

198± Acres and a Home in Yazoo County, MS
\$1,100,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

769-888-2522 office

Property Profile

The Yazoo 198

Location:

- Yazoo County, MS
- Dead-End Road
- 5± Miles East of Yazoo City
- 40± Miles North of Madison

Coordinates:

- 32.837309, -90.328874

Property Information:

- 198± Acres with a House
- 20± Acres of Fields
- Select Cut Hardwood Timber
- Gravel Bottom Creek
- Small Fishing Pond
- Outstanding Deer and Turkey Population

Improvements:

- 5 Bedroom, 3 Bathroom Home

Property Use:

- Hunting
- Fishing
- Hay Production
- Additional Home and Lodge Sites

Tax Information:

- Parcel 12693200401: \$416 for 2022
- Parcel 12693200400: \$759 for 2022
- Parcel 12693200500: \$174 for 2022



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Information is believed to be accurate but not guaranteed.



When there is a discussion about land in Yazoo County, Mississippi, certain characteristics are consistently mentioned: gorgeous property, hardwood timber, finger pastures, gravel-bottom creeks, prime location and exceptional hunting. If you have been searching for a place that covers this criteria, the Yazoo 198 is worth a look! Situated between Benton and Yazoo City, just north of Highway 16, this house and 198± acre tract offers opportunities for a pure hunting property, year-round recreational tract, or permanent homestead.





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Approximately 20 acres of fields wind and roll throughout the property giving it that Midwest feel, offering the landowner numerous options going forward. Plant a variety of large wildlife plots, create additional bedding and strategic travel corridors leading to small pocket plots, make a large dove field or simply use the fields for hay production and trail riding.



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The timber consists of a great variety throughout. It underwent a select cut 15+ years ago and remains a solid stand for those looking for a future timber harvest. You will find a variety of oaks, poplar, ash and more. As an added bonus, a ton of persimmon trees are along the field and timber lines. There are areas with a nice canopy and some spots are thick from exposed sunlight. This variety and diversity of the timbered terrain has created prime habitat for deer and turkey.



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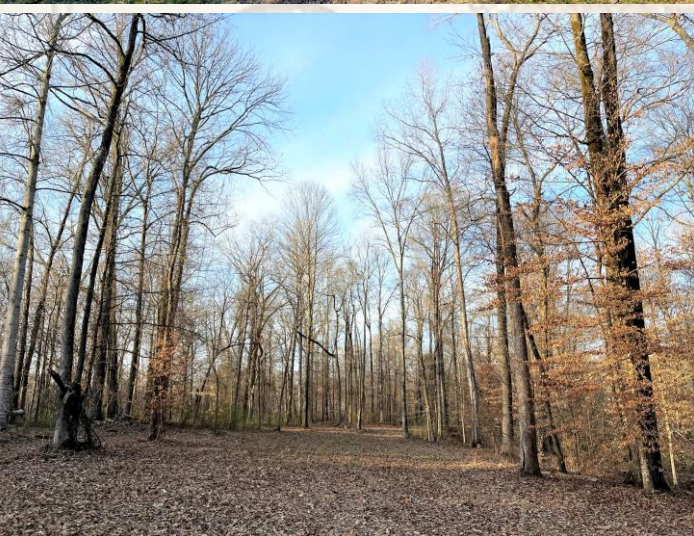
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Being in an area known for good deer and high turkey numbers, a trail camera survey was conducted throughout the fall and winter of 2022. It did not take long to see the caliber of deer and turkey population the property holds. When it comes to wildlife, this place packs a punch!



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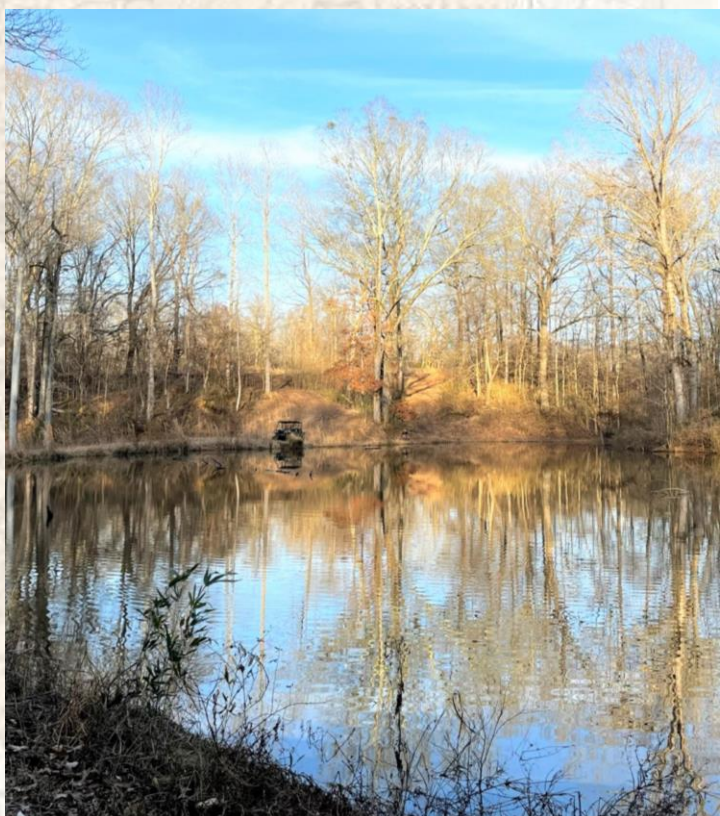
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If hunting is not your primary focus, merely enjoy the year-round recreational aspect the land has to offer. You can trail ride through the fields, explore along the creek beds, or fish in the small pond just down from the house. The old family home is in need of some repairs but in its current state can serve as a great camp or weekend getaway with the five bedrooms and three baths. If you are looking to build something new, there are multiple sites throughout.

The Yazoo 198 has been in the same family for over 60 years. While one chapter is ending, it is time for a new owner to begin telling their story. If you are looking for a place that checks most every box, let's take a ride today!



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[Interactive MapRight Link](#)



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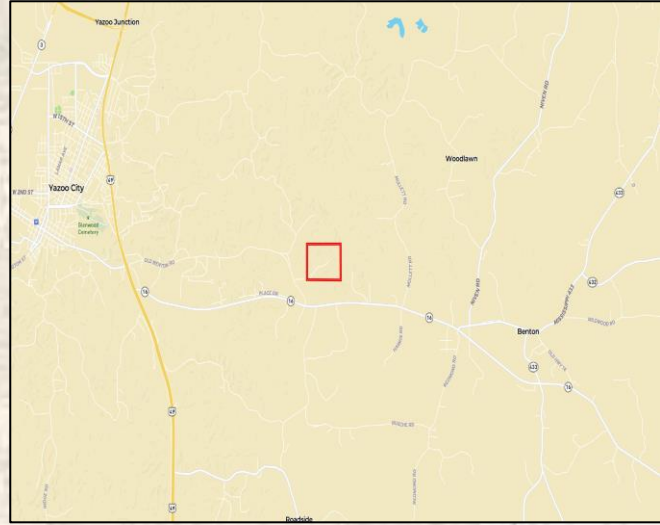
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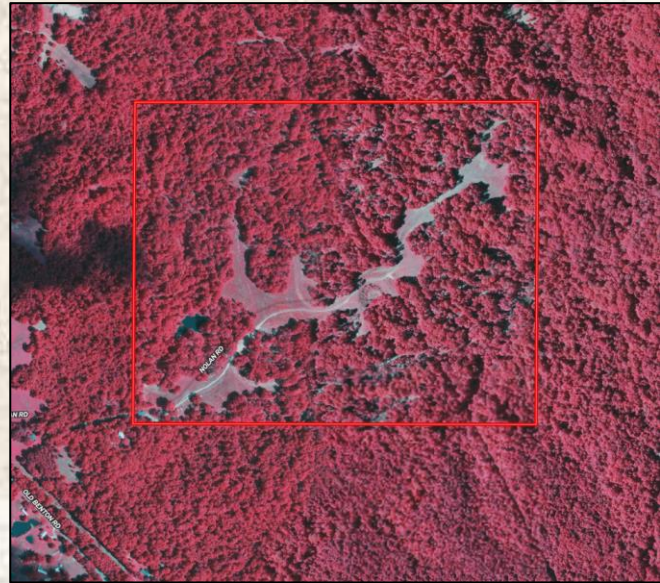
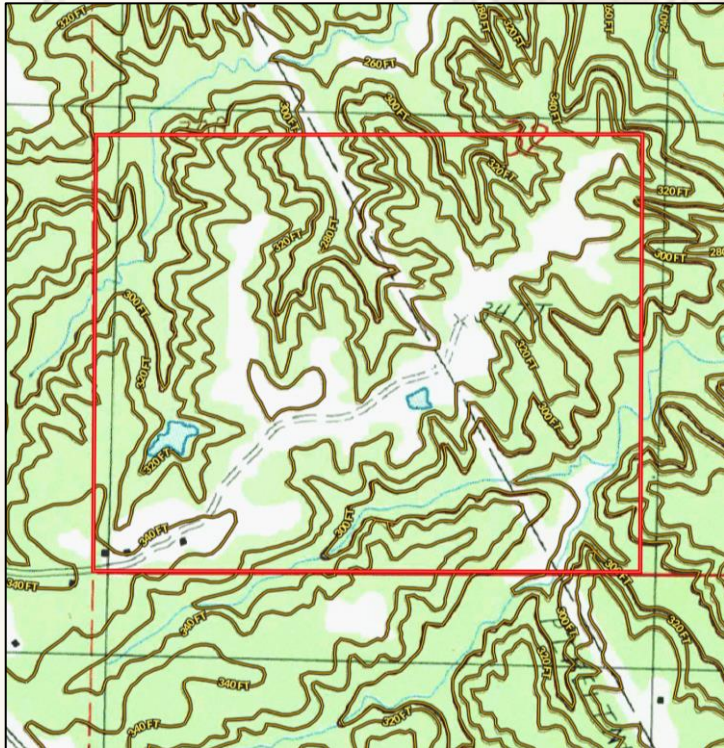
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- Boundary Consists of 198± Acres
- 5 Bedroom, 3 Bathroom Home
- Combination of Fields and Hardwoods
- Gravel Creek Bottoms and Fishing Pond
- 40± Miles North of Madison
- 5± Miles East of Yazoo City



[Google Map Link](#)

[Marketing Video Link](#)



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