

**6.29± ACRES • LOT #12
YALOBUSHA COUNTY, MS**

\$44,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (662) 238-4077

THE YALOBUSHA 6.29

PROPERTY PROFILE

LOCATION:

- Oakland, MS
- Yalobusha County
- 2.5± Miles from Enid Lake
- Frontage on County Road 174

COORDINATES:

- 34.1121, -89.91986

TAX INFORMATION:

2023 - Approximately \$39.44

- Parcel: 1304-19-0001100

PROPERTY USE:

- Residential
- Recreational

PROPERTY INFORMATION:

- 6.29± Acres
- Cabin or Home Sites
- Flat to Rolling Terrain
- Large Pines and Hardwoods
- Power and Water Available
- Coffeeville School District
- Seller Willing to Finance
- Close Proximity to Enid Lake
- No Covenants or Restrictions



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

O: 662-238-4077

rheagan@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 6.29

DISCOVER A WOODED OASIS WHERE NO RESTRICTIONS HOLD YOU BACK! Perfect for building your dream home or cozy cabin, this 6.43+/- acre Yalobusha County, MS lot is a blank canvas close to the picturesque Enid Lake. If you love the outdoors, Persimmon Recreational Park area is minutes away! Other features include a flat to rolling terrain, power and utilities available and frontage on County Road 174. The seller is willing to finance.

**To see what all the Yalobusha 6.43 has to offer,
call Rheagan Vaughn today.**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

O: 662-238-4077

rheagan@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

6.29 ± ACRES

VALOBUSHA COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

O: 662-238-4077

rheagan@smalltownproperties.com

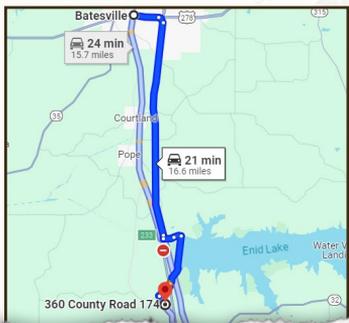
50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



TOPOGRAPHY MAP



Directions From Batesville, MS: Travel south on I-55. Follow I-55 S to County Road 36/Enid Dam Road/Pope Road in Yalobusha County. Take exit 233 from I-55 S. Continue on Enid Dam Road and then take Enid-Teasdale Road to County Road 174.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

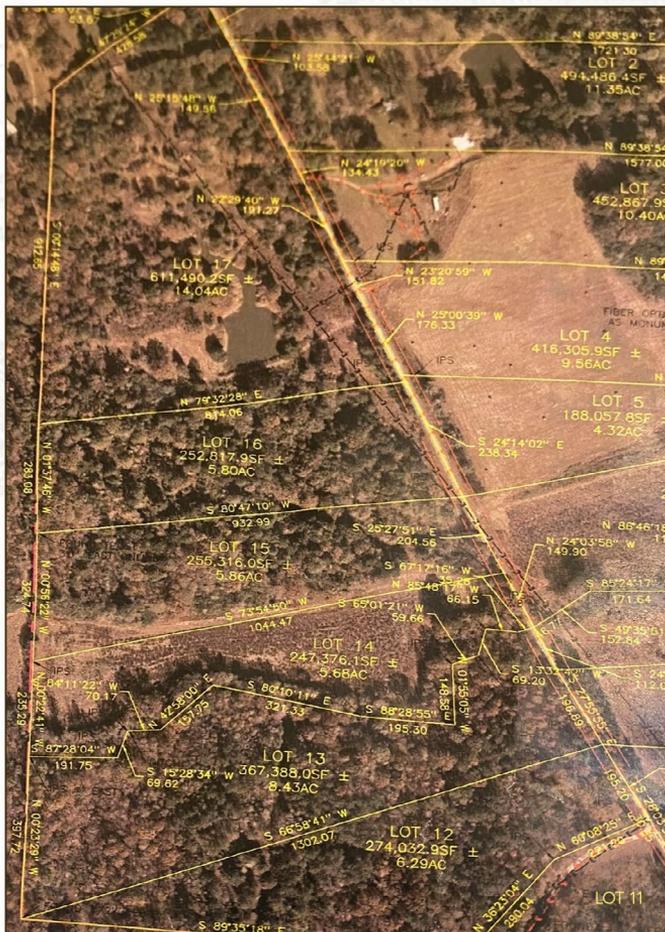
O: 662-238-4077

rheagan@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Additional acreage and lots are available for purchase as indicated by the map; however as they sell, updates may not be made immediately. Contact Rheagan Vaughn, the listing agent for the most up to date availability.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

O: 662-238-4077

rheagan@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.