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**Southern  
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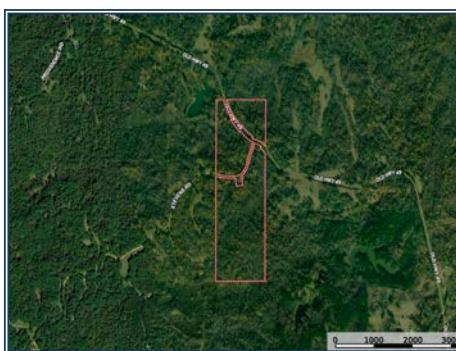


MLS United LLC

**2822 Stevens Road, Yazoo City, MS**

Welcome to the Yazoo 116, located just northeast of Tinsley in highly sought-after Yazoo County, Mississippi—an area well known for exceptional deer and turkey hunting. This turnkey property features a 60' x 28' manufactured home with 3 bedrooms and 2 full baths, along with a large carport, a 12' x 20' enclosed storage shed with power, and an additional 14' x 20' shed ideal for keeping hunting equipment protected from the elements. Conveniently located just 30± minutes from the Jackson/Madison area, the property allows for easy evening hunts after a day at work. The land has been aggressively select-cut in most areas, creating excellent cover and browse that encourages deer to remain on the property year-round. A gravel-bottom creek runs through the southeast corner, providing a reliable water source for wildlife. Several locations across the property offer excellent potential for a small pond or larger lake. Food plots have been strategically placed, and a network of internal roads enhances access throughout the property. The sale includes four box stands and feeders, making this a true turnkey hunting setup. With frontage on Stevens Road and Old Highway 49, the property offers multiple access points, excellent hunting flexibility, and future potential for subdivision or additional homesites. This well-rounded tract checks all the boxes for a premier hunting camp or weekend getaway in one of Mississippi's most desirable counties.

32.748486, -90.422311 GPS



**\$569,000**

**116± Acres  
3 Bed/2 Bath  
MLS #4136360**

**UC HUNTING  
PROPERTIES**  
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