

5.86± ACRES • LOT #15
YALOBUSHA COUNTY, MS
\$36,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE YALOBUSHA 5.86

PROPERTY PROFILE

LOCATION:

- Yalobusha County, MS
- Frontage on County Road 174
- 2.5± Miles East of Enid Lake

COORDINATES:

- 34.1121, -89.91986

TAX INFORMATION:

2023 - Approximately \$36.75

- Parcel: 1304-19-0001100

PROPERTY USE:

- Residential
- Recreational

PROPERTY INFORMATION:

- 5.86± Acres
- Cabin or Home Site
- Camper Spots
- Power and Water Available
- Pines and Hardwoods
- Coffeerville School District
- Seller Willing to Finance



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RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 5.86

WELCOME TO THE PICTURE PERFECT SPOT TO BUILD YOUR LAKE GETAWAY!

This 5.86± acre Yalobusha County, MS lot has multiple home or cabin site options and is adorned with large pines and hardwoods! Situated roughly 2.5 miles east of Enid Lake, the tract features frontage on County Road 174 and utilities are available. With no covenants or restrictions, the property offers unlimited potential.

To see more of this picturesque property
call Rheagan Vaughn today!



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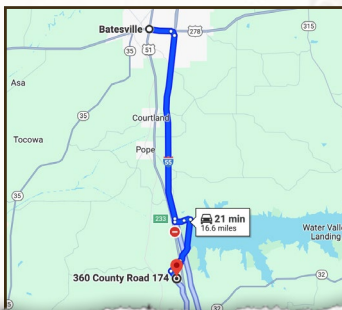
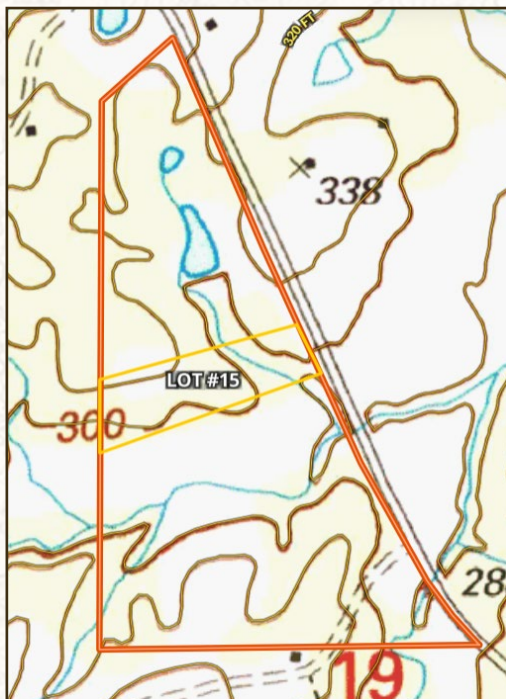
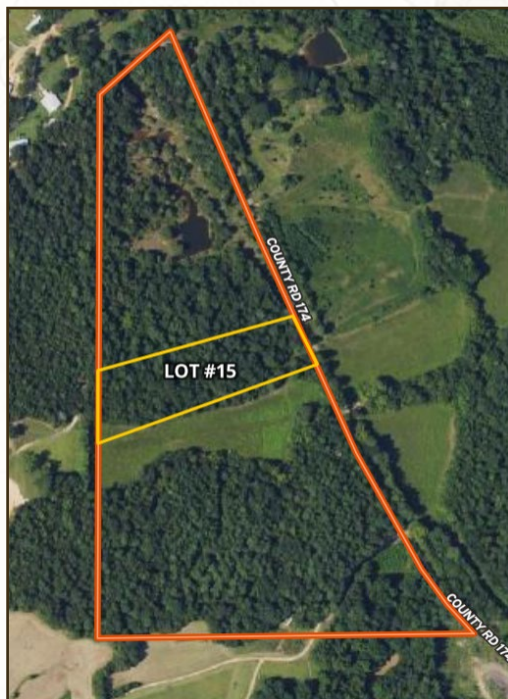
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5.86 ± ACRES YALOBUSHA COUNTY, MISSISSIPPI

land **id.** LINK

TOPOGRAPHY MAP



Directions From Batesville, MS: Travel south on I-55 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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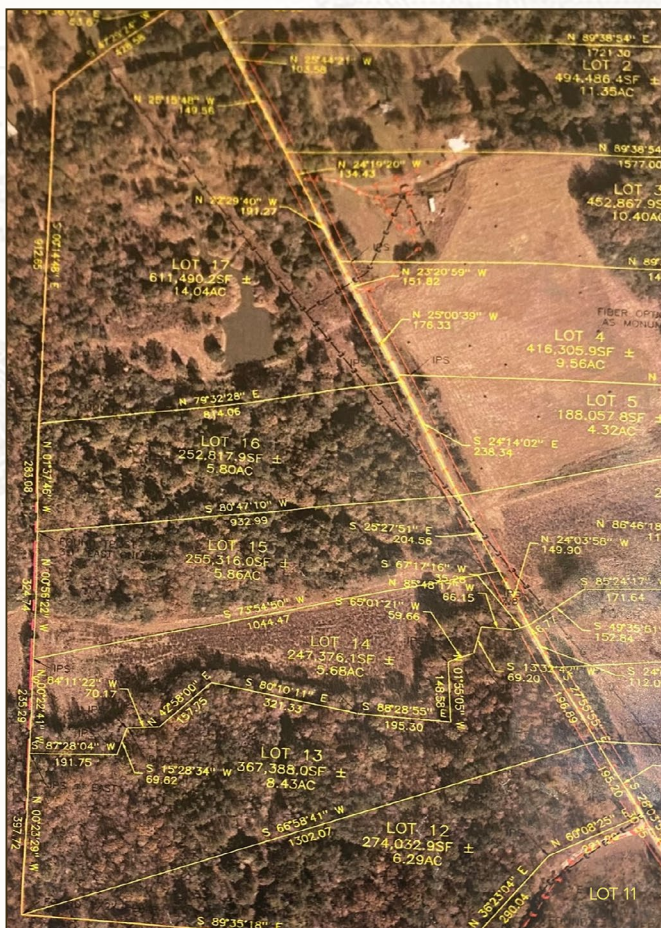
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VALOBUSHA COUNTY, MISSISSIPPI



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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