



Agriculture, Timber, Industrial Trucking Facility  
2.66 acres & 5900 SF Metal Building

**Sartain's Heritage**  
Properties, LLC.  
[www.sartainsheritage.com](http://www.sartainsheritage.com)

**"Guiding Your Land Decisions for Over 60 Years"**  
FARM | TIMBER | HUNTING

**J Parker Sartain 601.506.2398 cell**  
[psartain@sartainsheritage.com](mailto:psartain@sartainsheritage.com)

**601-856-2720**

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5900 square foot metal building on 2.66 acres fronting Old River Road off Highway 3 in the Yazoo City Industrial Park.

- 500 square foot office
- 3 baths
- Canopy covering entire front elevation
- Canopy covering rear overhead door
- Warehouse with 3 overhead doors grade level
- Covered open shed diesel fuel pump and large tank
- Gravel parking on substantial portion of the lot

Perfect location for trucking business servicing agricultural, timber, or industrial clientele.

\$90,000.00

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