

550.8± Acres in Yalobusha County, MS
\$895,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

Property Profile

The Turkey Creek 550.8

Location:

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

Coordinates:

- 34.0494, -89.5981

Property Information:

- 550.8± Acres
- Diverse Timber
- Established Campsite
- Numerous Wildlife Plots in Place with Room for More
- Turkey Creek Frontage
- Interior Road System with Road Frontage on Different County Roads
- Power and Water Available
- Good Deer and Turkey Hunting

Property Use:

- Recreational
- Timberland
- Hunting
- Investment

Tax Information: 2022- \$2,267.27

- Parcel 1#: 2303-07-0000701
- Parcel 2#: 2302-07-0000700
- Parcel 3#: 2302-08-0001100
- Parcel 4#: 2304-17-0000100



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MICHAEL OSWALT

PRINCIPAL BROKER

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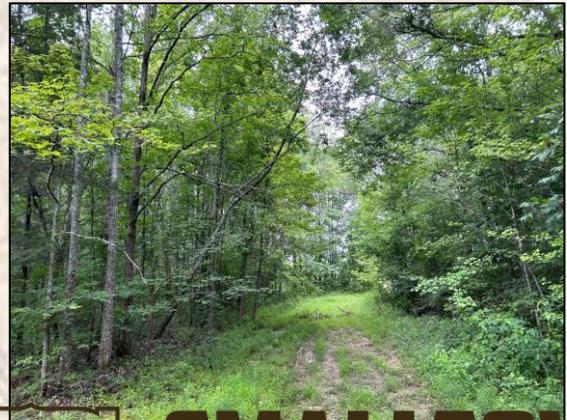
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Information is believed to be accurate but not guaranteed.

Welcome to the Turkey Creek 550.8 in Yalobusha County, Mississippi! The Turkey Creek 550.8 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:

- Food Plots- 31.5± Acres
- Plantation Pine 28 Y/O - 90.0± Acres
- Plantation Pine 25 Y/O - 32.4± Acres
- Plantation Pine 17 Y/O - 75.8± Acres
- Plantation Pine 2 Y/O - 63.8± Acres
- Plantation Pine 1 Y/O - 34.6± Acres
- Bottomland Hardwood East of Creek - 80.8± Acres
- Bottomland Hardwood West of Creek - 54.3± Acres
- Pine/Hardwood Mature - 27.6± Acres
- Natural Regeneration - 8.6± Acres
- Hardwood - 3.2± Acres
- Roads/Landings/Pipeline - 19.7± Acres
- Turkey Creek - 10.7± Acres
- Swamp - 10.7± Acres



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An established campsite is located along the east side of CR 212 with community water in place and power just across the road. As stated, the property make-up screams diversity, and the right diversity creates some of the best recreational properties in Mississippi. The wildlife in this area is strong – solid hill deer and tons of turkeys (see camp pictures). You will find numerous 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 a ton of Turkey Creek frontage – over 7,000 feet to be a little more precise. With that much creek frontage you will find great travel corridors for the deer and tons of big bottomland hardwood trees for the turkeys to roost. The kids and/or grandkids can also enjoy playing in the creek during the summer months. The interior road system is thorough and to me, one of the key factors on this tract is the amount of the road frontage on different county roads. You can easily slip in and slip out of one of the seven access points and keep wildlife disturbance at a minimum. The property has paved frontage along both sides of CR 212, both sides of CR 94 (paved), both sides of CR 129 (gravel), and both sides of CR 551 (gravel). From Oxford, you can be at the property in about 30 minutes and Memphis, TN is just 1 hour 40 minutes away. Get ready to enjoy your 550 ± acre playground while watching your timber investment grow for many years to come. If you have been on the hunt for a great recreational timberland tract in the North Mississippi Region, call Michael Oswalt for your private showing of the Turkey Creek 550.8 today!



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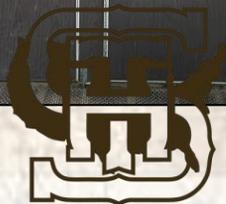
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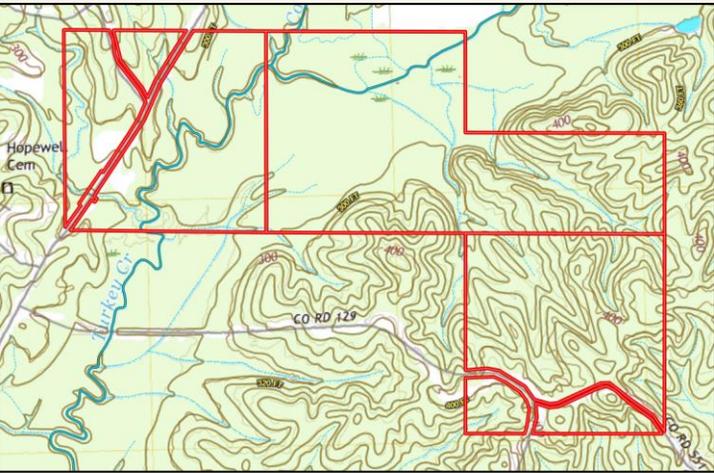
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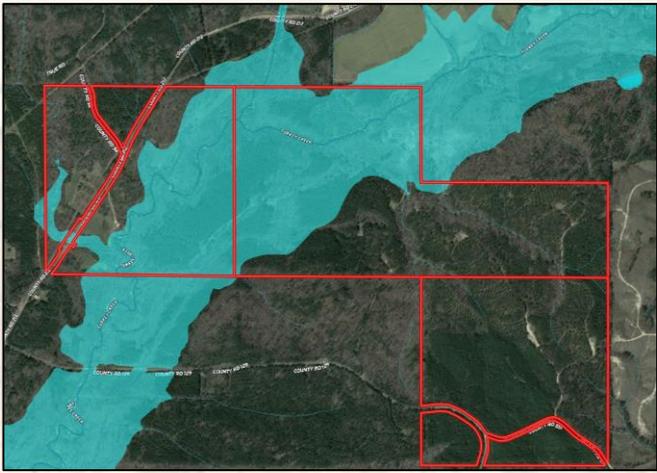
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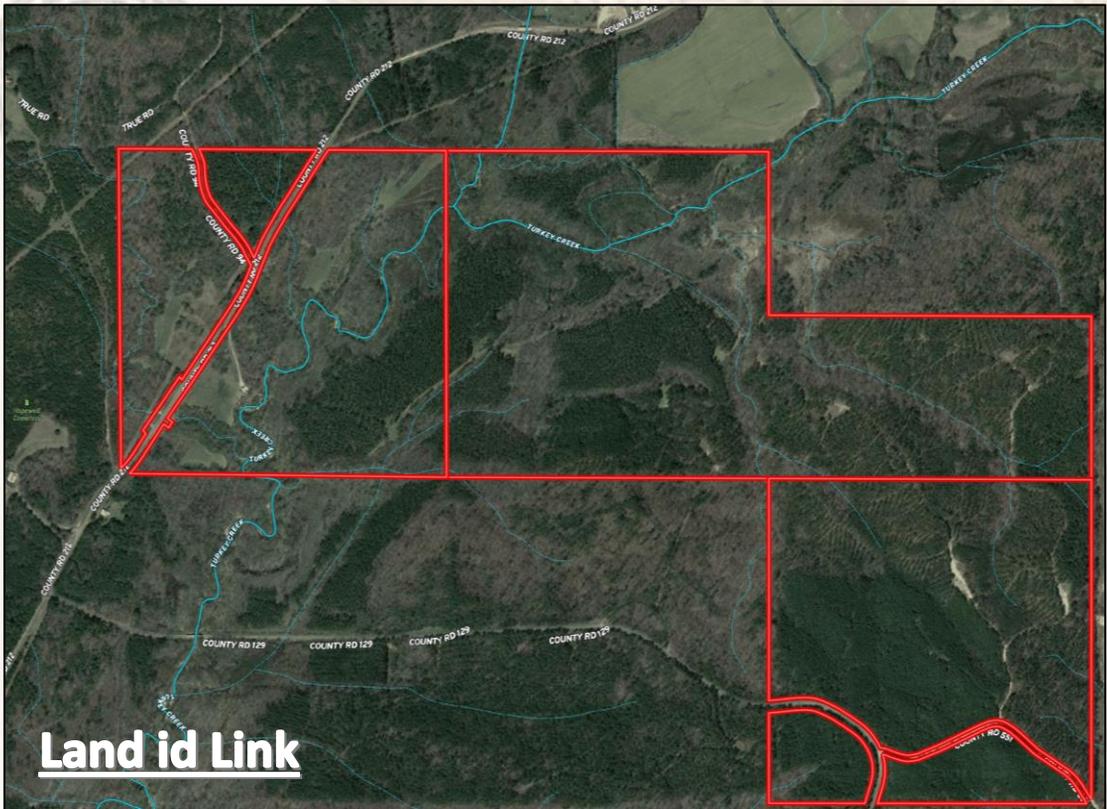
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Topo Map



Flood Map



[Land id Link](#)

Aerial Map



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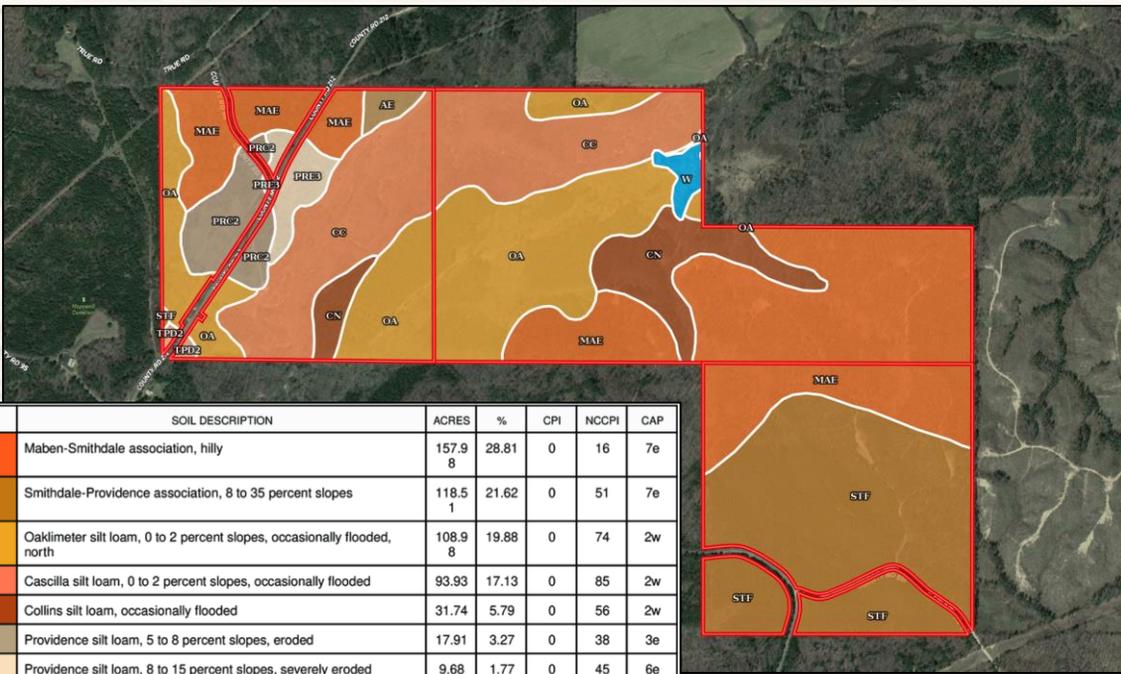
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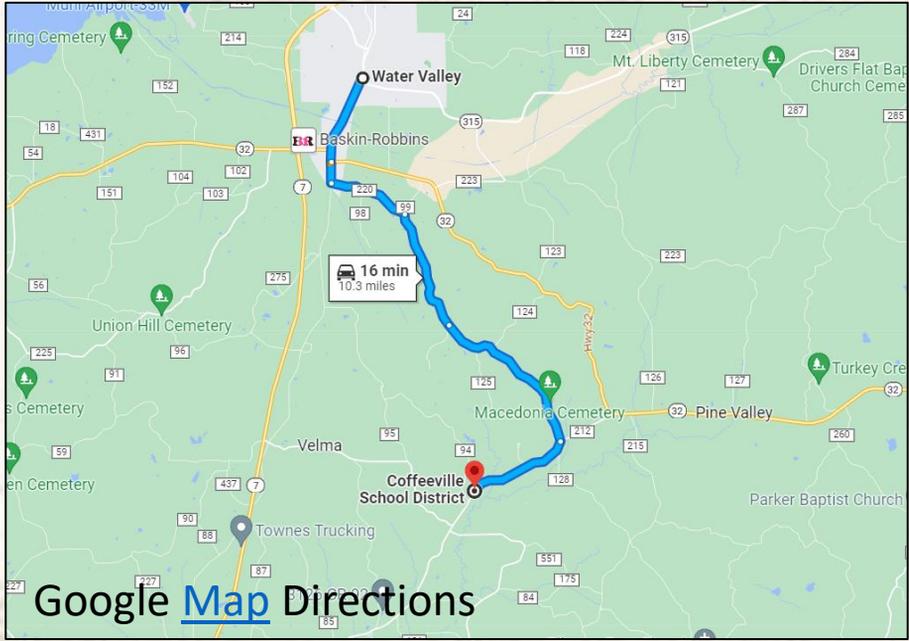
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NGCPI	CAP
MAE	Maben-Smithdale association, hilly	157.98	28.81	0	16	7e
STF	Smithdale-Providence association, 8 to 35 percent slopes	118.51	21.62	0	51	7e
Oa	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded, north	108.98	19.88	0	74	2w
Cc	Cascilla silt loam, 0 to 2 percent slopes, occasionally flooded	93.93	17.13	0	85	2w
Cn	Collins silt loam, occasionally flooded	31.74	5.79	0	56	2w
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	17.91	3.27	0	38	3e
PrE3	Providence silt loam, 8 to 15 percent slopes, severely eroded	9.68	1.77	0	45	6e
W	Water	4.22	0.77	0	-	-
Ae	Ariel silt loam, occasionally flooded	3.86	0.7	0	76	2w
TpD2	Tippah-Maben complex, 8 to 12 percent slopes, eroded	1.46	0.27	0	71	4e
TOTALS		548.27(*)	100%	-	50.91	4.65



Soil Map



Google [Map](#) Directions



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