

240± Acres in Yalobusha County, MS
\$1,495/Acre



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

Property Profile

The Turkey Creek 240

Location:

- Coffeeville, MS
- Yalobusha County
- 6± Miles SE of Water Valley

Coordinates:

- 34.0458, -89.56

Property Information:

- 240± Acres
- Diverse Timber
- Wildlife Plots in Place with Room for More
- Turkey Creek Frontage
- Accessed by County Road 128
- Good Deer and Turkey Hunting
- No Utilities

Property Use:

- Recreational
- Timberland
- Hunting
- Investment

Tax Information: 2022- \$947.11

- Parcel 1#: 2302-09-0000900
- Parcel 2#: 2302-09-0000400



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER


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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

Welcome to the Turkey Creek 240 in Yalobusha County, Mississippi! The 240± acre property lies just 6± miles southeast of Water Valley and 18± southwest of Oxford. The timber diversity sets this tract up for an excellent long-term investment. Bill Canale with Canale Forest Management Services has been managing the timber for many years. See estimated timber stand information below:

- Plantation Pine 20 Y/O – 75± Acres
- Mature Pine – 52± Acres
- Mature Hardwood Bottom - 40± Acres
- Mix Timber Along Turkey Creek – 28± Acres
- Open Areas/ Roads/Creek Bottom - 25± Acres
- 2010 Clearcut – 20± Acres



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Seclusion and timber diversity sets this property up to be an excellent recreational timberland investment. A few options include strictly a timber investment, leasing the hunting rights, adding a satellite farm to your inventory, or a little bit of all three. The wildlife in this area is strong – solid hill deer and good turkey hunting. You will find a couple of wildlife plots in place with plenty of room to expand existing plots or create more. As you probably suspect with the name, the property features some Turkey Creek frontage. The creek frontage serves as a great travel corridor for the deer and a place for the turkeys to roost. With a little dozer work, you could tie in the interior road system and create an easily traversed wildlife haven. Unfortunately, with the remoteness of this tract, the opportunities to build will be minimal (no utilities in close proximity). The property is accessed by County Road 128, a dead-end gravel road. From Oxford, you can be at the property in approximately 30 minutes and Memphis, TN is just 1 hour and 40 minutes away. If you have been on the hunt for that secluded timber investment with great recreational opportunities in the North Mississippi Region, call Michael Oswalt for your private showing of the Turkey Creek 240 today!



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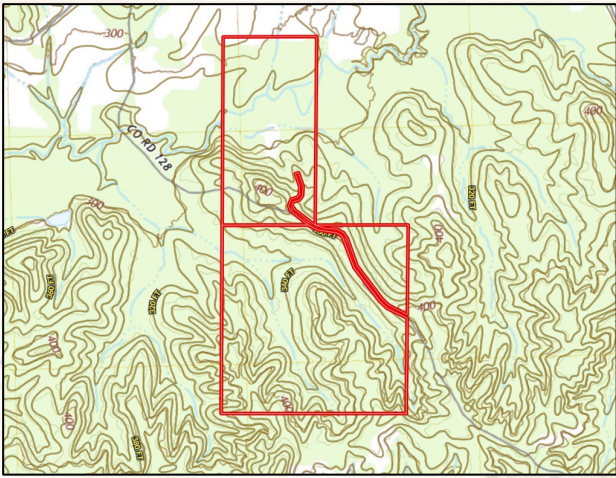
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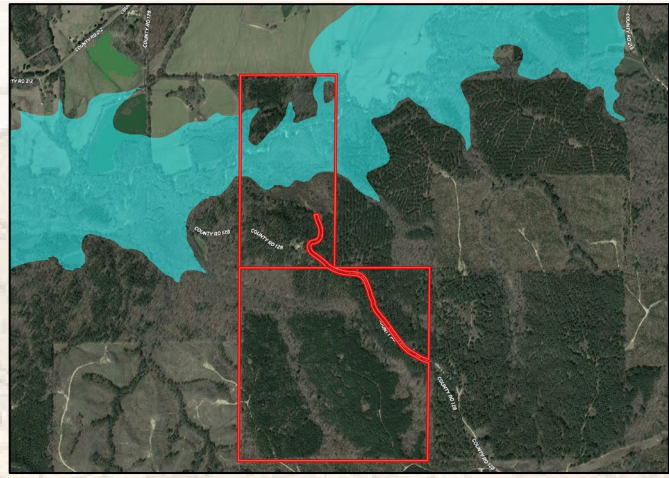
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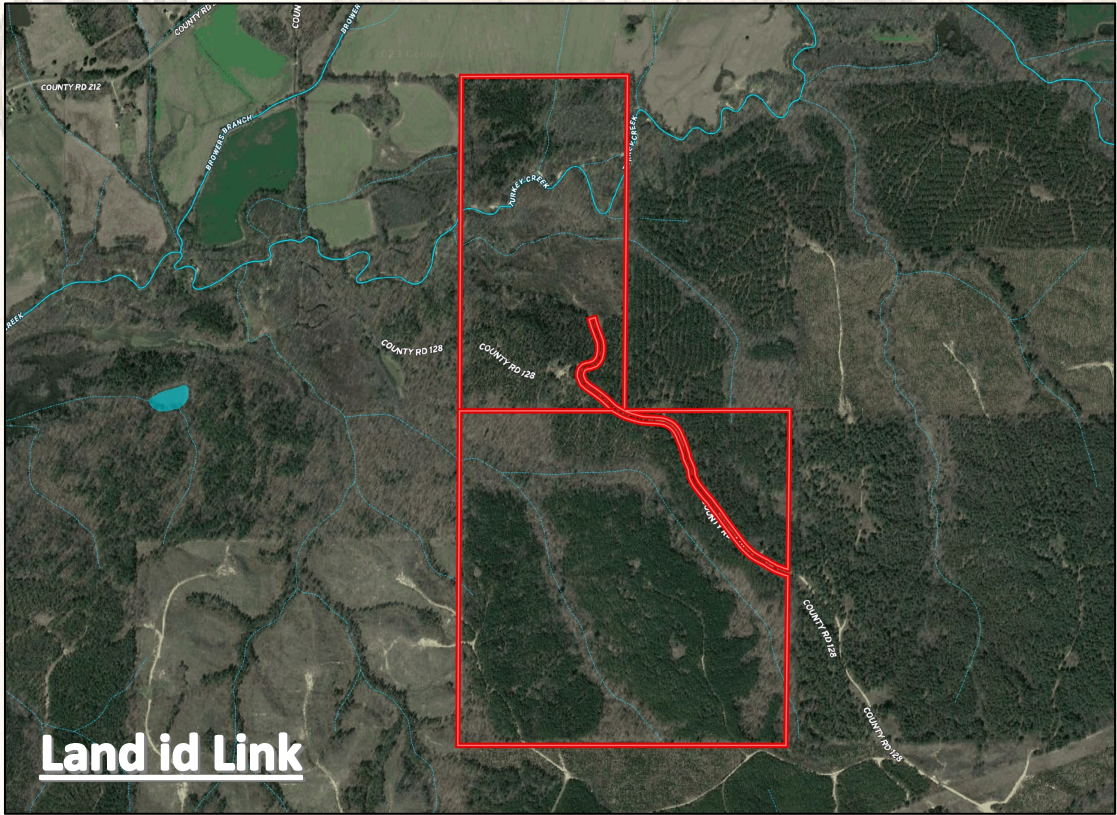
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Topo Map



Flood Map



Land id Link

Aerial Map



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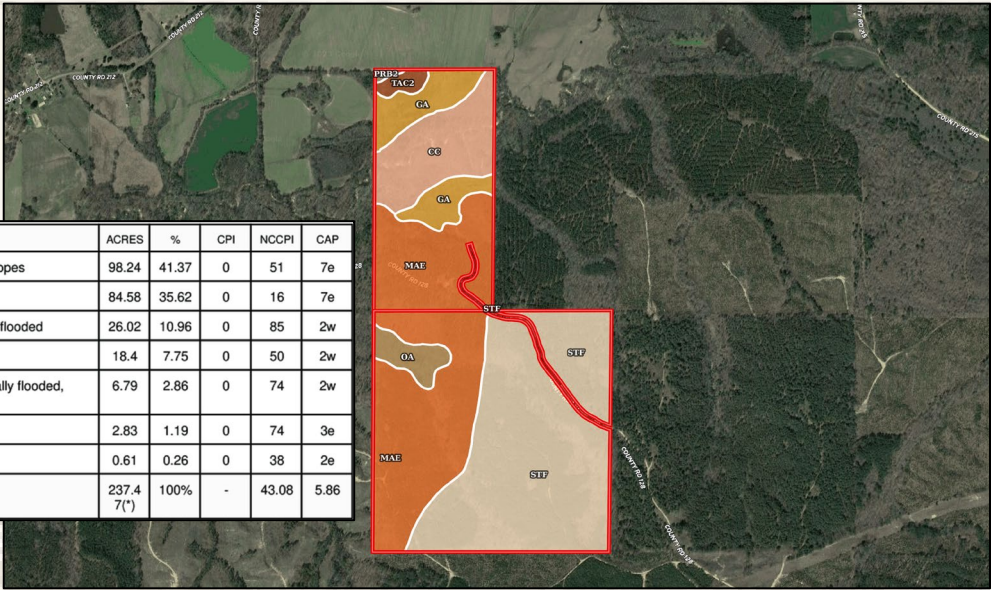
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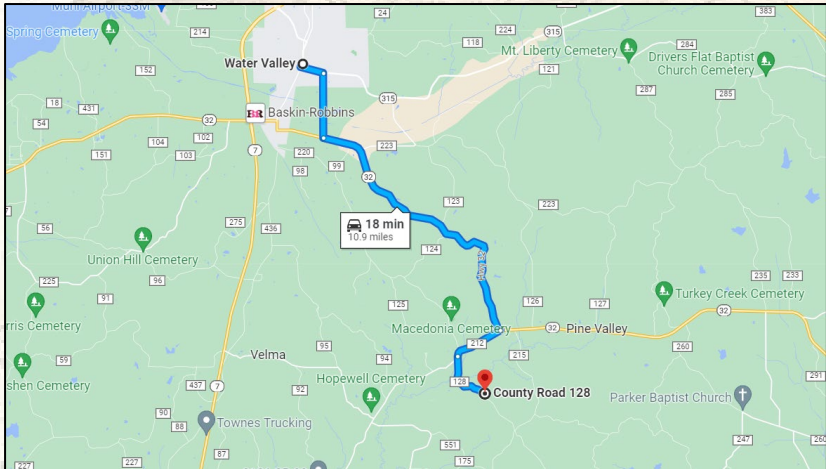
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
STF	Smithdale-Providence association, 8 to 35 percent slopes	98.24	41.37	0	51	7e
MAE	Maben-Smithdale association, hilly	84.58	35.62	0	16	7e
Cc	Cascilla silt loam, 0 to 2 percent slopes, occasionally flooded	26.02	10.96	0	85	2w
Ga	Gillsburg silt loam, occasionally flooded	18.4	7.75	0	50	2w
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	6.79	2.86	0	74	2w
TaC2	Tippah silt loam, 5 to 8 percent slopes, eroded	2.83	1.19	0	74	3e
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	0.61	0.26	0	38	2e
TOTALS		237.47(*)	100%	-	43.08	5.86



Soil Map



Google [Map](#) Directions



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