

LOT 5
2± ACRES
YAZOO COUNTY, MS
\$40,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE YAZOO LOT 5

PROPERTY PROFILE

LOCATION:

- Yazoo County, MS
- Majors Lane, Yazoo City, MS
- ¼ Mile from Lake George WMA
- ½ Mile from Delta National Forest

COORDINATES:

- 32.771722, -90.690062

PROPERTY INFORMATION:

- 2± Acres
- Private Well
- Electricity at the Road
- Additional Lots Available
- Access to 100,000+ Acres of Public Hunting

PROPERTY USE:

- Home/Camp Site
- Potential Rental Income
- Investment

TAX INFORMATION:

- Calculated at Closing
- Parcel # : LOT 5



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YAZOO LOT 5

WELCOME TO YOUR NEW CAMP/HOME SITE IN THE CENTER OF OVER 100,000 ACRES OF PUBLIC HUNTING LAND! If you have been searching for a place to build with access to Sunflower WMA, Lake George WMA and Panther Swamp National Wildlife Refuge you need to see this Yazoo County, MS property. There are three lots available to purchase, drinking water wells have been drilled on each lot and electricity is at the road. You could build your own camp or install camper hook-ups and charge by the spot during hunting season for additional income. The Sunflower River is .2± miles to the southwest which provides year-round fishing opportunities. There is a 25' easement for ingress and egress along with utilities.

If you are looking for a place to build a camp with access to public hunting, give Billy Carpenter a call today!



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LOT 5 WELL



LOT 5 WELL



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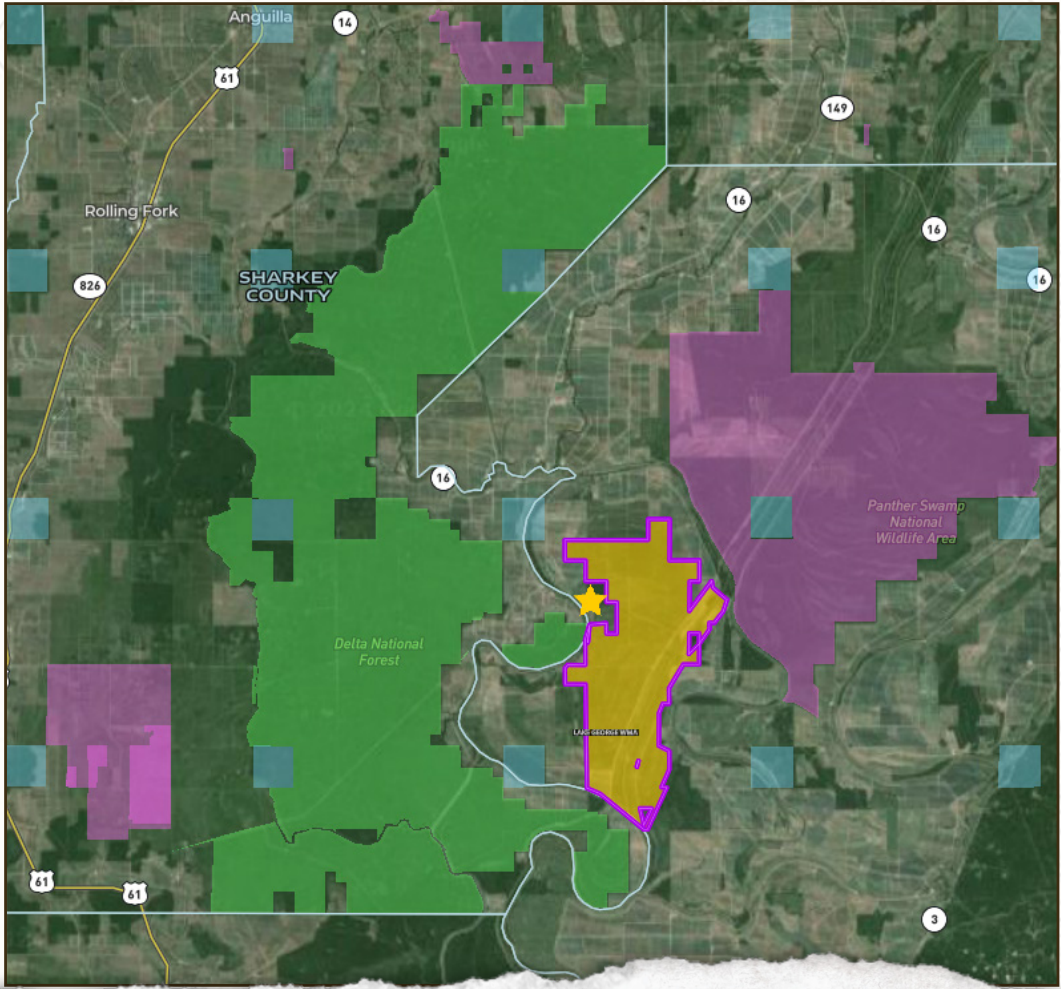
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LOT 5 | 2 ± ACRES

YAZOO COUNTY, MISSISSIPPI

PUBLIC HUNTING LAND MAP



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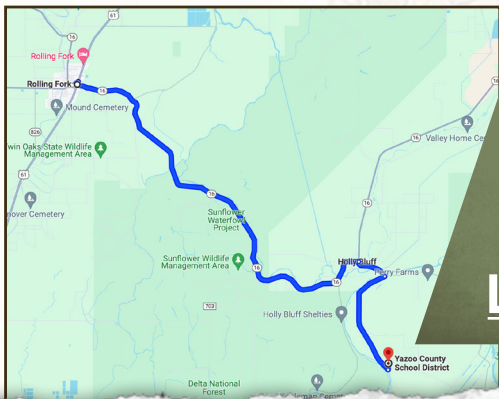
YAZOO COUNTY, MISSISSIPPI

land id. LINK



Directions from Rolling Fork:
Follow MS-16 E for 14± miles to
Satartia Road in Holly Bluff. Turn
right onto Satartia Road and travel
1.1 miles then turn right onto 15 Mile
Bayou Road. Travel 3.9 miles and turn
left onto Majors Lane and the property
will be just down the road on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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