

THE YAZOO 35

35± ACRES IN YAZOO COUNTY, MS

\$243,250



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

The Yazoo 35

Location:

- Central Mississippi
- Yazoo County, MS
- Frontage Along Slayton Road and MS 16
- Approximately 22 Miles North of Madison

Coordinates:

- 32.7419, -90.1381

Property Information:

- 35± Acres
- Currently in Production Farmland (Leased through 2022 Farming Season)
- Excellent Hunting Along Pepper Creek
- Water and Power Available
- Thick Tree Lines Providing Secluded Feel
- Property Restrictions (No Mobile Homes, No Subdivision)

Property Use:

- Possible Mini-Farm
- Farmland Investment
- Residential or Cabin Setting (Plans To Be Approved by Seller)
- Hunting

Tax Information: Calculated At Closing

- Parcel 1: 093-06-003.00



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MICHAEL OSWALT

PRINCIPAL BROKER | *Licensed in MS and AR*

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michael@smalltownproperties.com

P.O. Box K - Flora, MS 39071



Welcome to your new country living estate in Yazoo County, MS! This 35± acre tract is currently in production farmland (leased through the 2022 farming season) but will make a beautiful residential or cabin setting. You could easily fence the farmland and create a mini-farm while hunting the big Yazoo County bucks along Pepper Creek.



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15,000+ Followers

Information is believed to be accurate but not guaranteed.

The property is almost 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. With frontage along Slayton Road and Highway 16, the commute to the metro area will be a breeze. Water and power are available at the road. Property restrictions are in place (no mobile homes, no subdivision, house/cabin plans to be approved by seller).



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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!



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Click [HERE](#) for Interactive Map

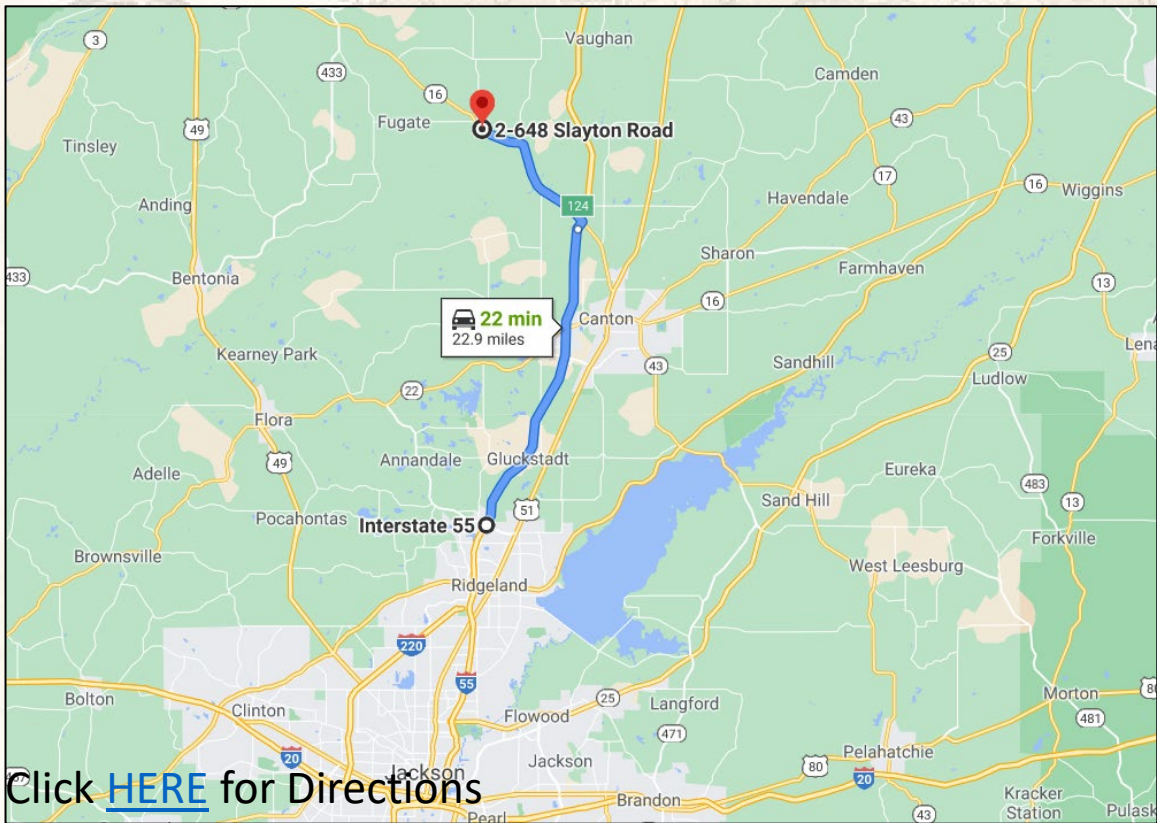
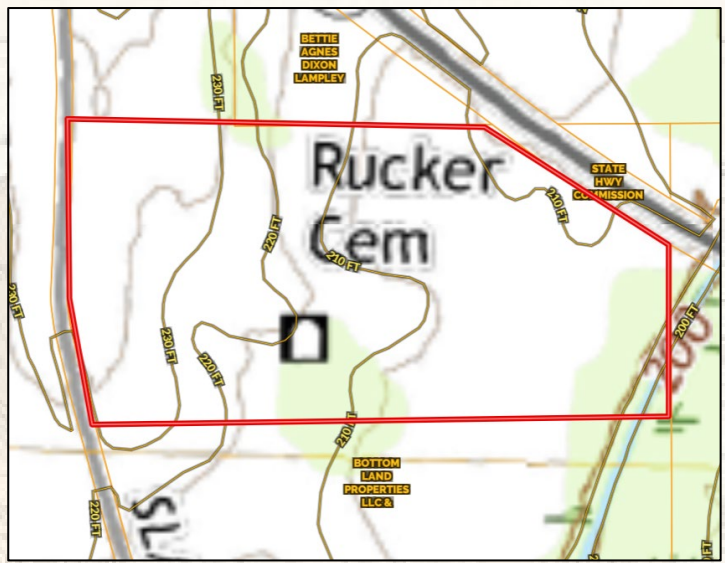
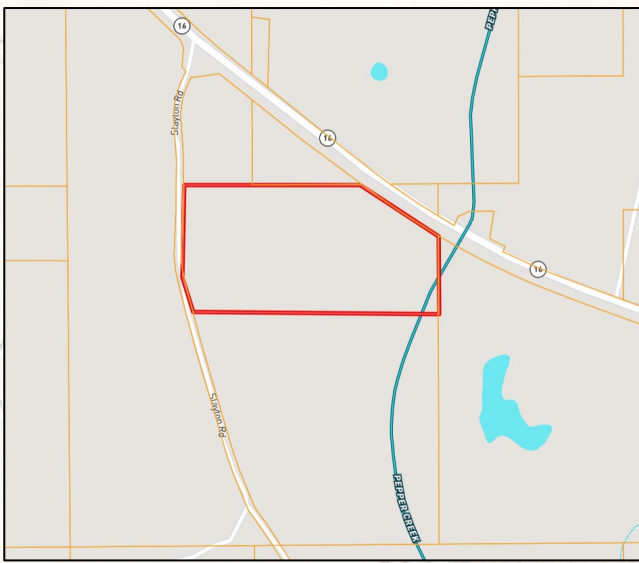


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	13.7	38.23	2w
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	8.0	22.38	3e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	12.3	34.2	4e
Ca	Calhoun silt loam	1.9	5.19	3w
TOTALS		35.9	100%	2.96



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Click [HERE](#) for Directions

DIRECTIONS FROM I-55 IN MADISON, MS: Travel north on I-55 for 15.4 miles. Take exit 124 to merge onto MS-16W toward Yazoo City for 7.5 miles. Turn left onto Slayton Road and the property will be located on the left.



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