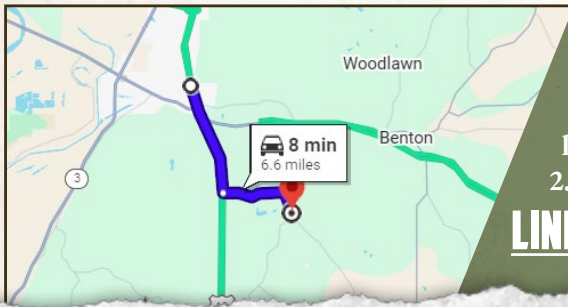
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land **id.** LINK



Directions From US 49 in Yazoo County, MS: Travel 3.8 miles south on US 49 S/Jerry Clower Blvd N. Turn left on Myrleville Road and continue 2.8 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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