



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LOST CHIMNEY FARM
48.6± ACRES
YAZOO COUNTY, MS
\$250,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE YAZOO 48.6

PROPERTY PROFILE

LOCATION:

- Yazoo City, MS 39194
- Yazoo County
- 6± Miles NW of Yazoo City
- Deeded Access off Trotter Road

COORDINATES:

- 32.94338, -90.44655

PROPERTY USE:

- Recreational
- Investment
- Hunting

PROPERTY INFORMATION:

- 48.6± Total Surveyed Acres
- 30± Acres Farmland
- Bottomland Hardwoods
- Wolf Lake Frontage
- Small Dove Field
- Wildlife Plot Area
- Box Stand
- Private Dirt Boat Ramp to Wolf Lake
- Good Hunting
- Owner/Agent

TAX INFORMATION:

2023 - \$405

- Parcel # 1-349-30-003.00



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE YAZOO 48.6

WELCOME TO LOST CHIMNEY FARM IN YAZOO COUNTY, MISSISSIPPI. Lost Chimney Farm features 48.6± total surveyed acres consisting of tillable ground, bottomland hardwoods, and Wolf Lake frontage. This farm is tucked away at the dead-end of Trotter Road in the Mississippi Delta. 30± acres of dryland Class 3 ground makes up the majority of the property. This portion is currently on a year-to-year farm lease, but the options are endless here. Currently, you will find a small dove field and wildlife plot area along the north end. The wildlife plot area is surrounded by two lanes of Shield seed blend making the perfect secluded food plot. A box stand is in place along the edge of a timber pocket that was set up with the "slip in-slip out" technique in mind. The remainder of the farmland is a clean slate...apply for government programs, set it up exactly how you want it, or leave it in farmland and use the income.



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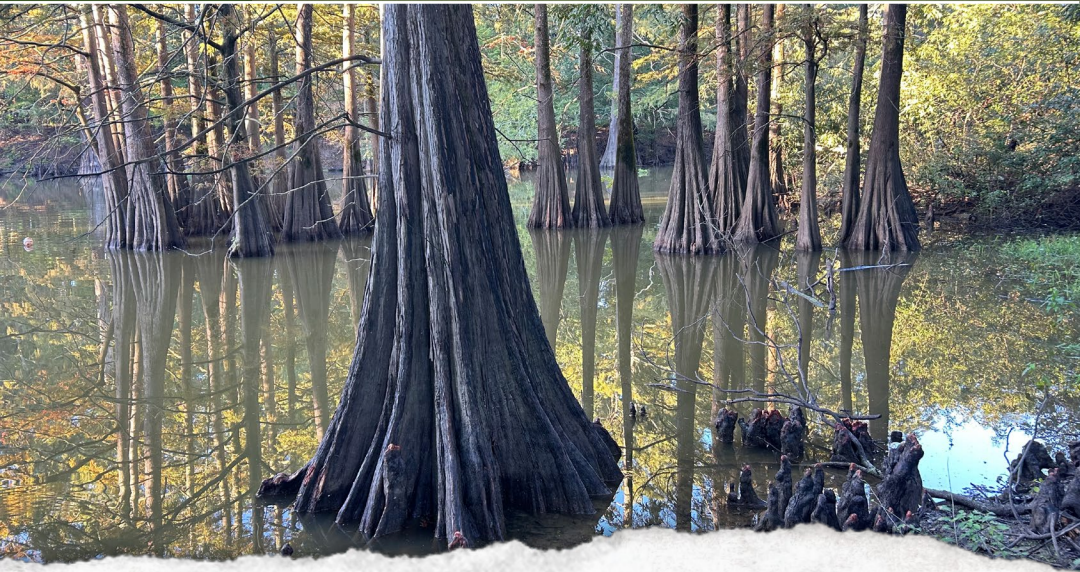
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MORE ABOUT THE YAZOO 48.6

The bottomland hardwoods are located mainly along Wolf Lake. They make a perfect place to squirrel hunt or bow hunt the rut. The deer are plentiful in this area and have all the summer food they could ever need to thrive. You will also find a private, dirt, boat ramp to Wolf Lake for all of your fishing needs. The property is conveniently located 6± miles northwest of Yazoo City and just over an hour from Madison. As stated, Lost Chimney Farm is a secluded property without utilities in close proximity. According to the FEMA Flood Map, much of the property is in a flood zone, except for a small area near the middle.

DISCLAIMER: the property is accessed by a deeded easement at the end of Trotter Road and has a deeded easement through it servicing two smaller farm tracts to the west.

If you have been searching for an affordable tract in the Mississippi Delta, give Michael Oswalt a call today for your private tour of Lost Chimney Farm. Owner/Agent.



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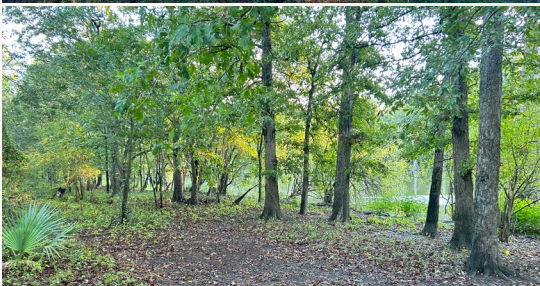
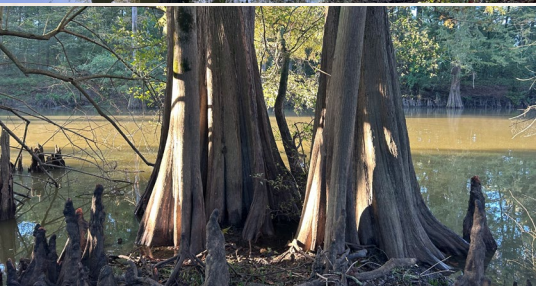
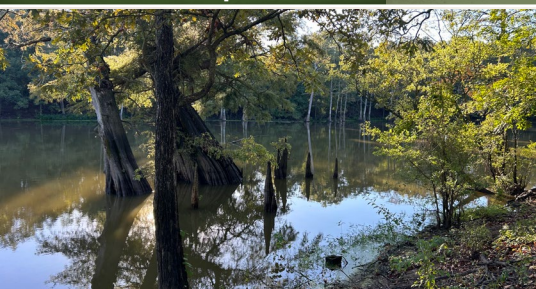
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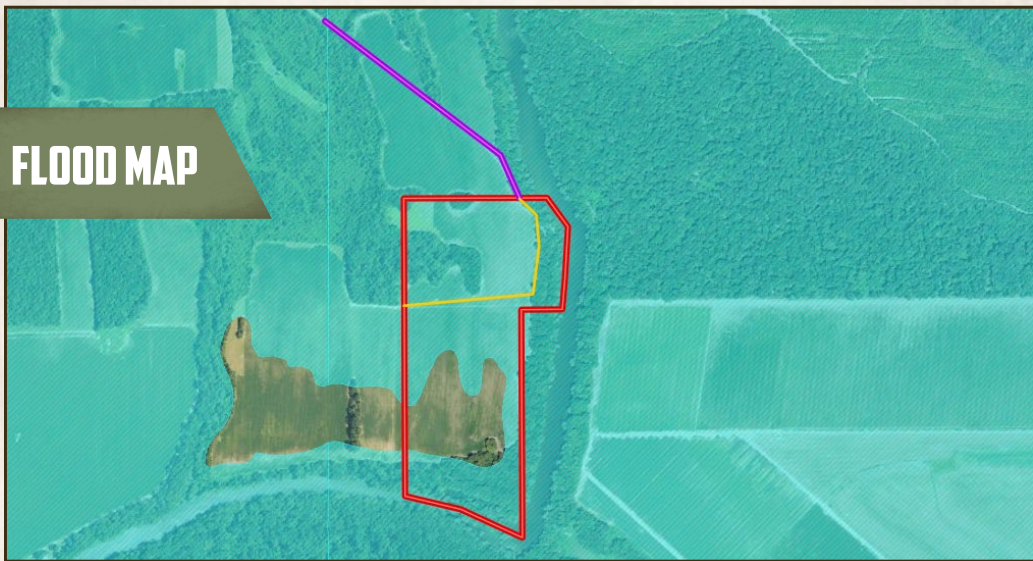
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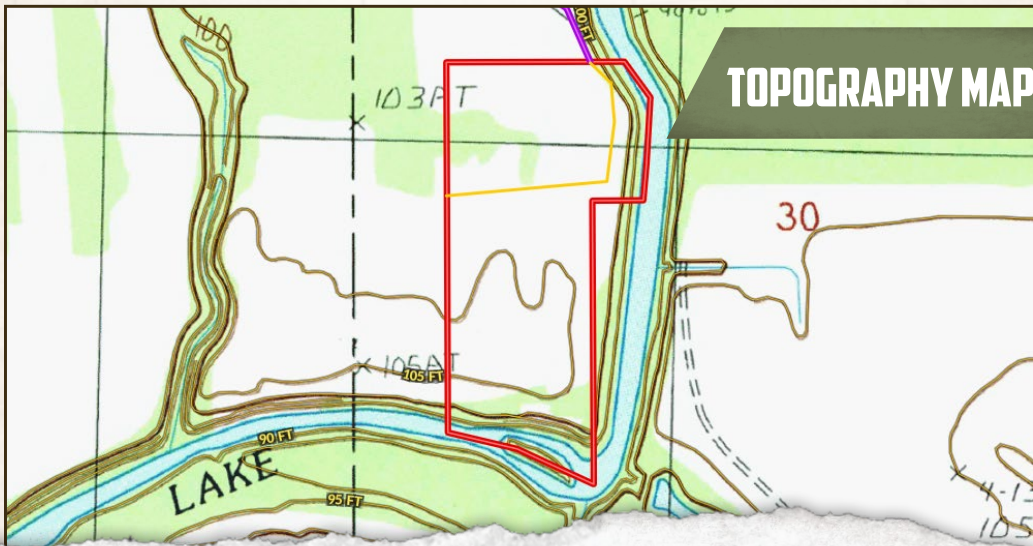
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FLOOD MAP



TOPOGRAPHY MAP



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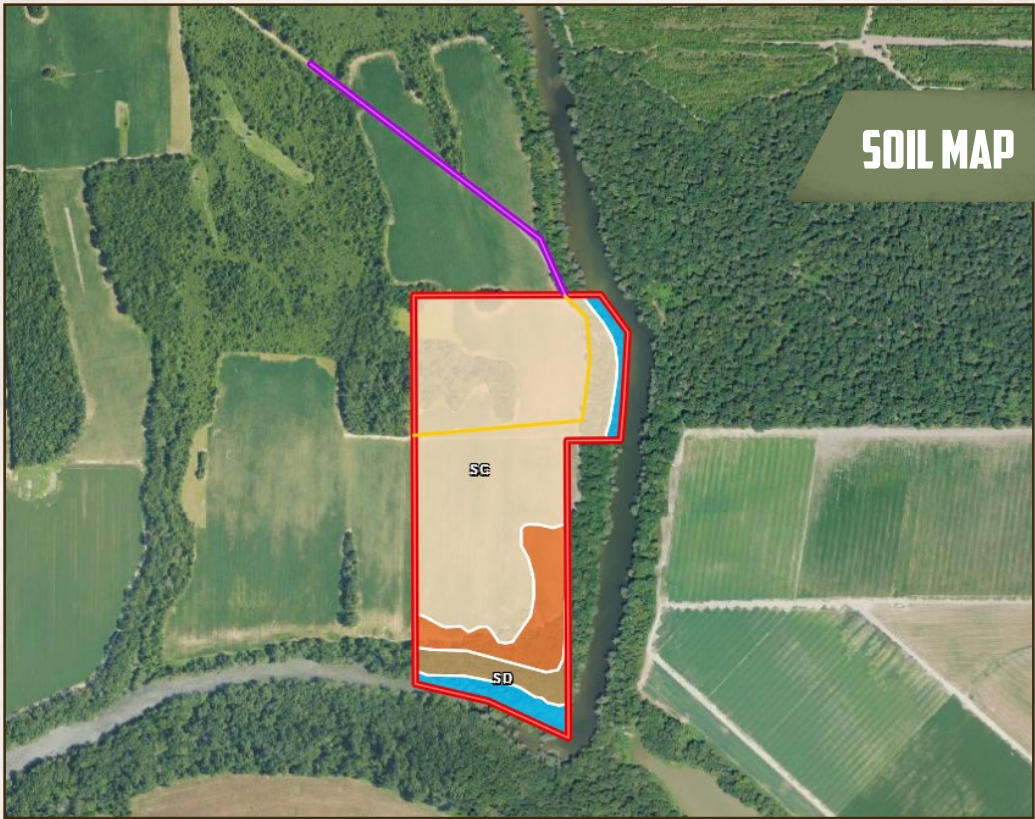
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sc	Sharkey clay, occasionally flooded	35.7	74.89	0	51	3e
Fr	Forestdale silty clay loam	5.61	11.77	0	52	3w
W	Water	3.49	7.32	0	-	-
Sd	Sharkey clay, depressional, occasionally flooded	2.88	6.04	0	49	4w
TOTALS		47.68()	100%	-	47.27	3.07



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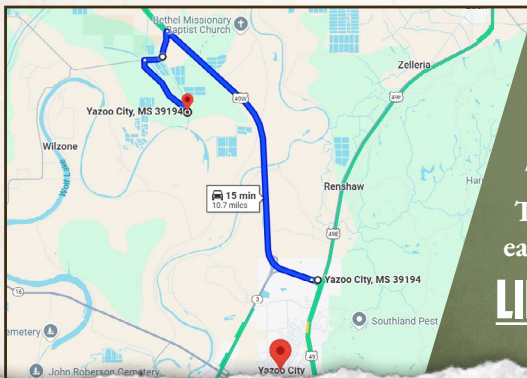
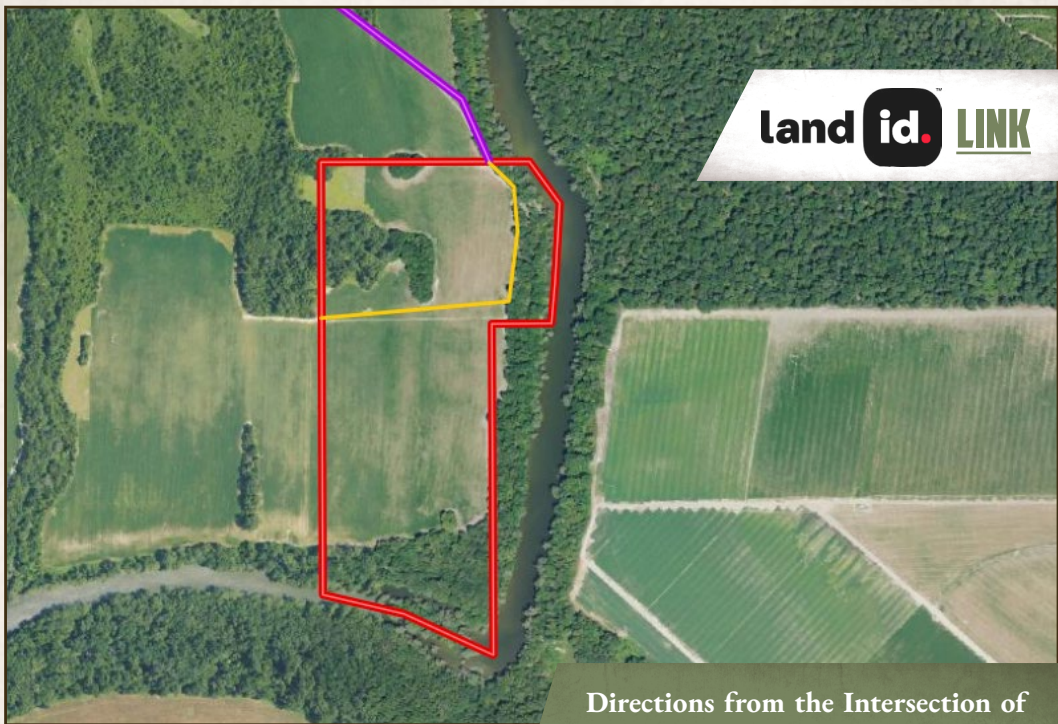
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Directions from the Intersection of US-49E and US-49W in Yazoo City, MS: Travel US49W N/Haley Barbour Pkwy and continue to follow US-49W N for 7.7 miles. Turn left onto 5 Mile Road and travel 1.1 miles. Turn left on Trotter Road and continue for 1.7 miles. The property is accessed by a deeded easement at the end of Trotter Road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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