



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

66.85± ACRES IN YAZOO COUNTY, MS

\$431,183

Property Profile

The Yazoo 66.85

Location:

- Central Mississippi
- Yazoo County, MS
- Frontage Along Slayton Road and MS 16
- Approximately 22 Miles North of Madison

Coordinates:

- 32.7419, -90.1381

Property Information:

- 66.85± Acres
- Currently in Production Farmland
- Excellent Hunting Along Pepper Creek
- Water and Power Available
- Thick Tree Lines Providing Secluded Feel
- Property Restrictions (No Mobile Homes, No Subdivision)

Property Use:

- Possible Mini-Farm
- Farmland Investment
- Residential or Cabin Setting (Plans To Be Approved by Seller)
- Hunting

Tax Information: Calculated At Closing

- Parcel 1: Part of 093-06-003.01



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MICHAEL OSWALT

PRINCIPAL BROKER | *Licensed in MS and AR*

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 15,000+ Followers

Information is believed to be accurate but not guaranteed.

The property is surrounded by thick tree lines on three sides to give you a secluded feel. The Big Black River is just under three miles south of the property, so those good deer genes are there. With a little work you could have a whitetail mecca in just a few years. With the frontage along Slayton Road (gravel) and Highway 16 (paved), the commute to the metro area will be a breeze. Water and power are available at the road. Property restrictions are in place (no mobile homes, no subdivision, house/cabin plans to be approved by seller).



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The property survey is available. If you have been searching for that hard-to-find country homesite less than 30 minutes from Madison, call Michael Oswalt for your private showing today!



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Click [HERE](#) for Interactive Map



Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	35.37	51.55	0	77	2w
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	15.35	22.37	0	47	4e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	9.03	13.16	0	55	3e
CIB	Calloway silt loam, 2 to 5 percent slopes	4.12	6.0	0	50	3e
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	2.7	3.94	0	48	2e
Ca	Calhoun silt loam	2.05	2.99	0	76	3w
TOTALS		68.61(100%	-	64.61	2.67



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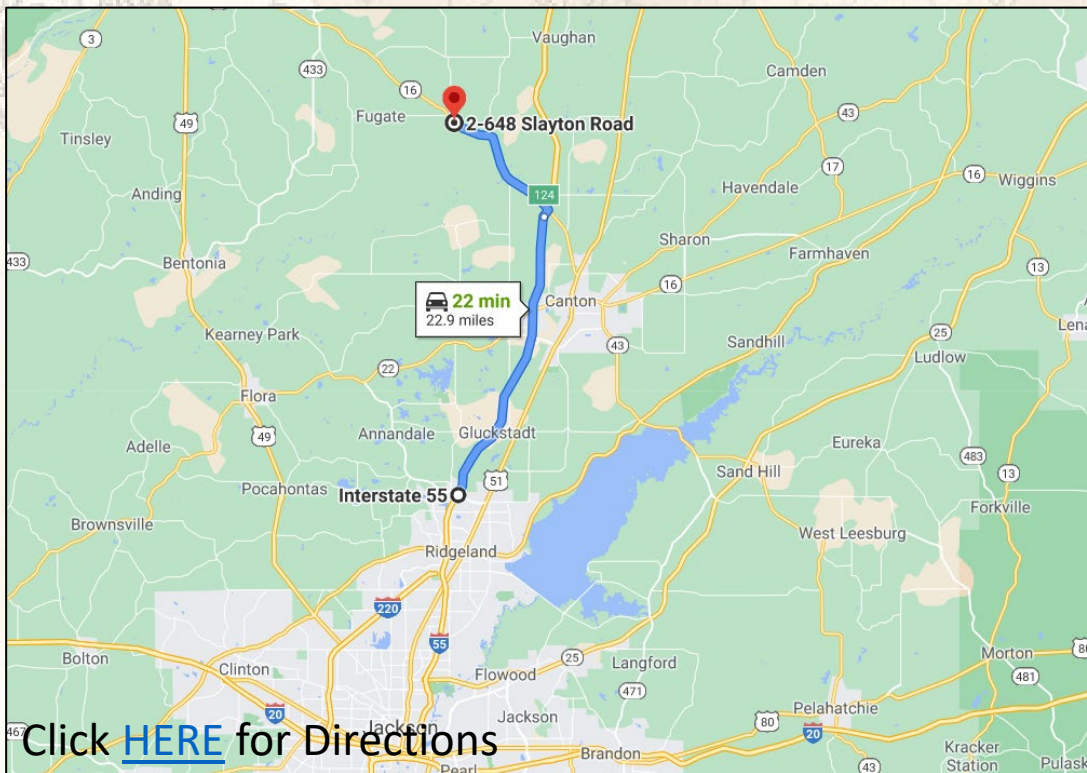
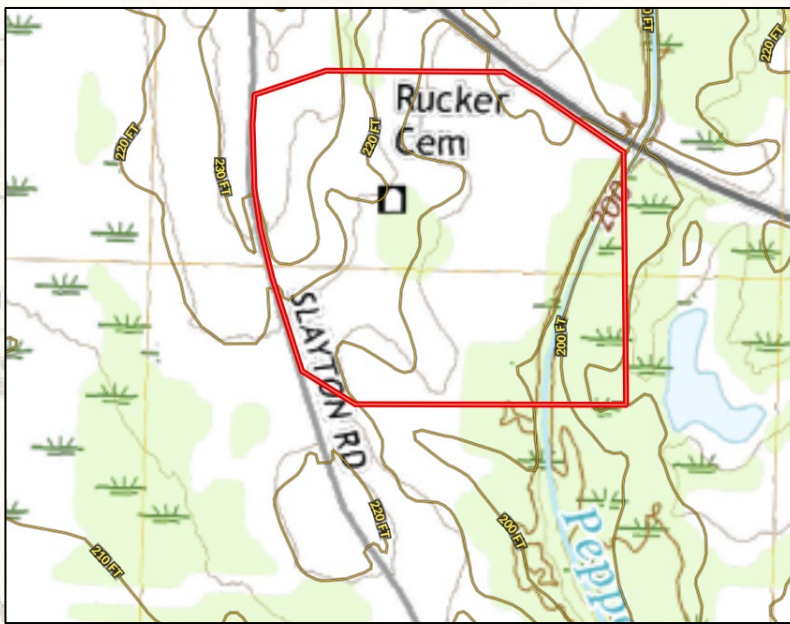
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Click [HERE](#) for Directions

DIRECTIONS FROM I-55 IN MADISON, MS: Travel north on I-55 for 15.4 miles. Take exit 124 to merge onto MS-16W toward Yazoo City for 7.5 miles. Turn left onto Slayton Road and the property will be located on the left.



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