

**5.68± ACRES • LOT #14
YALOBUSHA COUNTY, MS**

\$42,500



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (662) 238-4077

THE YALOBUSHA 5.68

PROPERTY PROFILE

LOCATION:

- Oakland, MS
- Yalobusha County
- 2.5± Miles from Enid Lake
- Frontage on County Road 174

COORDINATES:

- 34.1121, -89.91986

TAX INFORMATION:

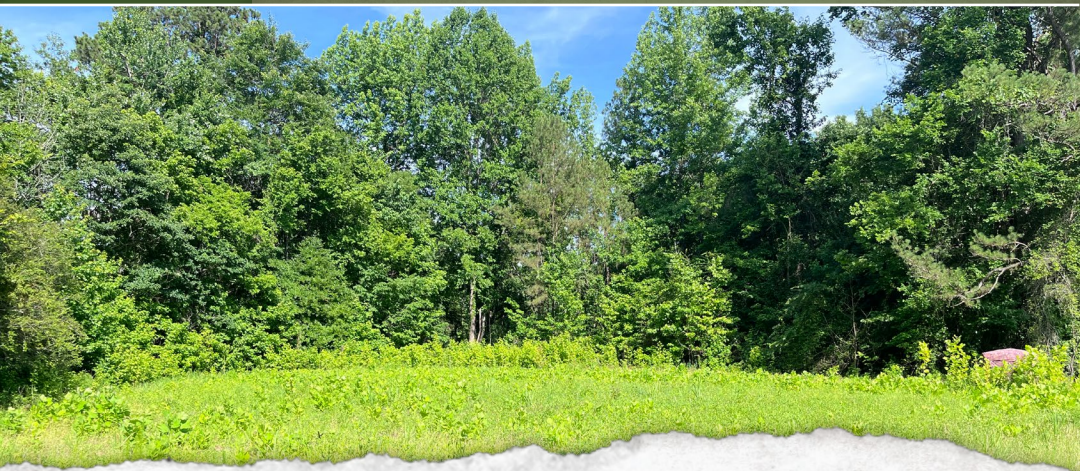
2023 - Approximately \$35.61
Parcel: 1304-19-0001100

PROPERTY USE:

- Home or Cabin Site
- Recreational
- Camper Spots

PROPERTY INFORMATION:

- Power and Water Available
- Pine and Hardwood Mix
- Owner Willing to Finance



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RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

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rheagan@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 5.68

IF YOU ARE LOOKING FOR A PLACE TO ESCAPE THE HUSTLE AND BUSTLE OF CITY LIVING, THIS COULD BE THE SPOT FOR YOU! Situated on County Road 174 in Yalobusha County, MS, this 5.68± acre tract offers endless possibilities for a cabin site, a spot to park your camper, or a site for your forever home. The mostly flat terrain and open area makes for easy building and utilities are available at the road! Mature pines and hardwoods beautifully frame the property and with its close proximity to Enid Lake you could have your boat in the water in minutes! The owner is willing to finance.

To see more of this beautiful lot, call Rheagan Vaughn today!



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5.68 ± ACRES

VALOBUSHA COUNTY, MISSISSIPPI



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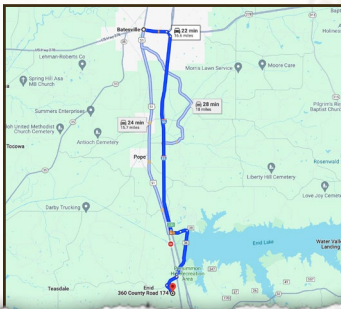
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5.68 ± ACRES YALOBUSHA COUNTY, MISSISSIPPI

land id. LINK



Directions From Batesville, MS: Travel south on I-55. Follow I-55 S to County Road 36/Enid Dam Road/Pope Road in Yalobusha County. Take exit 233 from I-55 S. Continue on Enid Dam Road and then take Enid-Teasdale Road to County Road 174.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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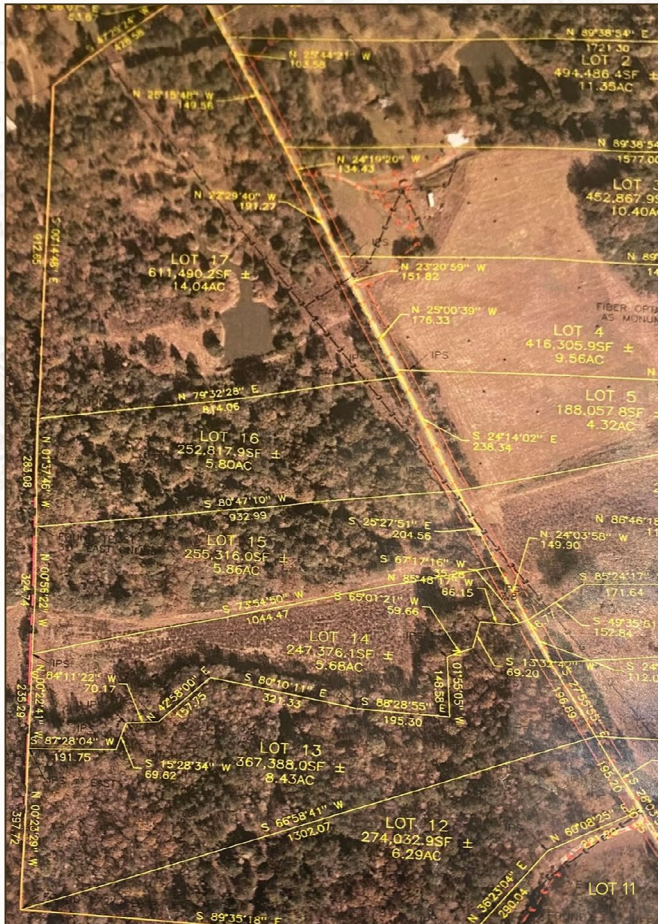
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YALOBUSHA COUNTY, MISSISSIPPI



Additional acreage and lots are available for purchase as indicated by the map; however as they sell, updates may not be made immediately. Contact Rheagan Vaughn, the listing agent for the most up to date availability.



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