

**34.9± Acres**

**Yalobusha County, MS**

**Recreational/Hunting Tract**



**PotlatchDeltic**

Preferred  
**BROKER**

**\$102,380**



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# Property Information

## Location:

- Yalobusha County, MS

## Coordinates:

- 34.03187, -89.71384

## Property Use:

- Hunting
- Homesite
- Recreational
- Investment

# Property Highlights

- 34.9± Acres
- Rolling hills
- Paved road frontage on CR 227
- Power is available
- Well will be required for water supply



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**KADERO  
EDLEY**  
REALTOR®

Office: 601.898.2772

Cell: 601.488.7000

Kadero@TomSmithLand.com

# The Property

34.9± Acres

Have you been searching for a hunting tract that also offers great potential? Welcome to your new 34.9± acre hunting tract in Yalobusha County, MS, situated just 17 miles north of Grenada, MS, and 30 miles south of Oxford. You will notice the beautiful rolling hills and a 1/4 acre food plot site as you ride along the established trail system. The property also features 26.4± acres of 25-year-old mature pine timber, with the remaining acreage being mature hardwoods. There are roughly 1650 ft. of paved road frontage on CR 227 in Coffeeville, MS, and power is available through Tallahatchie Valley EPA. You will be self-sufficient with water in the form of a well. Deer signs were noted during the initial inspection. The current owners have reserved the rights to the timber. Call Kadero Edley today to schedule your private viewing!



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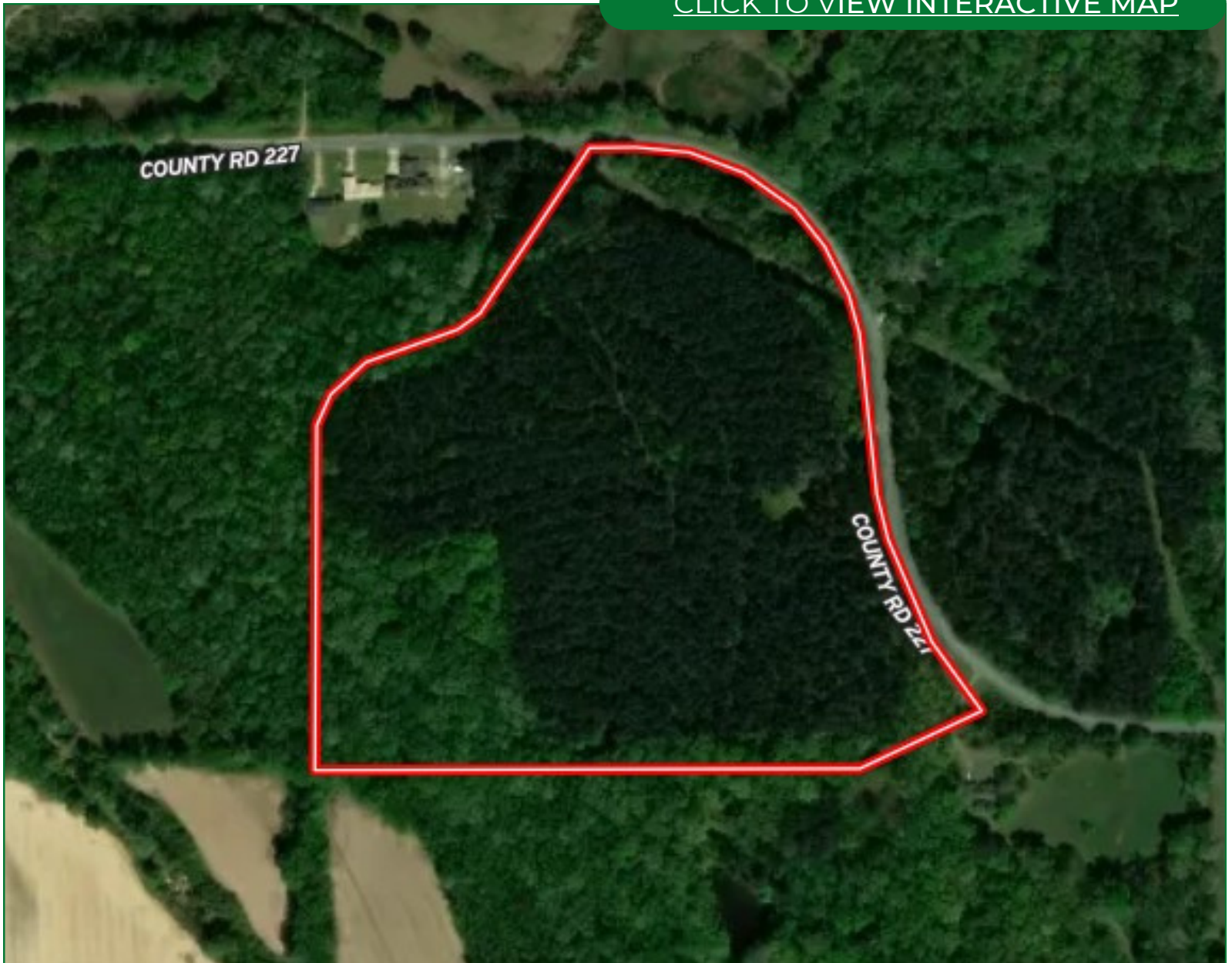
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# Aerial Map

[CLICK TO VIEW INTERACTIVE MAP](#)



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# Ownership Map



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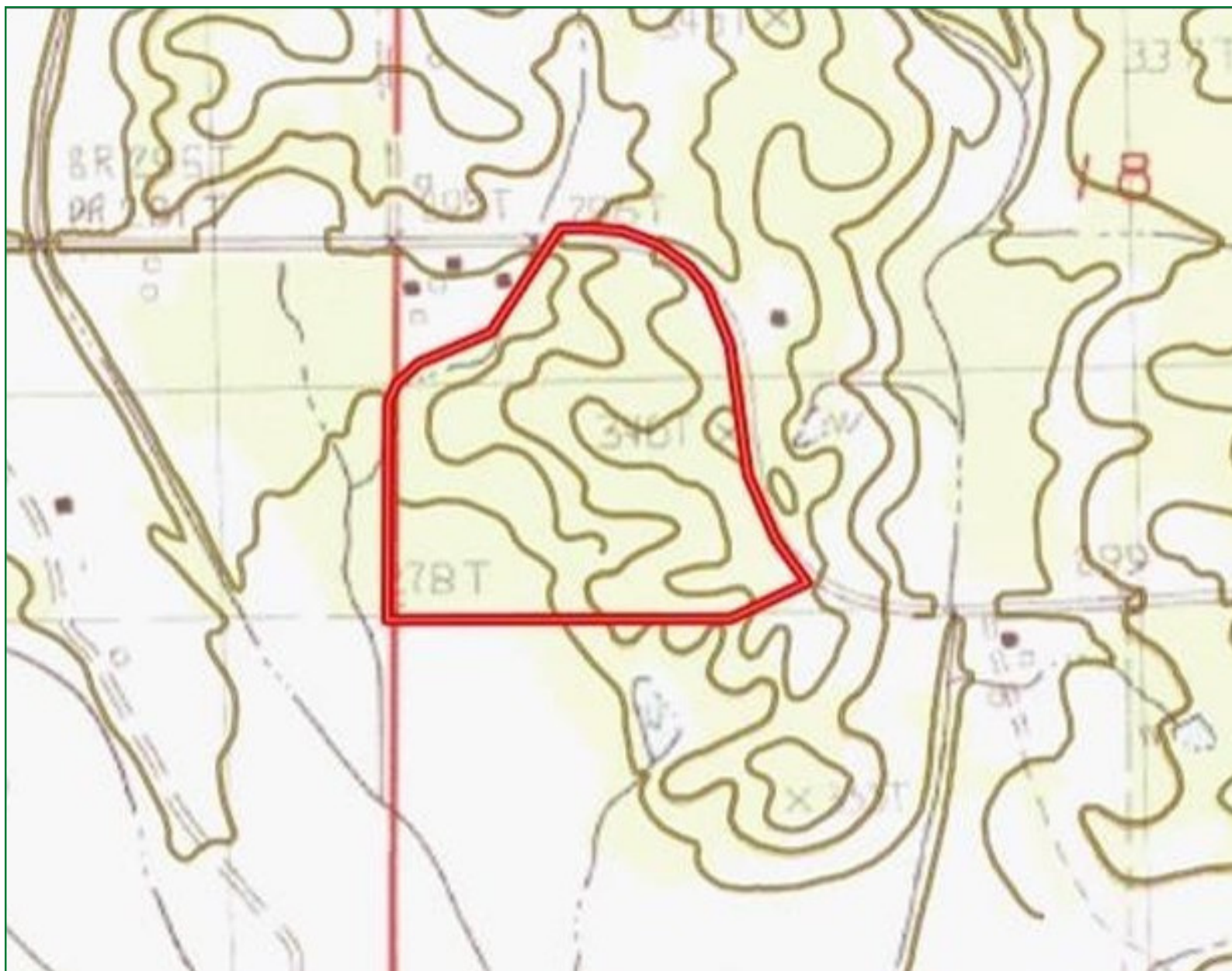
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# Topo Map



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# Soil Map



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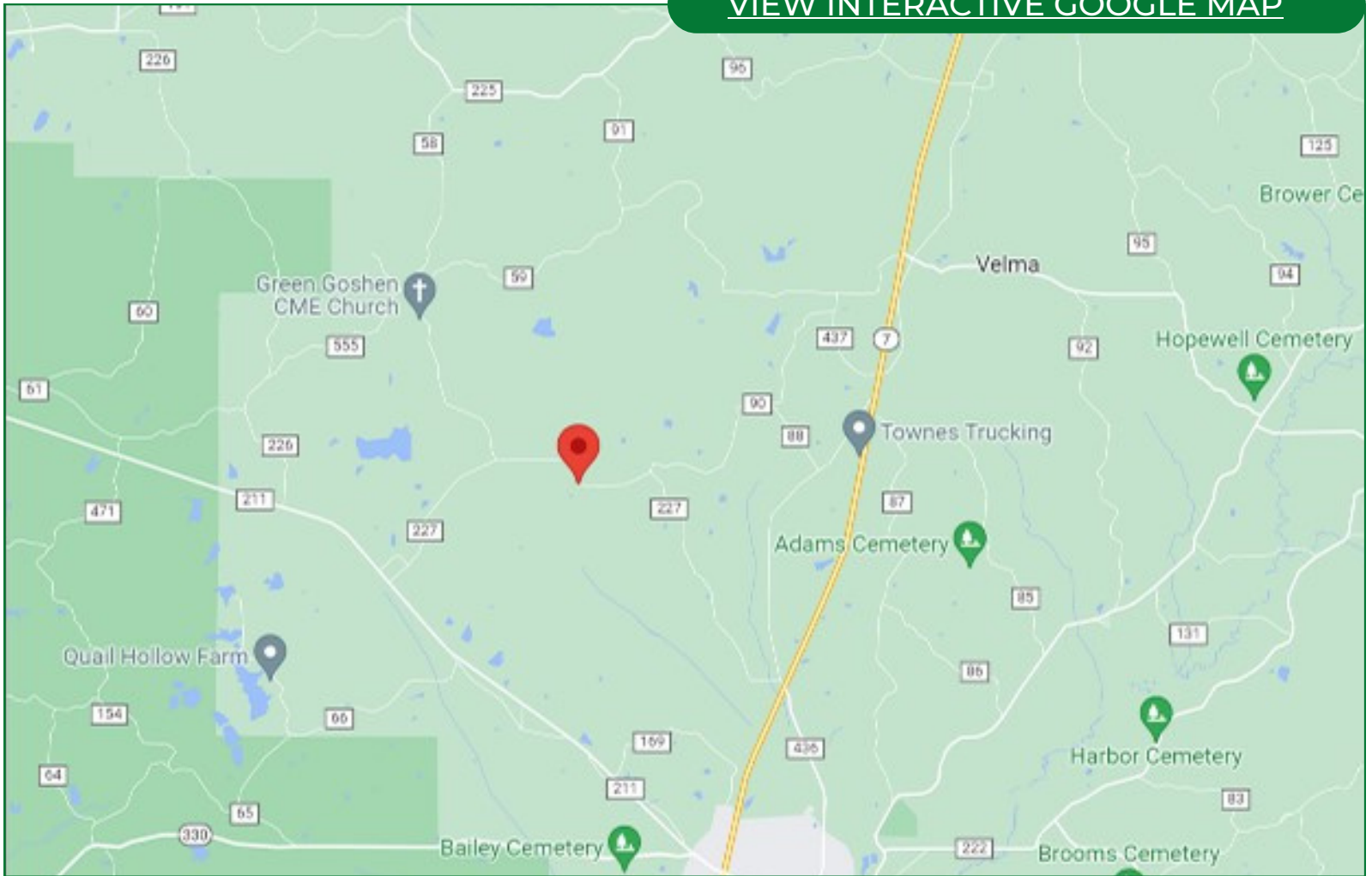
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# Directional Map

[VIEW INTERACTIVE GOOGLE MAP](#)



Directions from I-55 North in Grenada, MS: Take exit 211 to merge onto MS-7 North toward Coffeeville and travel 14.4 miles. Turn left onto CR 436 for 423 ft. Turn left onto CR 227 and travel 2.1 miles. The property will be on your left.

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# Listing Agent



## Kadero Edley

Realtor®, Land Specialist

Kadero Edley is from the small town of Raymond, MS, but currently resides in Water Valley, MS with his family. After high school he received scholarships to play football at MS Gulf Coast Community College followed by Belhaven University. Kadero graduated from MGCCC in 2012 and from Belhaven University with a B.S. in Sports Medicine/Exercise Science in 2015. By playing football all his life, it taught Kadero that hard work, discipline, dedication, and trust are the keys to being successful on a team.

Kadero is an avid outdoorsman that enjoys hunting, fishing, and all things outdoors. He's always had a passion for the outdoors since he was a kid and feels a sense of peace when enjoying one of God's greatest creations.

Helping others has been a part of his everyday life for as long as he can remember. He's currently licensed as a physical therapist assistant and always has enjoyed helping others. So, it was only right to put his love for helping people and love for the land into real estate. His passion for the land, enthusiasm for helping others, hard work, and dedication make him a great fit to assist you with your Real Estate needs. Give him a call for all your real estate needs!

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**GIVE ME A CALL TODAY!**

