



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

41.74± ACRES
YALOBUSHA COUNTY, MS
\$118,959

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE YALOBUSHA 41.74

PROPERTY PROFILE

LOCATION:

- County Road 82
Coffeeville, MS 38922
- Yalobusha County
- 3.9± Miles SE of Coffeeville
- 16.5± Miles S of Water Valley
- 24± Miles NE of Grenada

COORDINATES:

- 33.9596, -89.62985

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 41.74± Total Acres
- 3.5± Acres of Wildlife Plots
- Mature Hardwood Timber
- Natural Regeneration Pasture
- Frontage on County Road 82
- Internal Road System
- Pond
- 2 Box Stands
- Two-Man Ladder Stand
- Utilities Nearby
- Owner/Agent

TAX INFORMATION:

- 2024: TBD at Closing



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HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 41.74

WELCOME TO THE YALOBUSHA 41.74—A SMALL ACREAGE TURNKEY TRACT IN NORTH MISSISSIPPI OFFERING EXCELLENT HUNTING, RECREATIONAL, AND INVESTMENT POTENTIAL JUST MINUTES FROM COFFEEVILLE. Located in Yalobusha County, just off County Road 82 with road frontage and utilities nearby, this 41.74± acre property provides easy access while still delivering the privacy and seclusion hunters and landowners desire.

The Yalobusha 41.74 is well laid out and has a great internal road system, making it easy to navigate the entire property. Approximately 3.5± acres are already established in wildlife food plots, and the tract is set up and ready to hunt with two box stands and a two-man ladder stand already in place. A pond on site adds year-round water for wildlife and enhances the recreational appeal.



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MORE ABOUT THE YALOBUSHA 41.74

The west portion of the property features mature hardwood timber, creating excellent habitat and natural travel corridors for deer and turkey. The east side transitions into naturally regenerating pasture, offering thick ground cover, giving the deer unlimited bedding options and turkey nesting sites.

Conveniently located 3.9± miles east of Coffeeville, 16.5± miles south of Water Valley, and just 24± miles northeast of Grenada, the Yalobusha 41.74 is an outstanding opportunity for the outdoorsman or investor looking for a manageable, turnkey hunting property in a highly desirable area of North Mississippi.

**Contact Hunter Robison or Luke Gossett today to schedule
a private showing and experience #TheSmallTownWay!**

Owner/Agent



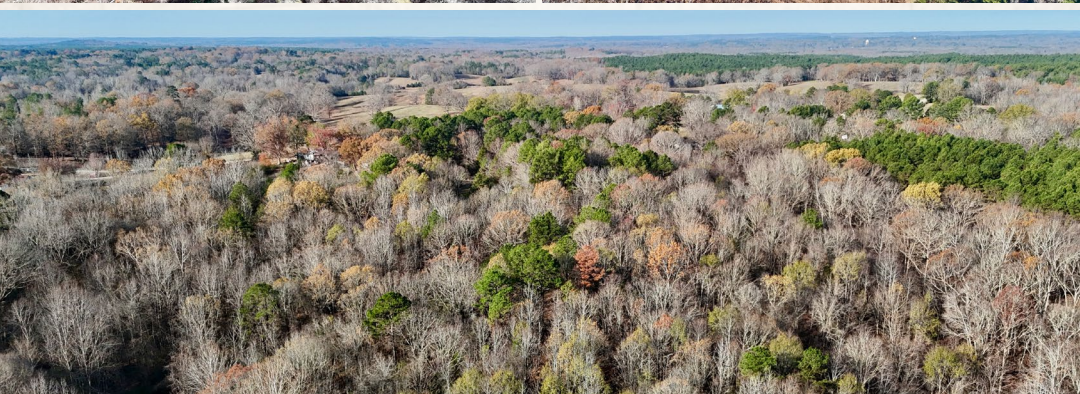
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41.74± ACRES

VALOBUCHA COUNTY, MISSISSIPPI



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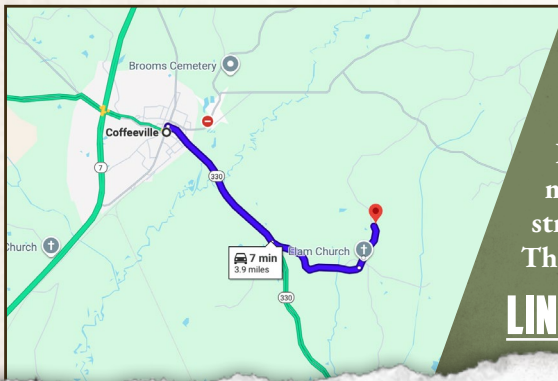
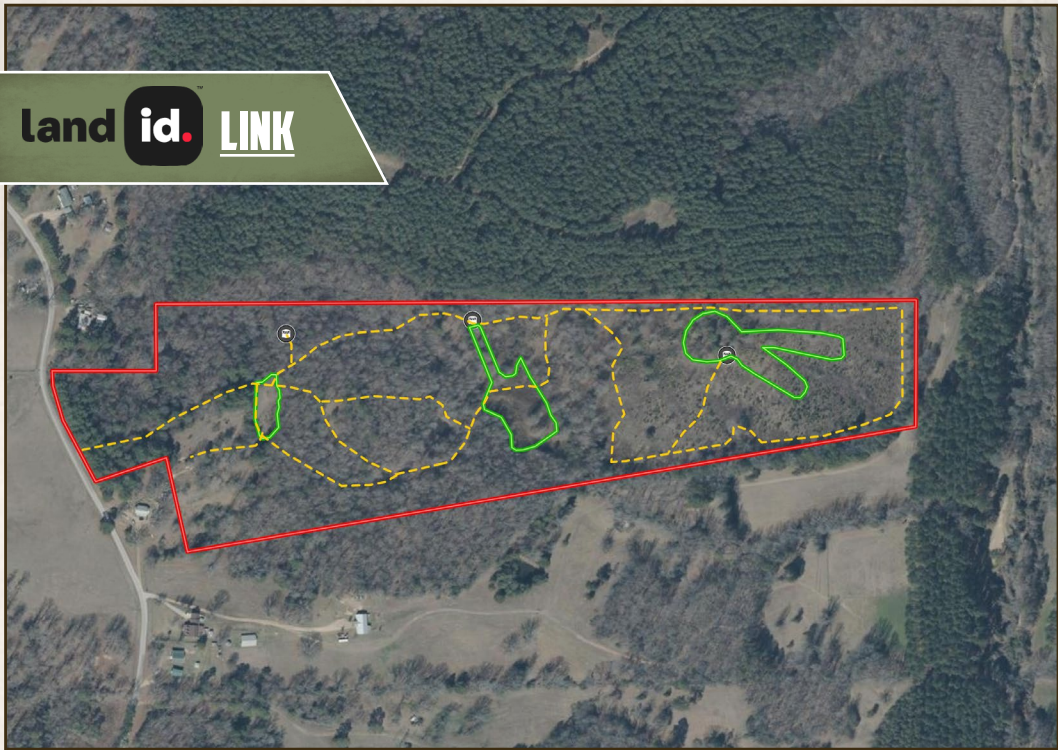
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VALOBUSSA COUNTY, MISSISSIPPI

land id. LINK



Directions From Coffeerville, Mississippi: Travel on MS-330 E/ Main Street for 2 miles. Turn left onto Elam W Road and continue for 1.3 miles. Take a slight left turn and continue straight on Elam W Road for 0.4 miles. The destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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