

**238± Acres in Yazoo County, MS**  
**\$775,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

**Office 769-888-2522**



# Property Profile

## Yazoo 238

### Location:

- Yazoo County, MS
- 5274 Tinsley Road
- 35± Miles Northwest of Madison
- 210± Miles North of Baton Rouge
- 225± Miles North of New Orleans

### Coordinates:

- 32.7543, -90.4559

### Property Information:

- 238± Total Acres
- Mature Hardwood Timber
- Deer, Turkey & Small Game Hunting Opportunities
- Great Internal Road System
- 6 Different Established Food Plots
- Pipeline Traverses Property from South to North
- Gravel Bottom Creek
- Power Available

### Property Use:

- Timber Investment
- Hunting
- Recreational

### Tax Information: 2023 - \$1,462.00



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**CHRIS REED**

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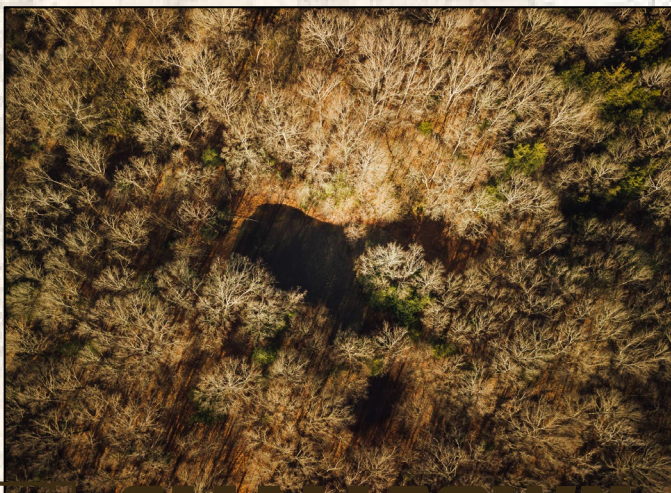
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Information is believed to be accurate but not guaranteed.





Welcome to the Yazoo 238, situated 45 minutes northwest of Madison, in one of Mississippi's most sought-after locations: Yazoo County! This 238± acre tract is absolutely loaded with mature hardwood timber and abundant game! From the ridges to the creek bottoms, you will find this property covered in oaks, hickory, cedars, and some mature pines scattered throughout. The timber value could create a solid initial return on your investment.



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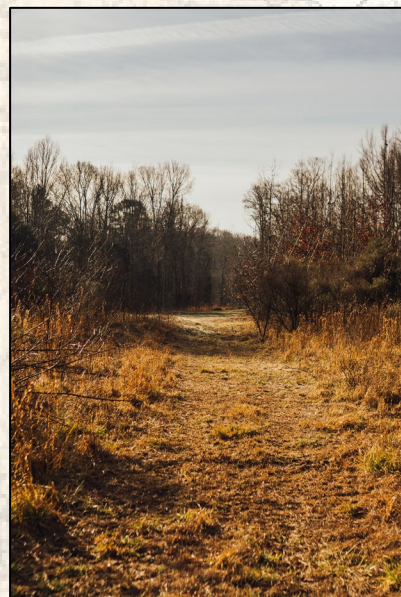
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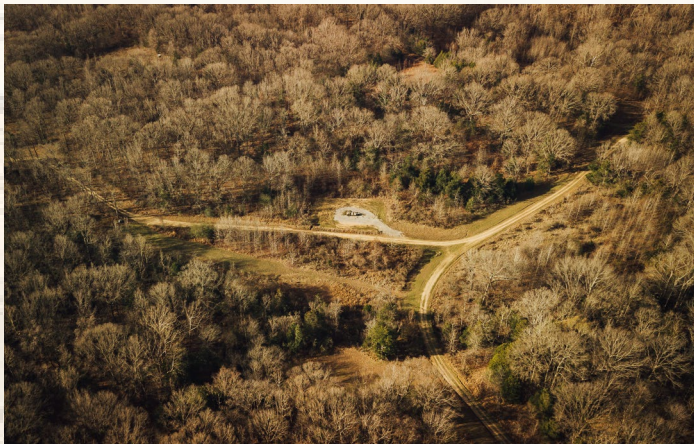
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Yazoo County, namely the Tinsley Hills area, is known to consistently produce quality deer and turkey hunting. A gravel bottom creek is located on the southeastern side, with a couple of feeder streams flowing from the north, providing clear water year-round, as well as a secure travel corridor for whitetails and roosting locations for turkey. There are a couple of small ponds hidden in the woods offering another water source for game and a place for wood ducks to rest every now and then. Six established food plots are in place, bordered by creek bottoms or ridge tops and a pipeline that runs north to south for a half mile, giving you a great vantage point and place to try your hand at some long-range shooting!



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The topography on this tract lends to a more gradual, rolling terrain overall, compared to the surrounding areas, known for steep bluffs and ravines. This more subtle terrain provides numerous access points to the side of ridges and ridge tops to chase trophy bucks in the fall or that strutter in the spring. The road system on this place is fantastic with about 1.5 miles worth of road, giving you access to much of the property by vehicle! Most of the road system is gravel and maintained by Denbury, as there are six non-producing oil well sites, freeing you from having to maintain a road system.



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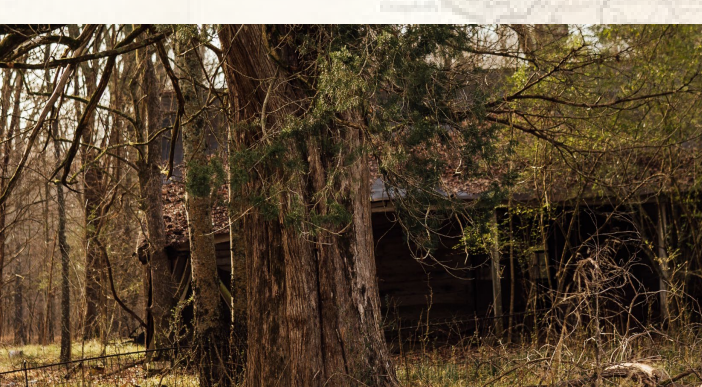
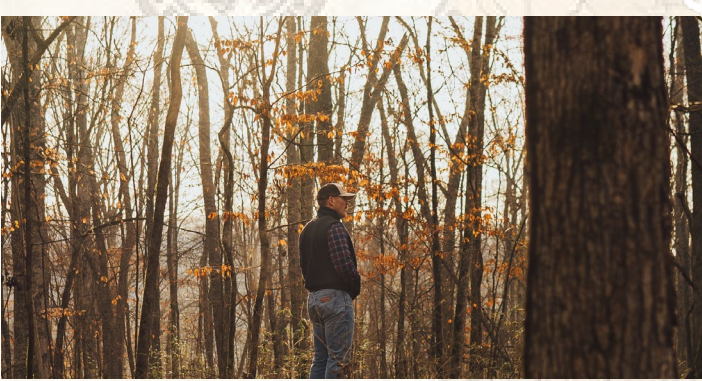
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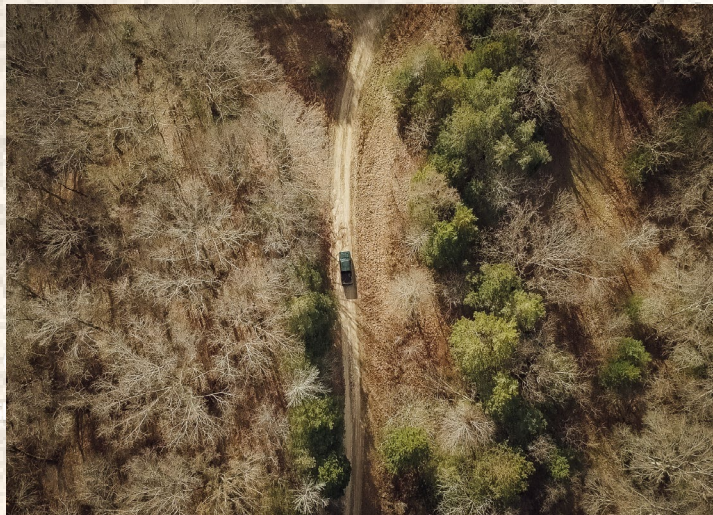
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There is an old homesite on the property that adds no value, but with water and electric nearby, it provides a good location to build a nice camp or barndominium. This site is surrounded by large, established oaks, nestled on a hilltop, with frontage along Tinsley Road.



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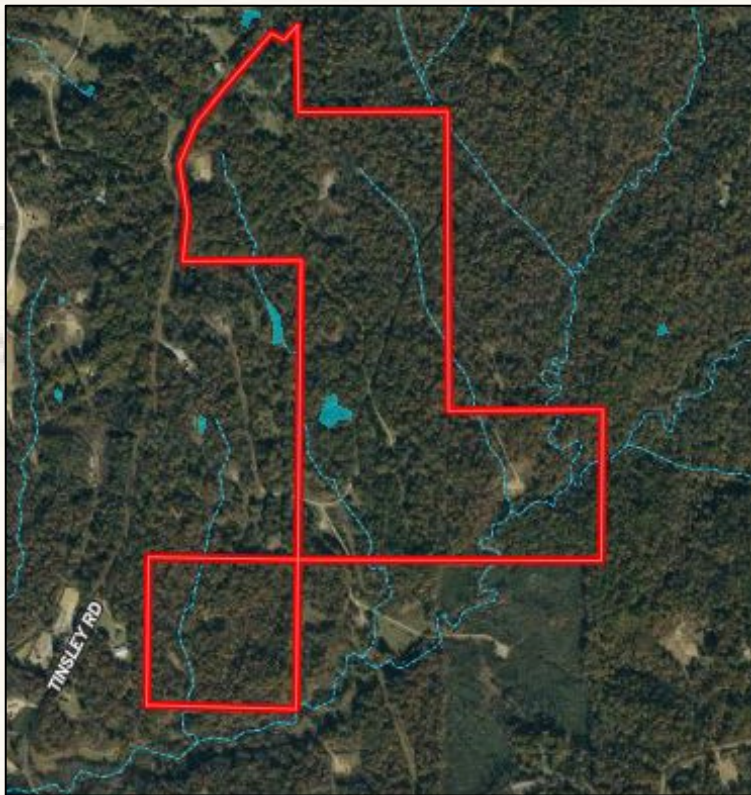
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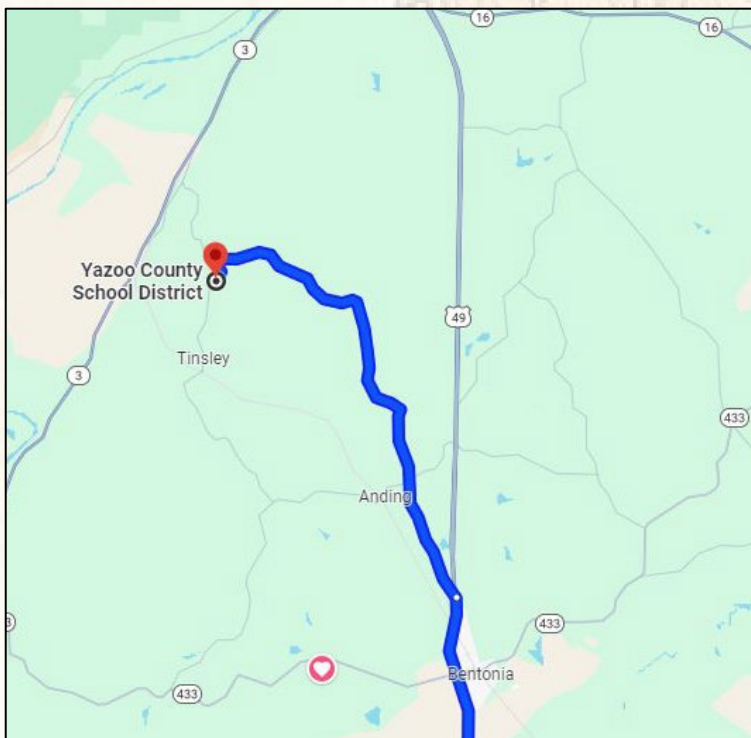
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