

276.2± ACRES
YALOBUSHA COUNTY, MS
\$699,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE YALOBUSHA 276.2

PROPERTY PROFILE

LOCATION:

- County Road 70
Coffeeville, MS 38922
- Yalobusha County
- Adjoins the Holly Springs
National Forest
- 6± Miles SW of Coffeeville
- 16± Miles NE of Grenada
- 38± Miles SW of Oxford

COORDINATES:

- 33.94635, -89.76455

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 276.2± Total Acres
- Dual Frontage on County
Roads 70 & 71
- Large Oak Savanna
- Mixed Timber
- Established Trail System
- Multiple Food Plots
- Ladder Stands & Feeders
- Creeks & Streams
- Deer & Turkey

TAX INFORMATION:

- Parcel: 1805-15-0000100
- \$905.59 (2025)



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ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

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adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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/20,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 276.2

WELCOME TO THE YALOBUSHA 276.2! Located just 6± miles west of Coffeeville and 9± miles east of I-55, this 276.2± acre recreational offering in Yalobusha County, Mississippi features nearly one mile of frontage along County Road 70.

The Yalobusha 276.2 stands apart from other properties in the area, as it is largely made up of an eye-catching oak savanna. Scattered mature oaks, native grasses, hardwood bottoms, and gently rolling topography combine to create exceptional wildlife habitat with a state park-like feel.

Small creeks and stands of shortleaf pine offer excellent diversity. Ladder stands overlook established food plots and ridgelines, while an extensive network of trails and lanes navigate through a majority of the property. A small pond provides a reliable water source for wildlife, and it has the potential to be expanded into a lake site of about 19 acres.



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MORE ABOUT THE YALOBUSHA 276.2

Originally part of a larger tract designed by Mississippi State University, the Yalobusha 276.2 was developed with wildlife management at its core, particularly for quail habitat. The land has been managed for nearly 80 years using a two-year prescribed burn rotation dating back to the mid-1900s. Its history includes ties to legendary author and conservationist Nash Buckingham, and it borders Holly Springs National Forest on two sides, offering access to additional recreational opportunities and protected neighboring land.

Whether your vision includes trophy deer and turkey hunting, quail habitat restoration, or simply owning a one-of-a-kind Mississippi property, the Yalobusha 276.2 delivers the foundation and history to bring that vision to life. Power is available in the vicinity, but verification is recommended. **Disclaimer: The owner will consider selling a tractor with implements.*

Contact Adam Hester today to schedule a private showing and experience #TheSmallTownWay.



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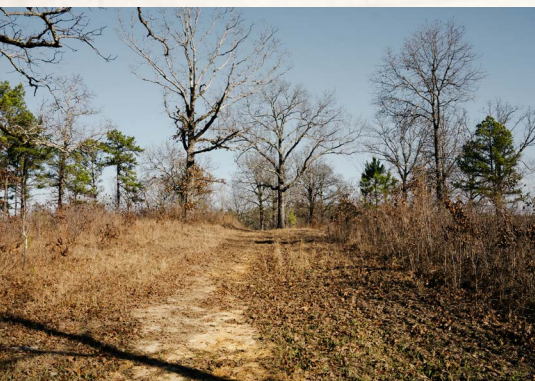
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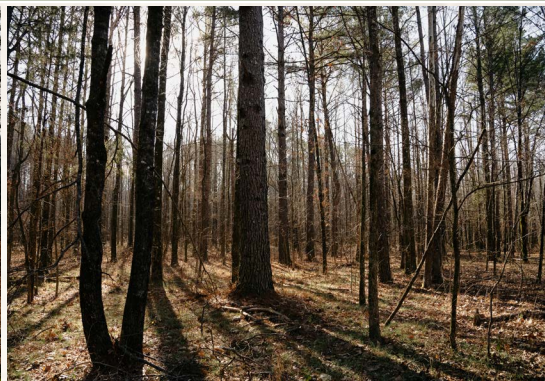
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VALOBUCHA COUNTY, MISSISSIPPI

land **id.** LINK



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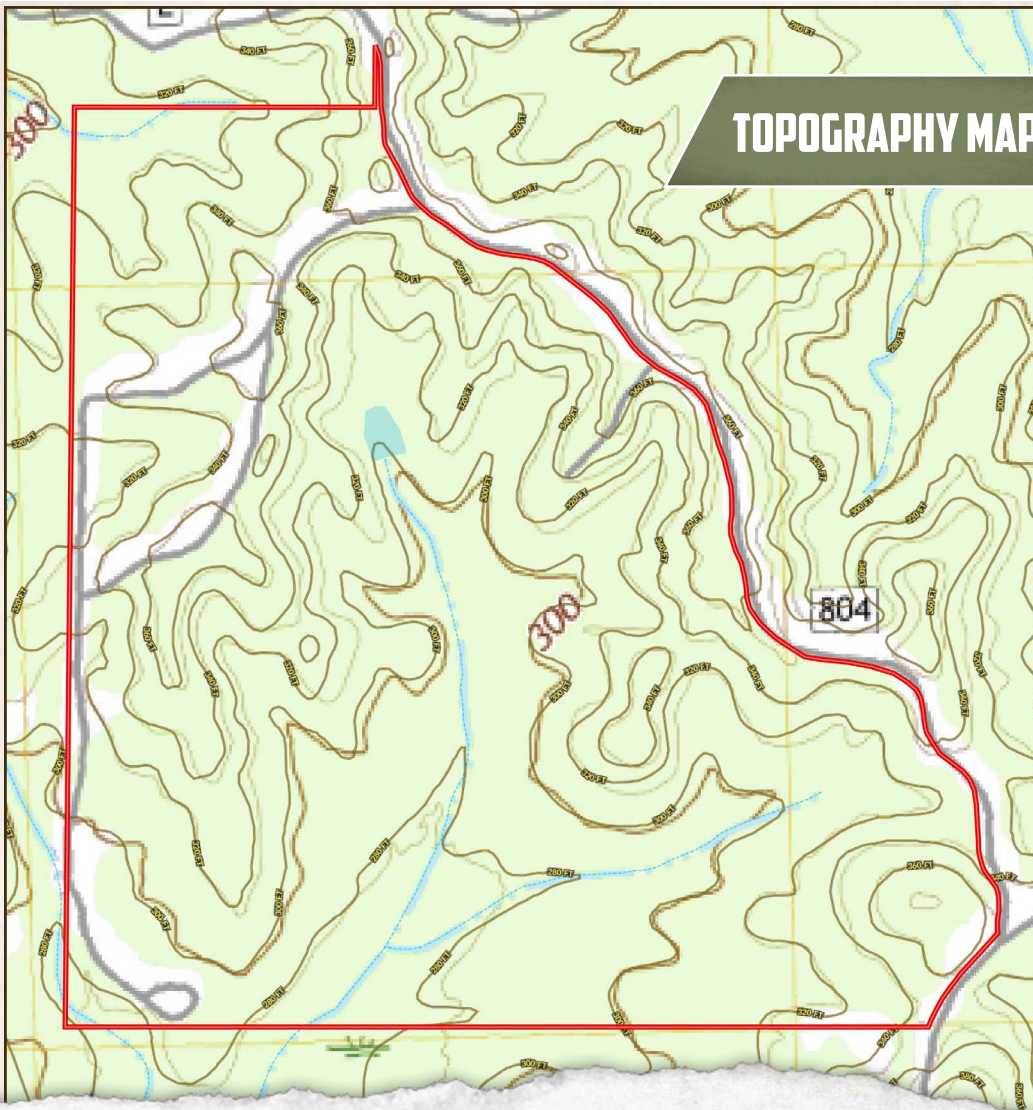
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TOPOGRAPHY MAP



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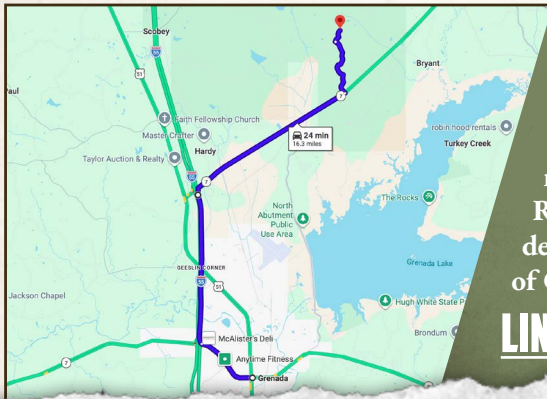
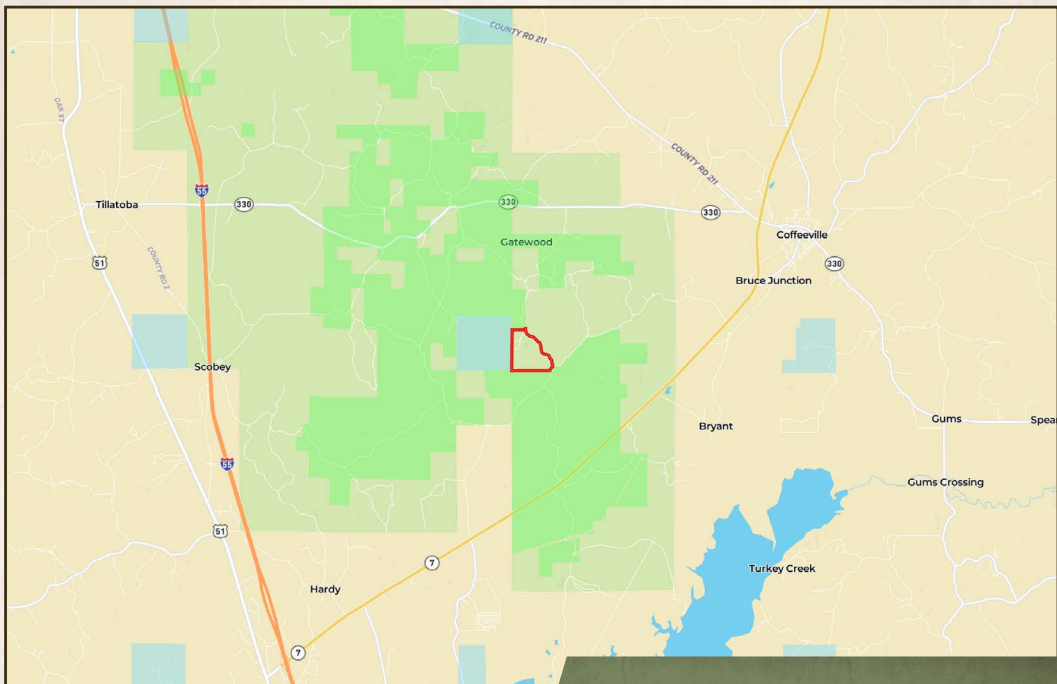
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Directions From Grenada, MS:
Travel on I-55 N for 5.2 miles.
Take Exit 211 to merge onto MS-7
N toward Coffeerville. Turn left onto
County Road 71 and continue for 2.2
miles. Turn right to stay on County
Road 71 for 0.5 miles until you reach the
destination on the left at the intersection
of County Roads 70 and 71.

LINK TO GOOGLE MAP DIRECTIONS



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