

**180± ACRES**  
**YAZOO/HOLMES COUNTIES, MS**  
**\$450,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 760-0005**



# THE YAZOO-HOLMES 180

## PROPERTY PROFILE

### LOCATION:

- Yazoo & Holmes Counties, MS
- Fronts Hoot N Holler Road
- 53± Miles North of Madison

### COORDINATES:

- 32.978134, -90.238955

### PROPERTY USE:

- Deer
- Turkey
- Recreation
- Cabin Site
- Possible Lake Site

### PROPERTY INFORMATION:

- 180± Acres
- County Road Frontage
- Rolling Terrain
- Interior Roads/Trails
- Small Pond
- Scattered Hardwood
- Electricity Available

### TAX INFORMATION:

2023 - Estimated \$840.77

- Parcel- Part of 008-18-00200,  
1-314-18-003.00



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#### DENNIS WEST

EAST MISSISSIPPI MANAGING BROKER

ALABAMA QUALIFYING BROKER

LOUISIANA ASSOCIATE BROKER

C: 601-248-4396 | O: 769-760-0005

[dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)



# WELCOME TO THE YAZOO-HOLMES 180

## ARE YOU SEARCHING FOR A CUSTOMIZABLE RECREATIONAL PLAYGROUND?

This 180± acre hunting and recreation property, located in South Central Holmes and North Central Yazoo Counties, offers endless possibilities. With frontage on Hoot N Holler Road and electricity nearby, choosing a cabin site will be a breeze. The terrain features rolling hills and large bottoms with streams that attract wildlife. Interior trails are already installed, providing access to all parts of the property. Known for its turkey and big deer, this area is surrounded by large tracts of land, enhancing the sense of seclusion and tranquility. While the timber has recently been cut, scattered hardwoods remain. Over time, natural regrowth will offer browse and cover for deer, while the remaining timber provides roosting sites for turkey. Additionally, public hunting is available nearby at the Hillside National Wildlife Refuge. The seller is open to considering smaller tracts for sale.

**To explore all this property has to offer, call Dennis West today.**



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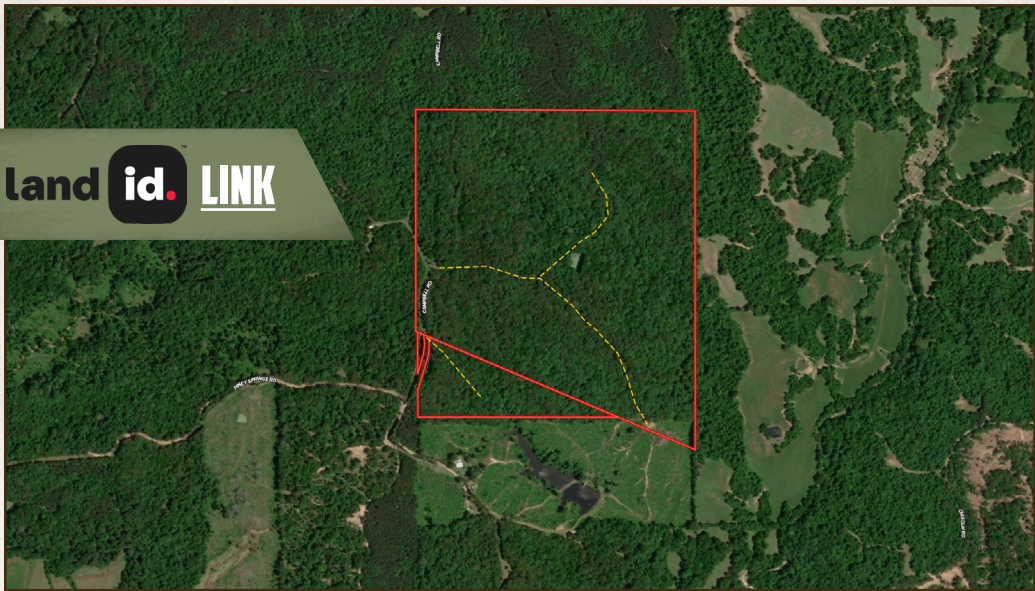
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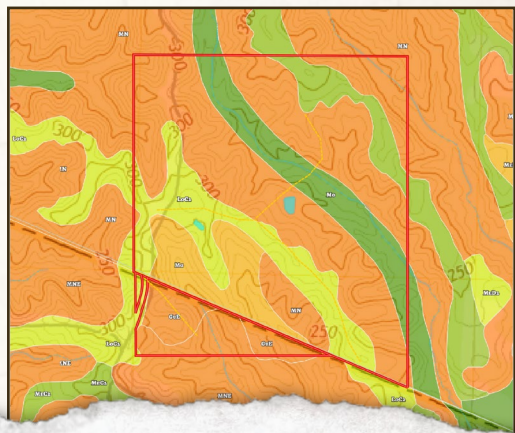
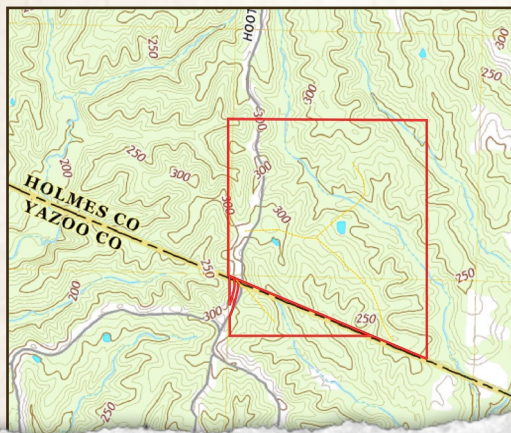
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## YAZOO / HOLMES COUNTIES, MISSISSIPPI



## SOIL MAP



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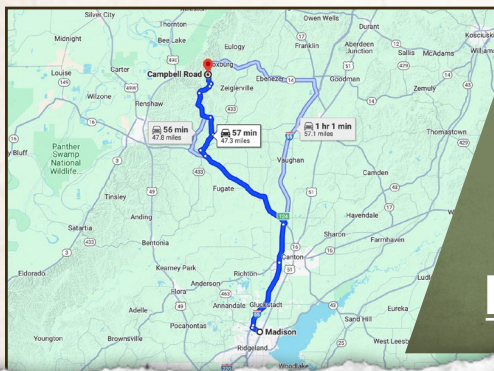
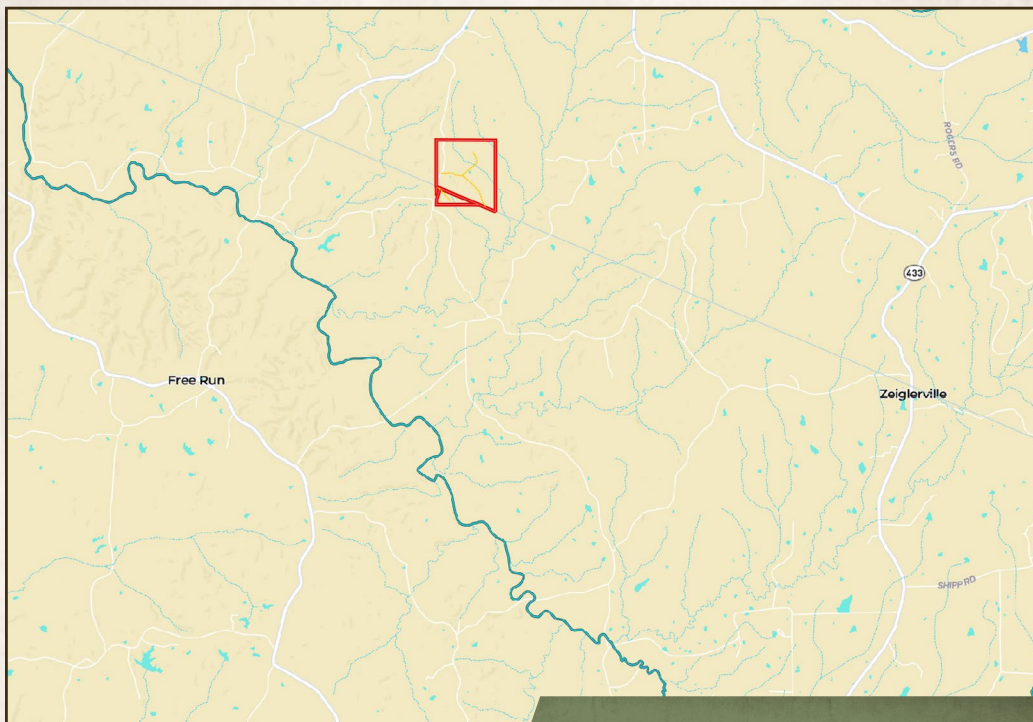
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**Directions from Madison, MS:**  
Travel north on I-55 to the Hwy 17 exit. Take Hwy 17 north to Hwy 14. Travel Hwy 14 west to Ebenezer and then follow Ebenezer-Coxburg Road to Hoot N Holler Rd. Turn left onto Hoot N Holler Road and the sign will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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