

38.8± Acres in Yalobusha County, MS
\$199,999



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 662.238.4077

Property Profile

The Yalobusha 38.8±

Location:

- Coffeeville, MS
- Yalobusha County
- 12.34 Miles Northeast of Grenada

Coordinates:

- 33.8909, -89.6522

Property Information:

- 38.8± Acres
- 17-Year-Old Pines
- Electricity and Community Water
- Two RV Sheds Holding up to Three RVs
- Two Classic Carports
- Potential for Small Food Plots
- Property Adjoins Corps of Engineers Land
- Accessed by County Road 229
- 1,000± Feet of Road Frontage
- Access to Grenada Lake through Corps of Engineers Land

Property Use:

- Recreational
- Timberland
- Hunting
- Investment

Tax Information: 2022- \$218.91

- Parcel: 2202-03-0000702



MICHAEL OSWALT | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Welcome to the Yalobusha 38.8! This property is loaded with recreational and timber opportunities. As you enter the 38.8± acre Yalobusha County, MS property, you will notice 1,000+/- feet of road frontage along County Road 229. Just beyond the gated entrance is a nice potential home site with power and community water already in place. There are two RV sheds with enough room for three RVs and two classic carports will keep your boat ready for the water. Continuing through the property you will notice a good road system and multiple spots for potential small food plots. This area is known for an abundant population of deer and turkeys. For the public land hunters, this property allows access to the Corps of Engineers land. Also, Grenada Lake, home of the 4-pound crappie, is less than 500 yards away. From the property there are road systems leading through the Corps of Engineers land to Grenada Lake. Grenada Lake has broken almost every crappie tournament record. (The picture of the crappie was not taken on the property, but it was taken on Grenada Lake.) The recreational potential of the Yalobusha 38.8 is endless. If you have been on the hunt for a lake property with recreational and timber opportunities, call Luke Gossett or Michael Oswalt for your private showing today!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



MICHAEL OSWALT | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



MICHAEL OSWALT | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



MICHAEL OSWALT | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



MICHAEL OSWALT | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



MICHAEL OSWALT | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com



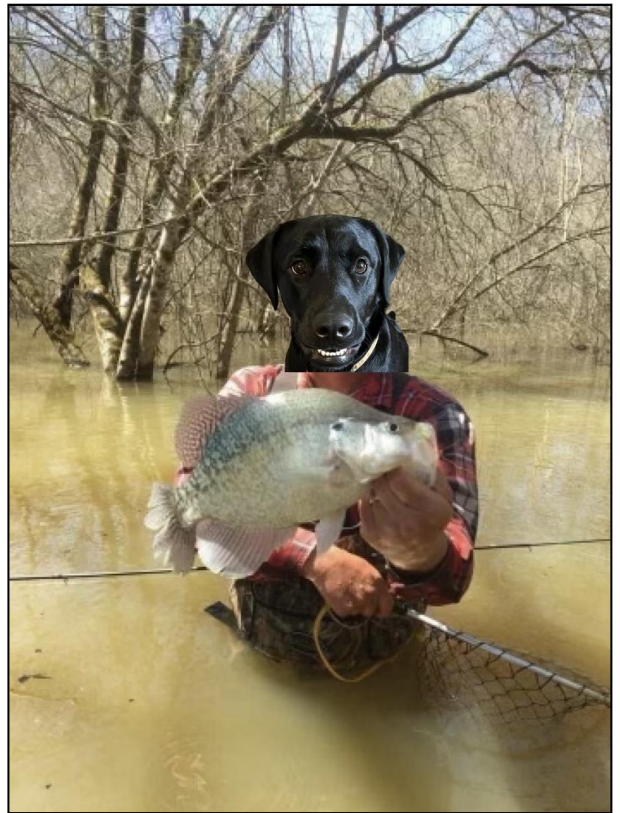
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Information is believed to be accurate but not guaranteed.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



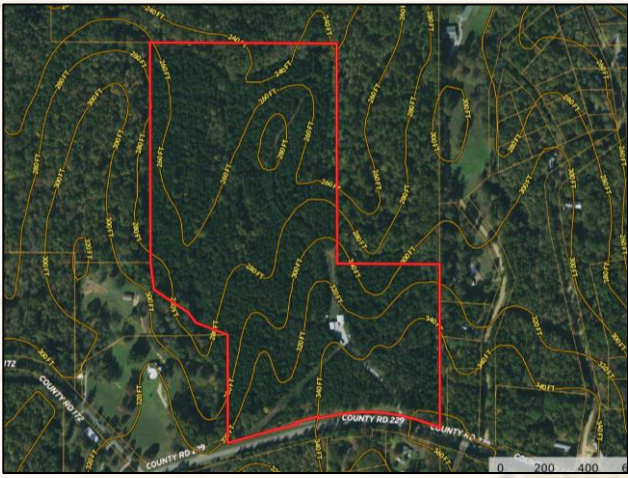
MICHAEL OSWALT | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

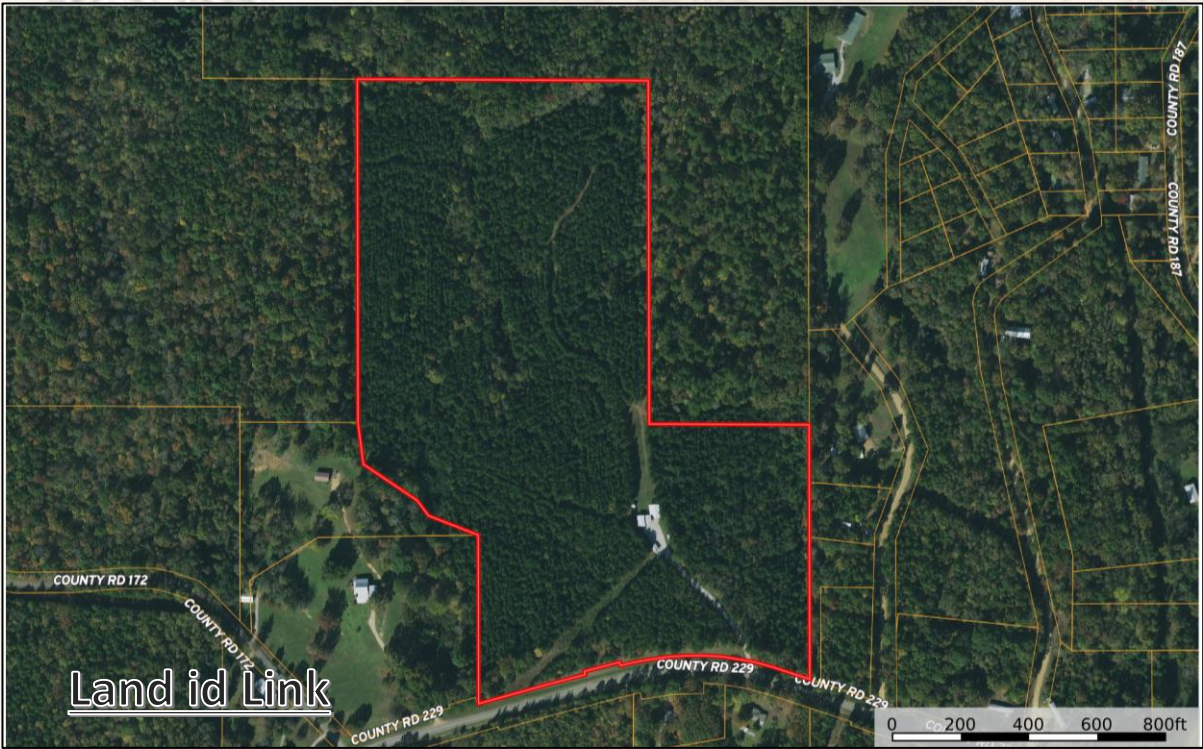
Information is believed to be accurate but not guaranteed.



Contour Map



Flood Map



Land id Link

Aerial Map



MICHAEL OSWALT | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

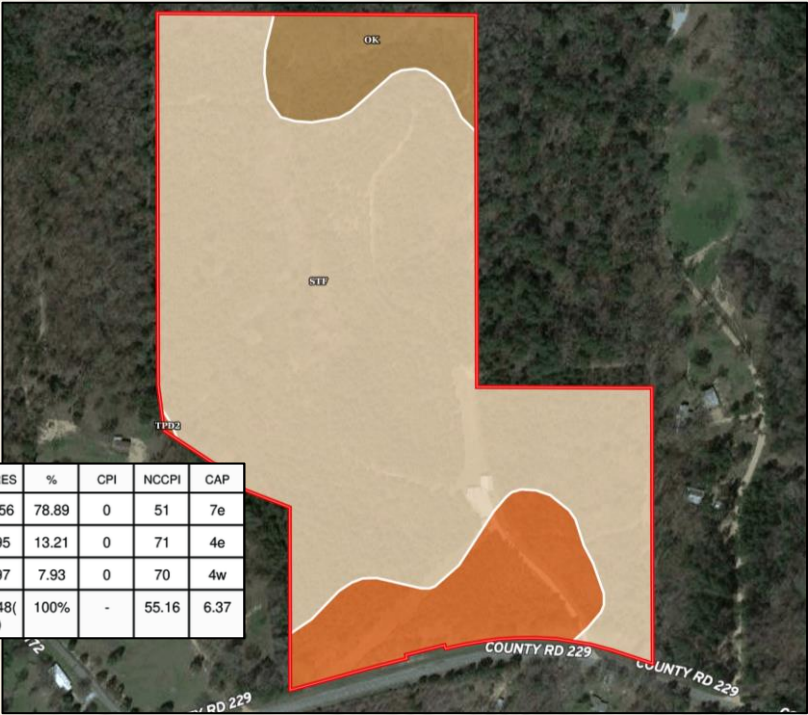
Information is believed to be accurate but not guaranteed.



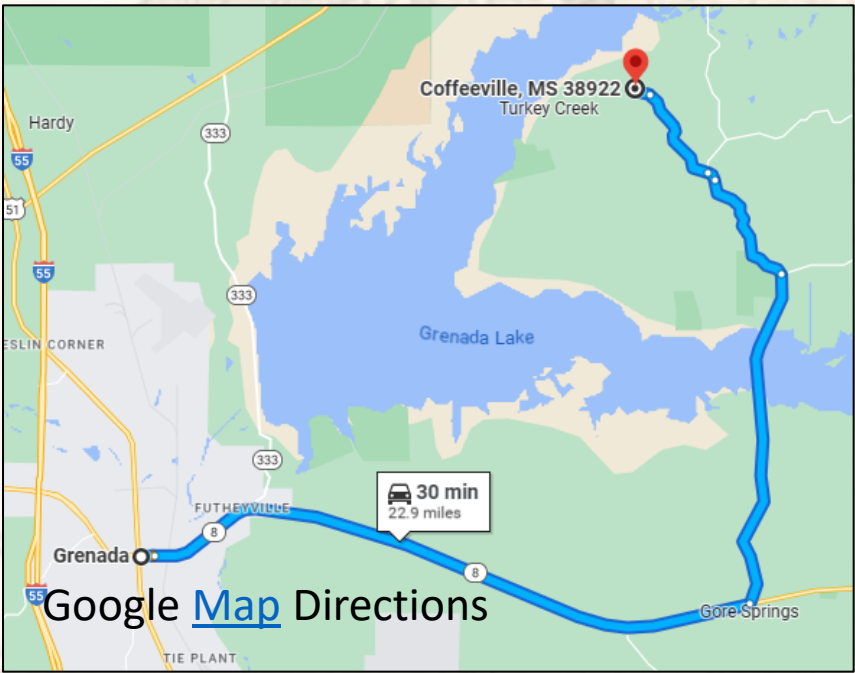
LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
STF	Smithdale-Providence association, 8 to 35 percent slopes	29.56	78.89	0	51	7e
TpD2	Tippah-Maben complex, 8 to 12 percent slopes, eroded	4.95	13.21	0	71	4e
Ok	Oaklimer silt loam, frequently flooded	2.97	7.93	0	70	4w
TOTALS		37.48()	100%	-	55.16	6.37



Soil Map



MICHAEL OSWALT | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com