

4.4± ACRES WITH A HOME YAZOO COUNTY, MS

\$279,999



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

OFFICE (769) 888-2522

THE YAZOO 4.4

PROPERTY PROFILE

LOCATION:

- 4457 Berryville Road
Benton, MS 39039
- 15± Minutes to Canton
- 20± Minutes to Gluckstadt
- 25± Minutes to Madison

COORDINATES:

- 32.74986, -90.1511

TAX INFORMATION:

2023 - \$756.35

PROPERTY INFORMATION:

- 4.4± Acres
- Frontage Along Berryville Road
- 1,904± Square Foot
- 3 Bed, 2 Bath Home
- Spacious Homesite
- Gravel Driveway
- Utilities In Place
- Great Recreational Area



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JIMMY GENTRY
LAND SPECIALIST

C: 601-421-8500

O: 769-888-2522

jimmy@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YAZOO 4.4

IF YOU HAVE BEEN LOOKING TO GET OUT OF THE CITY BUT NOT TOO FAR OUT, THEN YOU MAY HAVE FOUND THE PERFECT SPOT! This Yazoo County, MS country home is located just off Highway 16, south of Benton and only 20± minutes north of Gluckstadt! As you arrive on the property off Berryville Road, the first thing you will notice is the spacious 4.4± acre homesite. Trees line the boundary and separate it from the surrounding agriculture fields giving you privacy with plenty of room for outdoor activities. The gravel drive leads you toward the back of the property where the 1,904± square feet home is located. The home offers three bedrooms, two bathrooms, a utility room, kitchen, dining room, and living area with a brick fireplace.



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MORE ABOUT THE YAZOO 4.4

The home was updated prior to the current owners moving in and they have recently added a large concrete pad for outdoor lounging and entertaining guests. With I-55 being just a short drive away, you can leave this home and be in Yazoo City, Canton, Gluckstadt, Madison or Ridgeland within 30 minutes! As for the outdoorsman, the Big Black River is approximately five miles down Hwy 16 with a public boat ramp for year-round fishing opportunities and Panther Swamp NWR and Hillside NWR are only 35 minutes away.

**Come see everything this home has to offer
and give Jimmy Gentry a call today!**



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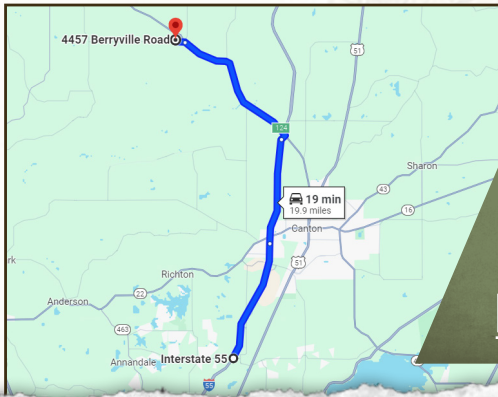
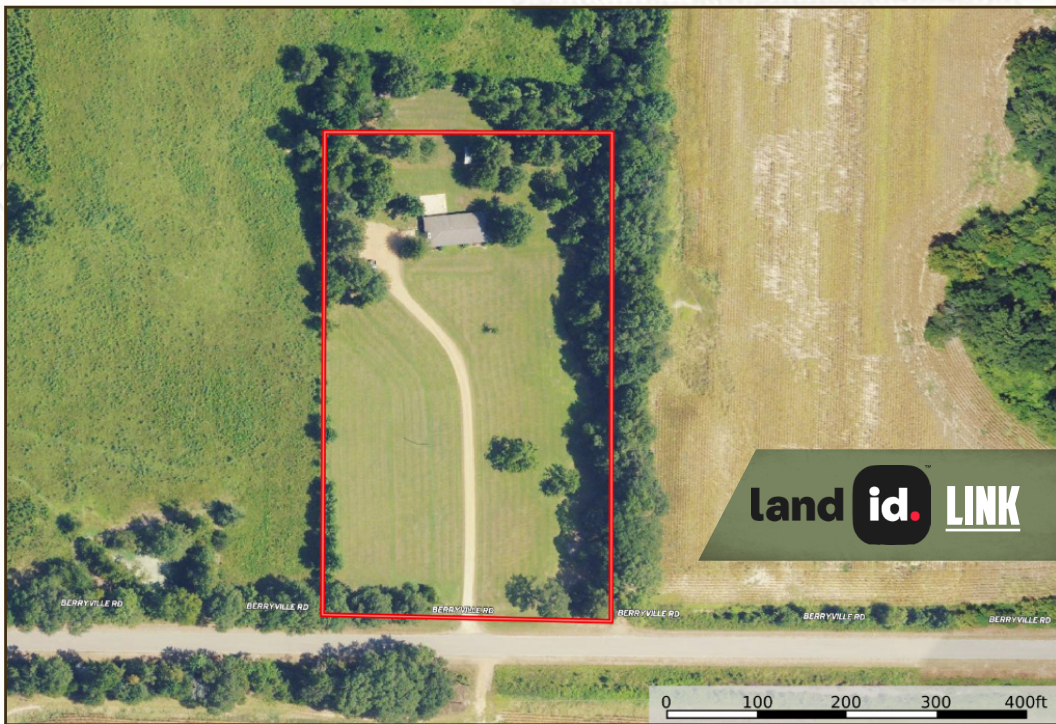
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Directions from Gluckstadt, MS:
From I-55 travel North for 11.7 miles. Take the highway 16 exit (112) and head northwest on highway 16 for 12.6 miles. Turn left on to Berryville and continue for 0.6 miles and the property is on your Right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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