

2± Acres and Mobile Home on Wolf Lake

152 Ed Hawkins Road

Yazoo City, Humphreys County, MS



\$150,000



**Tom
Smith
LAND AND
HOMES**

Expect More. Get More.

Property Information

Location:

- Wolf Lake, Yazoo City

Property Use:

- Residential
- Lake House

Coordinates:

- 32.93145, -90.4653

Property Highlights

- 2± Acres with Frontage on Wolf Lake
- 4 Bedrooms, 2 Bathrooms
- Mobile Home
- Approximately 3 minutes from a Public Boat Launch



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MAGEE**
REALTOR®

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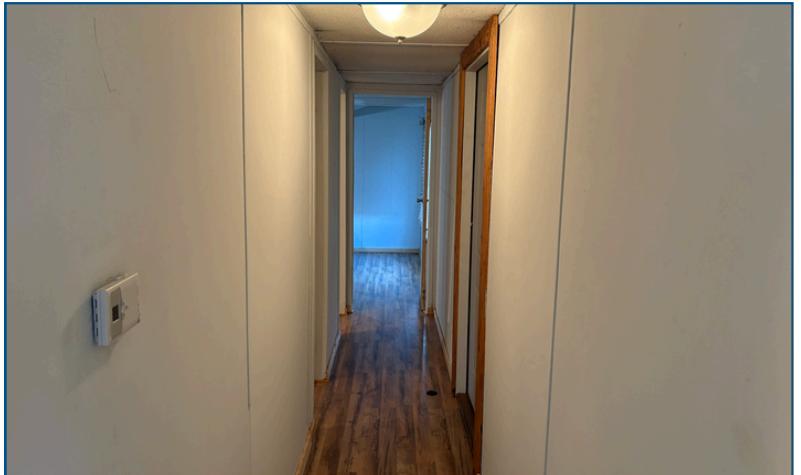
**A Real Estate Expert
You Can Trust!**



The Residence

1,280± sq ft

2± acres on Wolf Lake in Yazoo City! This waterfront property features an approximately 1,280± sq ft 4BR/2BA single-wide trailer with a functional layout, spacious living area, full kitchen, and dedicated laundry space. Enjoy lake views from the deck while Just 3 minutes from the public boat ramp for easy access to fishing and boating.



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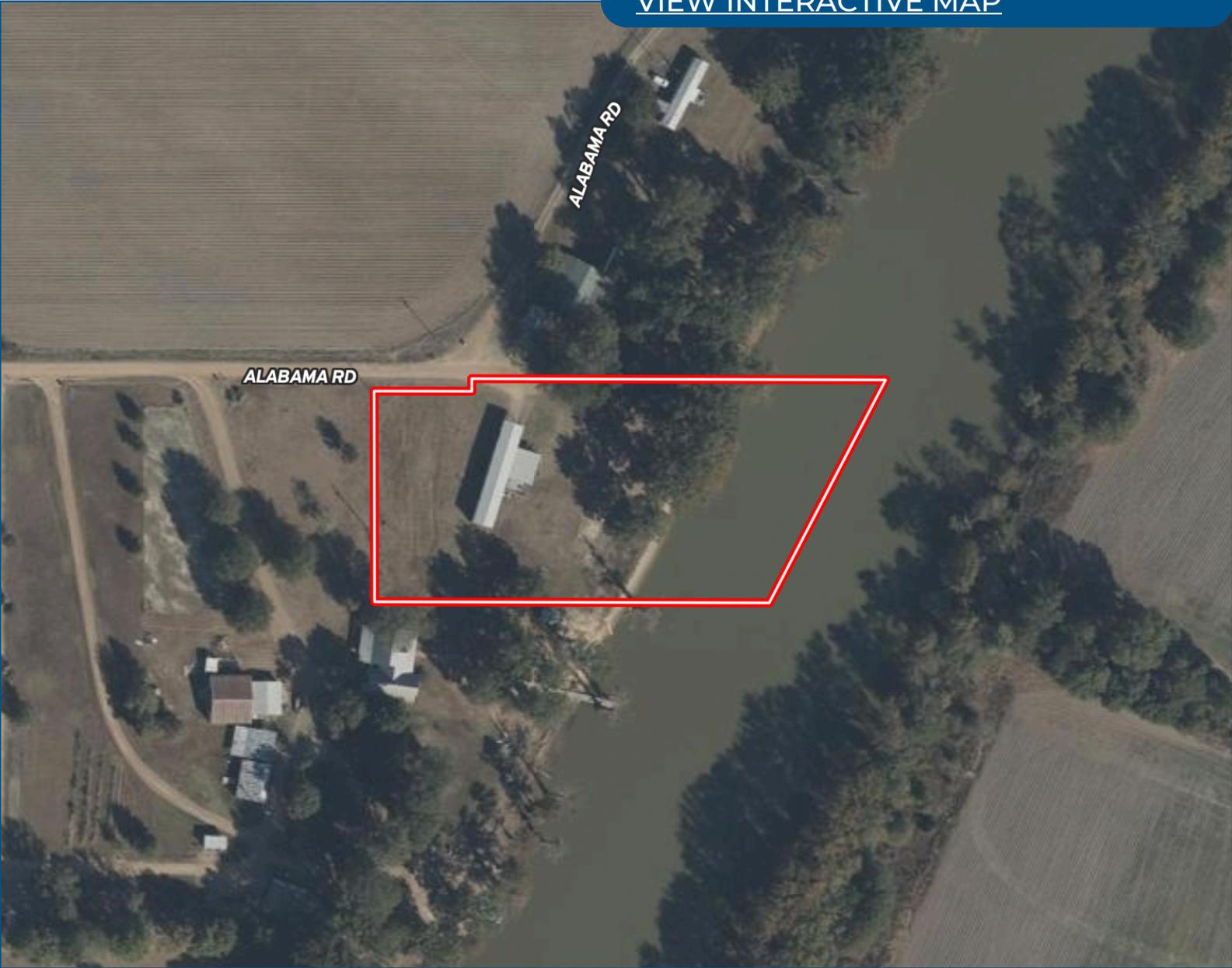
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Aerial Map

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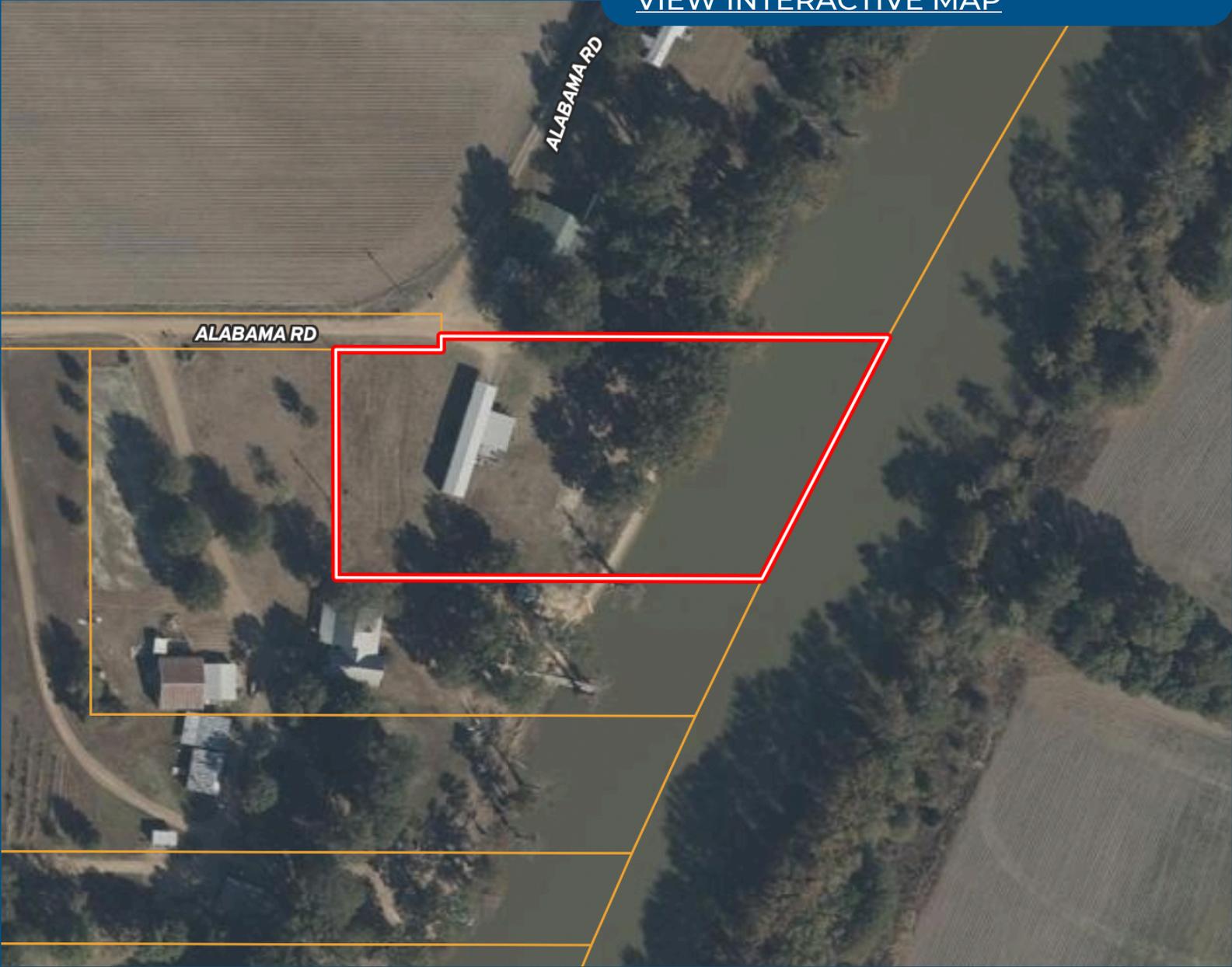
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Ownership Map

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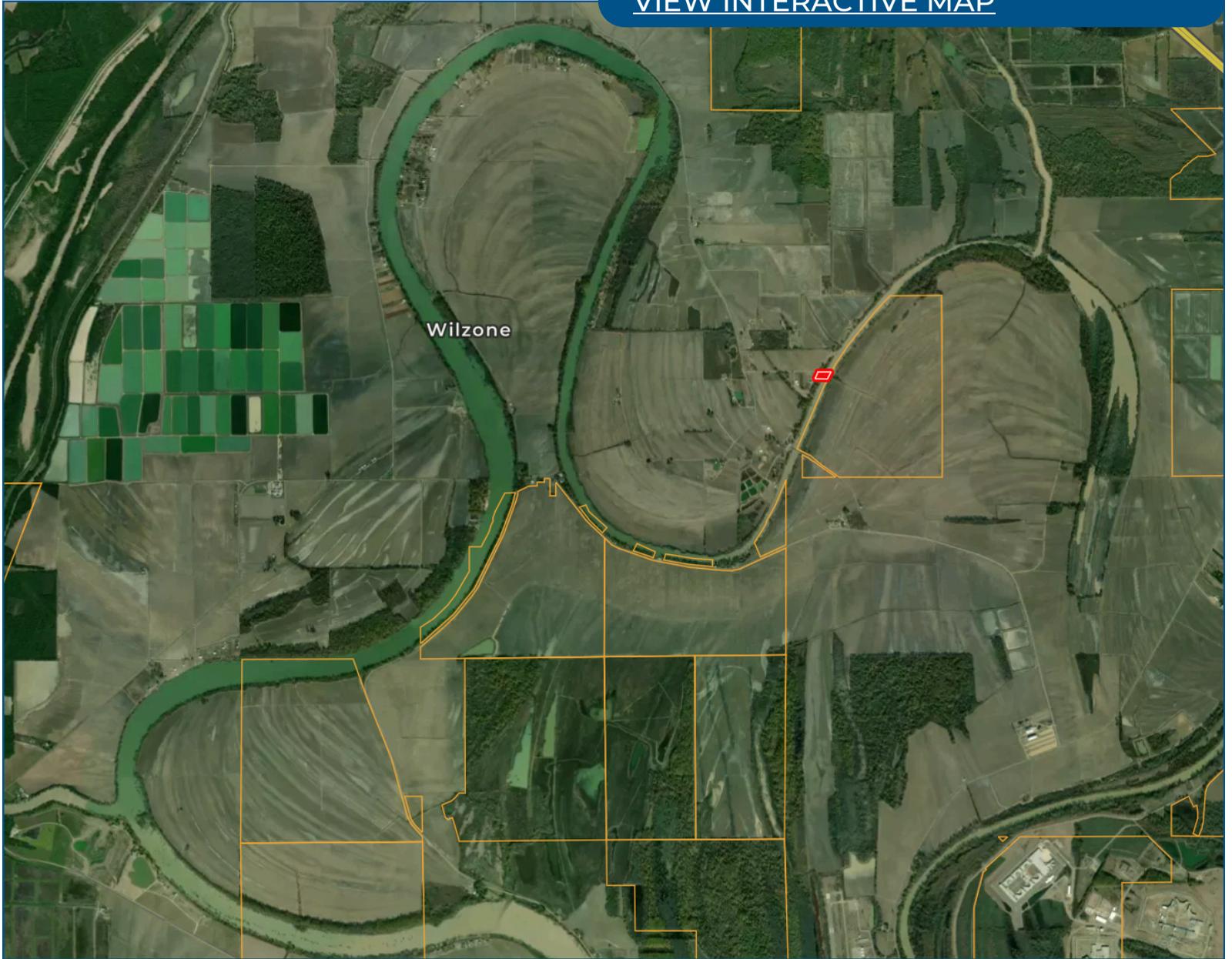
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The Lake

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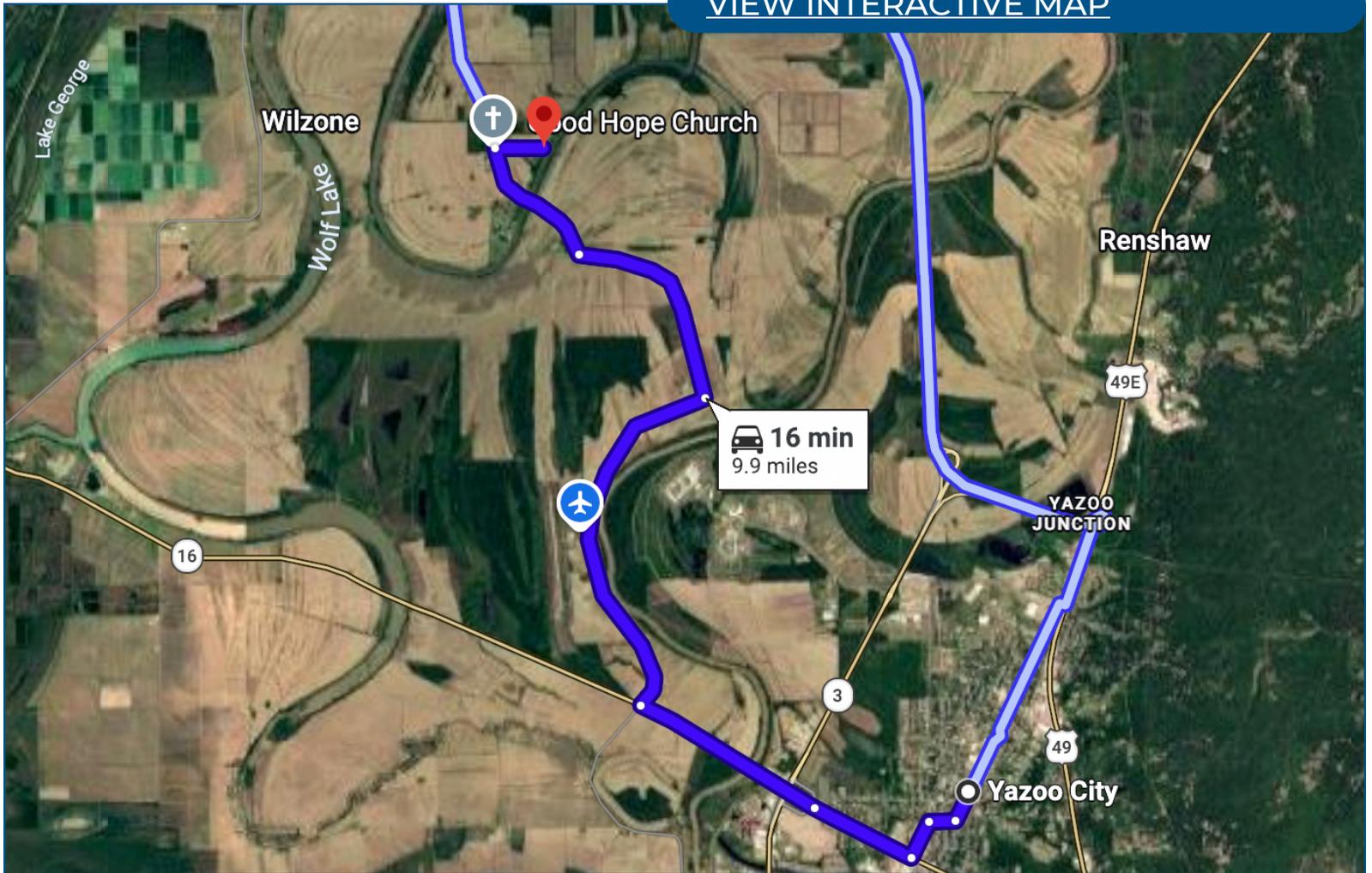
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Directional Map

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From downtown Yazoo City, follow Grand Ave, Mike Espy Dr, and N Main St to MS-149 N/MS-16 W/W Broadway St (about 0.8 miles). Continue on MS-149 N/MS-16 W for approximately 2.6 miles. Turn right onto Carter Rd and continue. Follow Carter Rd, then turn onto Lake City Rd. Continue on Lake City Rd and follow it to Alabama Rd in Humphreys County. Turn onto Ed Hawkins Road – 152 Ed Hawkins Road will be at the end of the road.

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Listing Agent



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Brooks Magee was raised in Flora, Mississippi, where a love for the outdoors and helping others became the foundation for both his personal life and career aspirations. A graduate of Jackson Academy, Brooks is pursuing a degree in Forestry with a minor in Economics at Mississippi State University.

Brooks is an active member of Broadmoor Baptist Church in Madison, Mississippi and has dedicated time to conservation work through Ducks Unlimited. He served as Chairman of the Jackson Academy High School Chapter and as Treasurer for the Mississippi State College Chapter. His deep appreciation for God's creation has shaped his life and his pursuit of real estate.

When Brooks is not working, he can be found outdoors, especially chasing waterfowl with his family and friends. His upbringing in the Mississippi outdoors has given him a genuine understanding of the land, making him uniquely equipped to help clients find properties that match their lifestyle and dreams. Brooks approaches every transaction with integrity, dedication, and a commitment to making the buying or selling experience as smooth as possible.

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