OUTSTANDING HUNTING PROPERTY

Yalobusha County, MS

269± Acres

- **269± Acres in Yalobusha County**
- **Hardwood & Pine Timber**
- **Outstanding Hunting for Deer, Quail and Turkey**
- **Over 3/4 Mile Frontage on County Road 70**
- **19± Acre Lake Site**
- **Surrounded by 20,000± Acres of Government Woods** *(Only neighbor is family that is selling THIS 269± acres).*

DIRECTIONS: From Jackson, MS, head north on I-55 N, take exit 211 to merge onto MS-333/MS-7 N toward Coffeeville and travel 4.3 miles, turn left onto CR 156 and travel 2.2 miles, turn right onto CR 68 and travel 1.4 miles, turn left onto CR 71 and travel 0.5 miles, turn left onto CR 70 and travel 0.8 miles. Entrance to the property will be on the left. ***Google Map Link***

Call the Land Man today!

TOM SMITH, ALC, BROKER®
Tom@TomSmithLand.com
601.898.2772 office | 601.454.9397 cell

Tom Smith LAND AND HOMES
Expect More. Get More.

2011-2020 America's Best Brokerages — ALC — APEX Awards 2019 Production Award Recipient

TomSmithLand.com

Information is believed to be accurate but not guaranteed.

This 269± acres in Yalobusha County, Mississippi, is a rare gem and has a very long history of outstanding game and timber management. The property has been actually featured in the books of Nash Buckingham as well hunted by Nash on several occasions. The property has been in the same family for over 80± years. (The family is retaining all ownership lying to the east side of the road). This is such an opportunity to own a property that has produced trophy animals year after year. The property is made up of approximately 225± acres of mixed pine and hardwood timber that has been strictly managed for wildlife including, quail, whitetails and turkey. The property features open areas for quail, roads throughout the property, 19± acre lake site, rolling terrain making for fantastic hunting and beautiful views throughout. Properties like this do not come around often, and it can you yours today. Call Tom for your private showing of this once in a lifetime opportunity.

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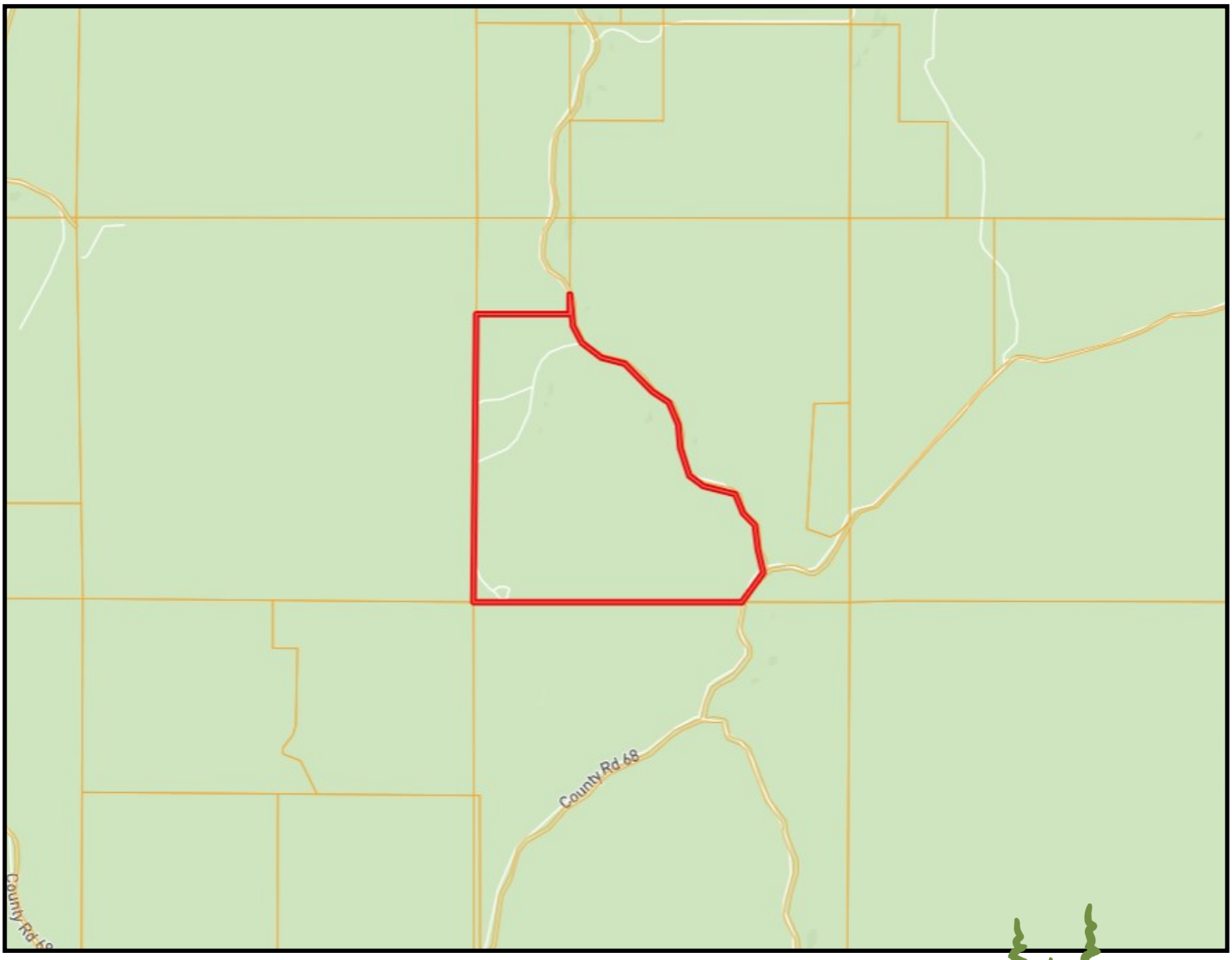
OWNERSHIP MAP



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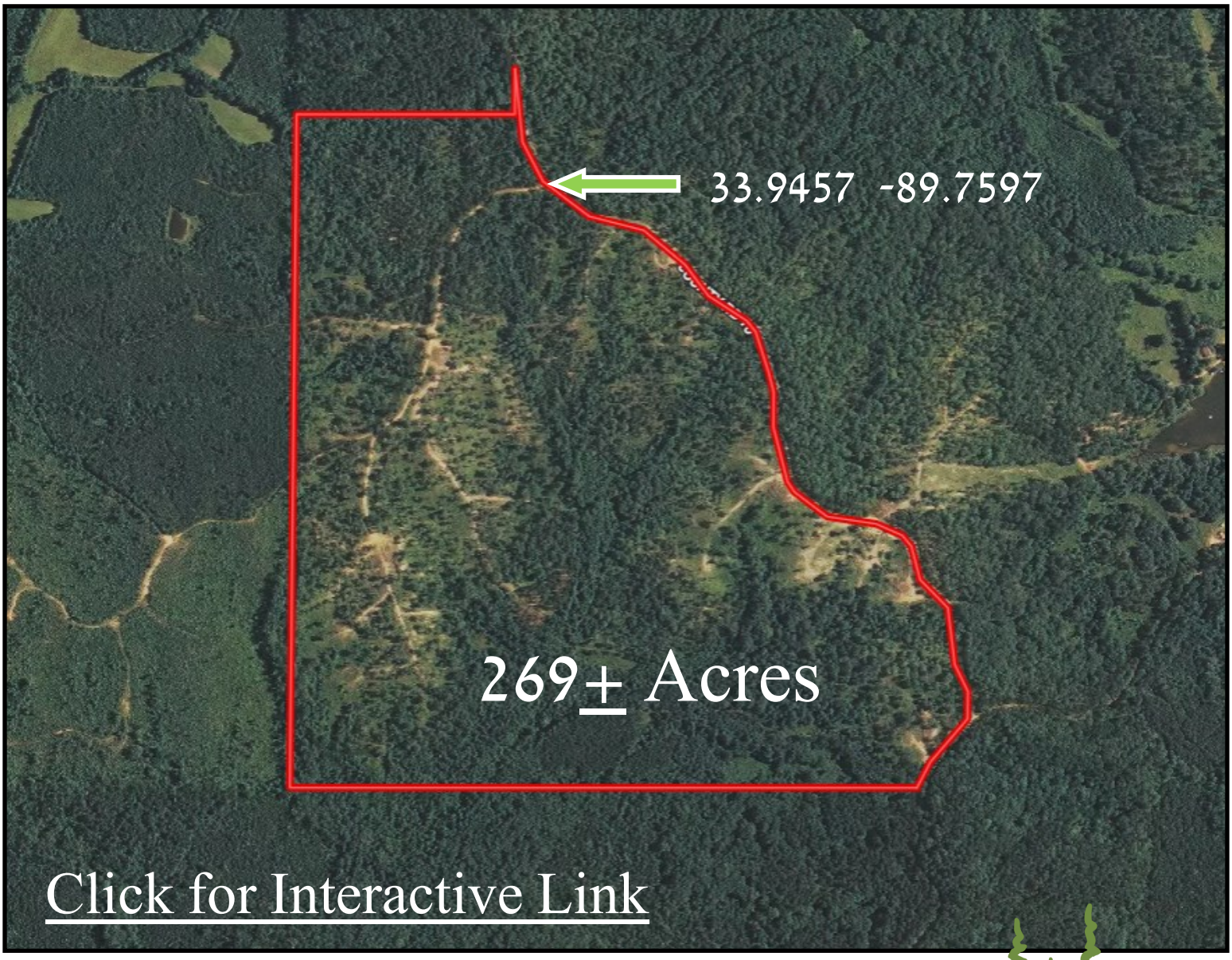
AERIAL MAP



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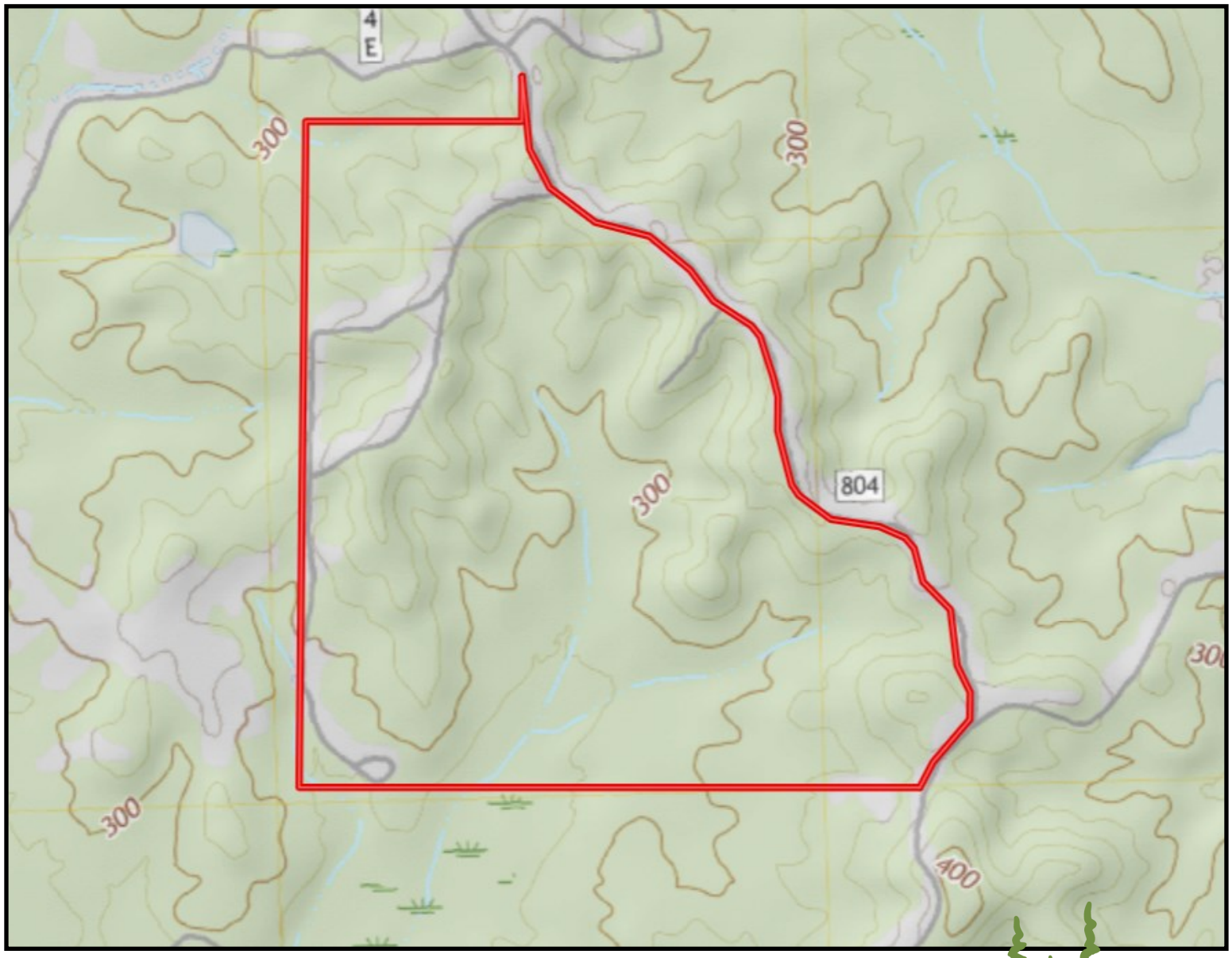
TOPO MAP



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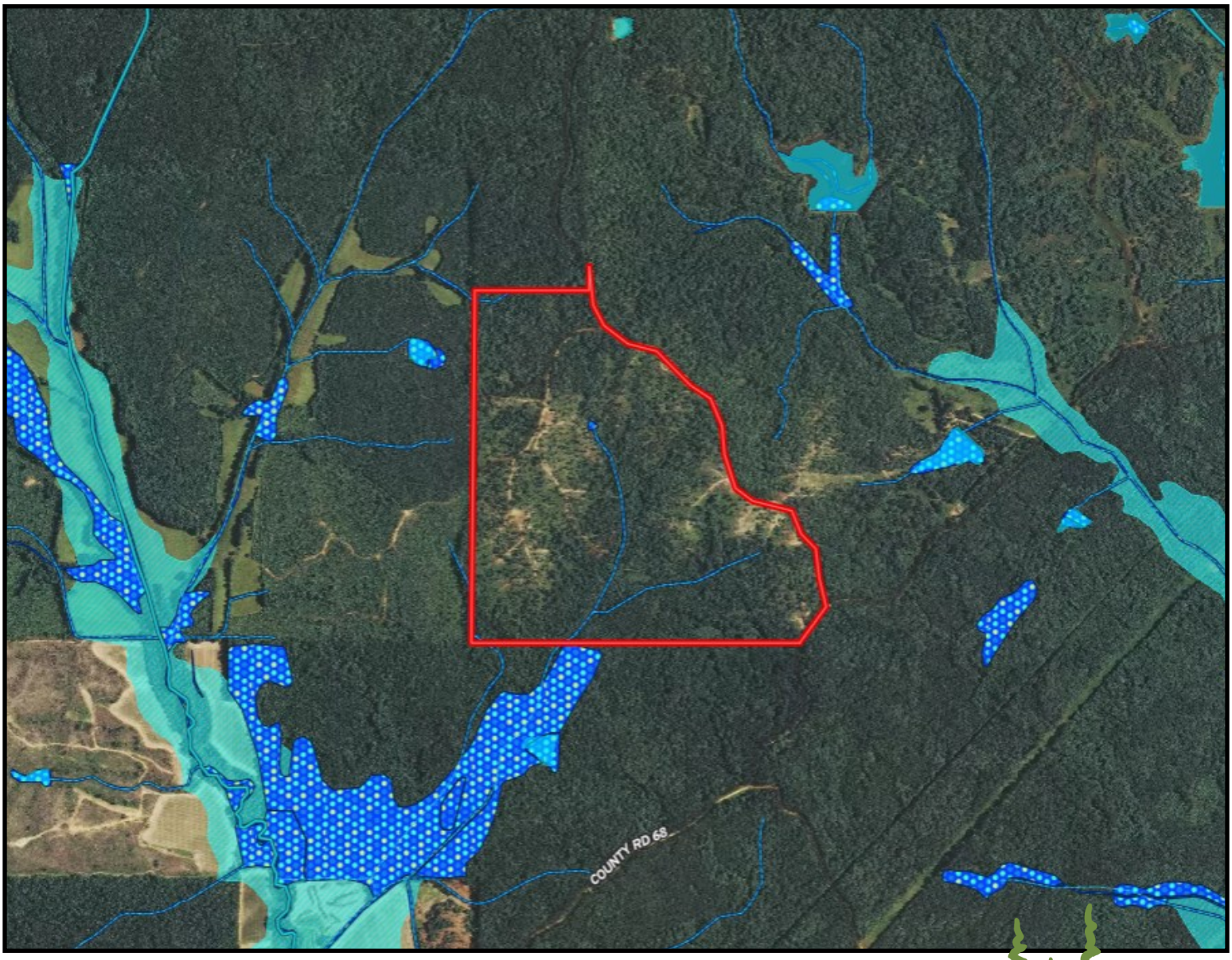
FLOOD MAP



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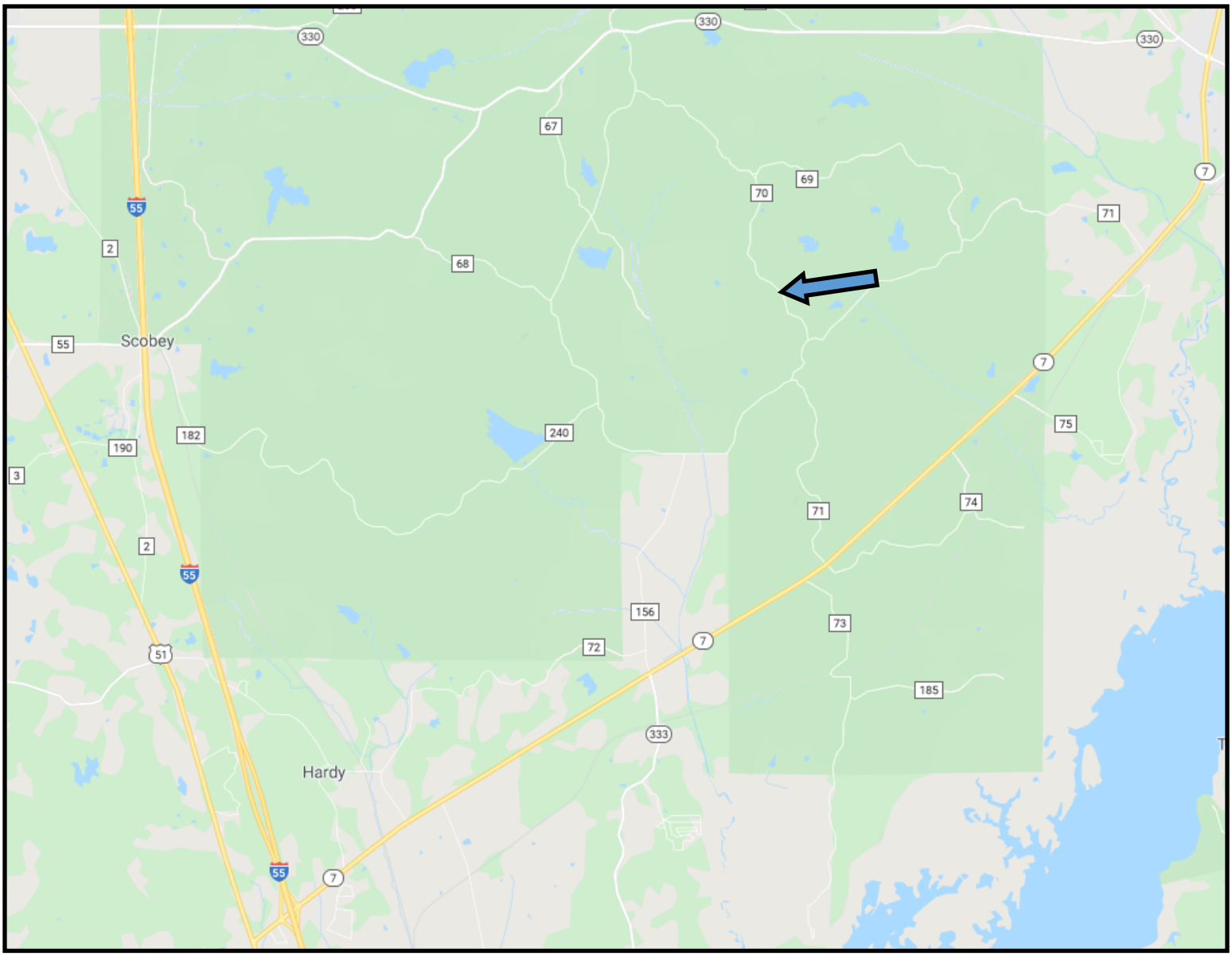
DIRECTIONAL MAP



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