

64± ACRES
YALOBUSHA COUNTY, MS
\$129,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE YALOBUSHA 64

PROPERTY PROFILE

LOCATION:

- 4506 HWY 330
Coffeerville, MS 38922
- Yalobusha County
- 7.3± Miles E of the Gums
Crossing Boat Launch
- 10.2± Miles E of Coffeerville
- 12± Miles W of Bruce

COORDINATES:

- 33.933, -89.535

PROPERTY USE:

- Recreational
- Hunting
- Potential Home Site
- Investment

PROPERTY INFORMATION:

- 64± Acres
- Highway 330 Frontage
- Established Road System
- Natural Hardwood Mix
- Multiple Openings for Wildlife Plots
- Deer, Turkey, and
Potential for Ducks
- Power by Tallahatchie Valley EPA
- Corps of Engineers Land on 3 Sides
- House On Site Adds No Value
- Water Provided by Yalobusha
Water and Sewer District

TAX INFORMATION:

- Parcel #2406-23-0000700
- Taxes to be Estimated at Closing



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LUKE GOSSETT

LAND SPECIALIST

C: 662-832-8822

O: 662-238-4077

lgossett@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 64

WELCOME TO THE YALOBUSHA 64, LOCATED JUST OVER TEN MILES FROM COFFEEVILLE, MISSISSIPPI. The 64± acre tract is nestled along Highway 330 and offers an exceptional opportunity for hunters, outdoor enthusiasts, and land investors alike. With paved road frontage and easy access, this property combines convenience with the seclusion and natural beauty that discerning buyers seek in a recreational or investment tract.

The land makeup consists of a diverse mix of natural hardwoods, creating an ideal habitat for wildlife. You will find an established road system throughout, along with multiple openings scattered about, providing excellent locations for food plots. Deer and turkey are abundant, with strong local populations supported by the mature timber, browse, and water sources. There is also potential for duck hunting in select low-lying areas, offering a well-rounded hunting experience in a single property.



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MORE ABOUT THE YALOBUSHA 64

The Yalobusha 64 is bordered on three sides by U.S. Corps of Engineers land, not only providing an added layer of privacy and protection from development but also expanding the usable habitat and game range, greatly increasing the recreational value of the land.

With its combination of access, habitat diversity, and surrounding public land, this property is perfectly suited for a private hunting retreat, a family getaway, or a long-term land investment.

**Contact Luke Gossett today to learn more
and schedule a personal tour of the Yalobusha 64.**

Note: An old home is on the property but it does not add any value.



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SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP	?
Bo	Bonn silt loam	36.5	56.63%	-	50	4s	?
De	Deerford complex	27.95	43.37%	-	74	3w	?

Totals
64.45 ac ?

0 CPI
Average

60.41 NCCPI
Average

3.57 Cap.
Average



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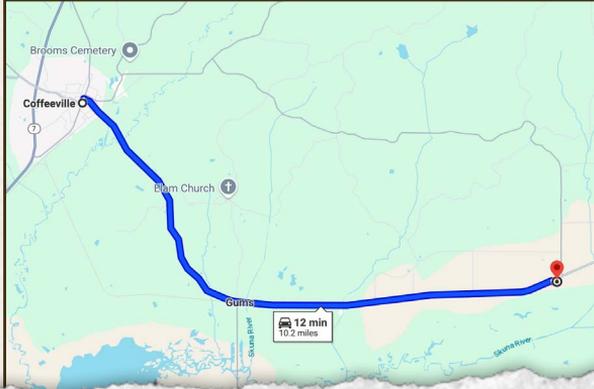
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YALOBUSHA COUNTY, MISSISSIPPI

land id. LINK



Directions From Coffeerville, MS:
Travel 10 miles east on MS-330.
Turn right on Steen Drive and the
property will be at the dead end.

[LINK TO GOOGLE
MAP DIRECTIONS](#)



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