

25.32± ACRES
YAZOO COUNTY, MS
\$125,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

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THE YAZOO 25.32

PROPERTY PROFILE

LOCATION:

- Mayer Road
Bentonla, MS 39040
- Yazoo County
- 12± Miles NE of Bentonla
- 13± Miles SE of Yazoo City
- 36± Miles NW of Madison

COORDINATES:

- 32.73074, -90.30623

PROPERTY INFORMATION:

- 25.32± Surveyed Acres
- Hardwood/Pine Mix
- Powerline
- Established Food Plot
- Small Pond
- Utilities:
 - Yazoo Valley EPA
 - Central Yazoo Water Association

PROPERTY USE:

- Recreation
- Hunting
- Investment
- Potential Home Site

TAX INFORMATION:

- 2024 - \$847
- Tax Parcel: 1-102-09-006.00



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CHRIS REED

LAND SPECIALIST

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chris.reed@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YAZOO 25.32

TAKE ADVANTAGE OF THE OPPORTUNITY TO OWN 25.32± ACRES IN YAZOO COUNTY, MS. Located north of Bentonina, this tract is situated on Mayer Road, just west of Myrleville Road, and offers a simple, quiet retreat for a country homesite or a small hunting spot close to town.

Entering from the east, you'll find a north-south powerline and an established food plot bordering a stand of hardwoods. The old pasture has naturally grown back over time, but someone with a little vision and willingness to put in some work could reclaim open ground if desired.



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MORE ABOUT THE YAZOO 25.32

The north side of the property features a nice mix of mature hardwoods and pine, along with a tucked-away woods pond that provides a water source for wildlife year-round.

Located just 20 minutes from Yazoo City and convenient to Bentonia, this parcel provides a manageable, affordable option for anyone seeking some acreage in the country. If you're looking for a smaller tract with potential, the Yazoo 25.32 is worth a look.

**Contact Chris Reed today to learn more
and experience #TheSmallTownWay!**



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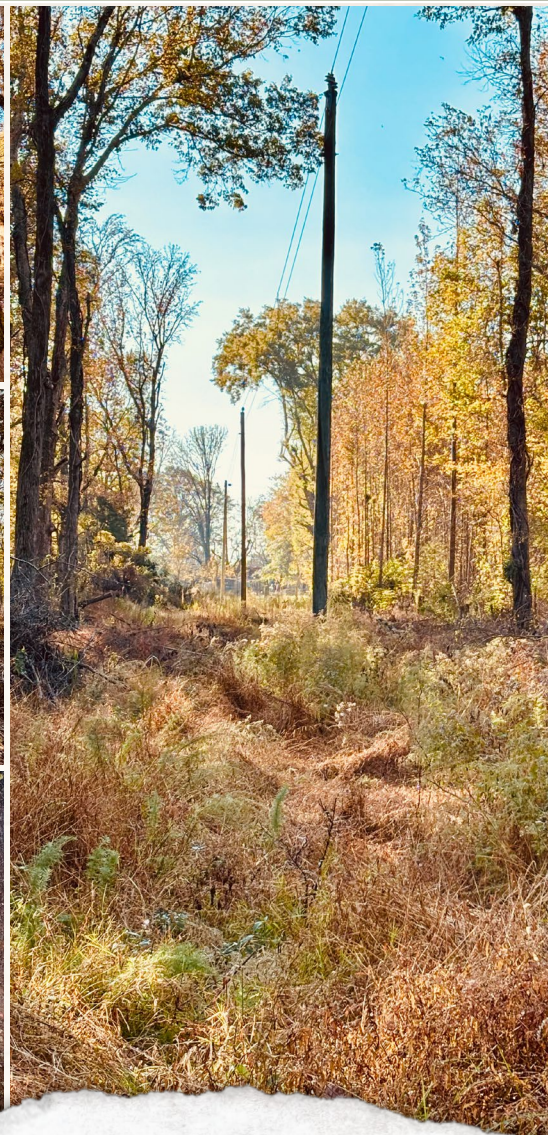
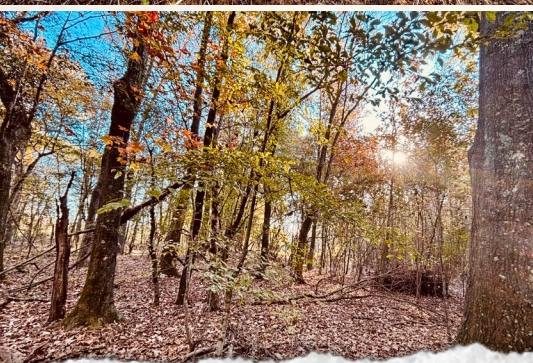
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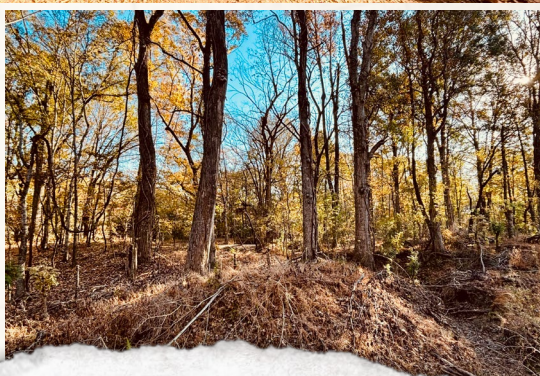
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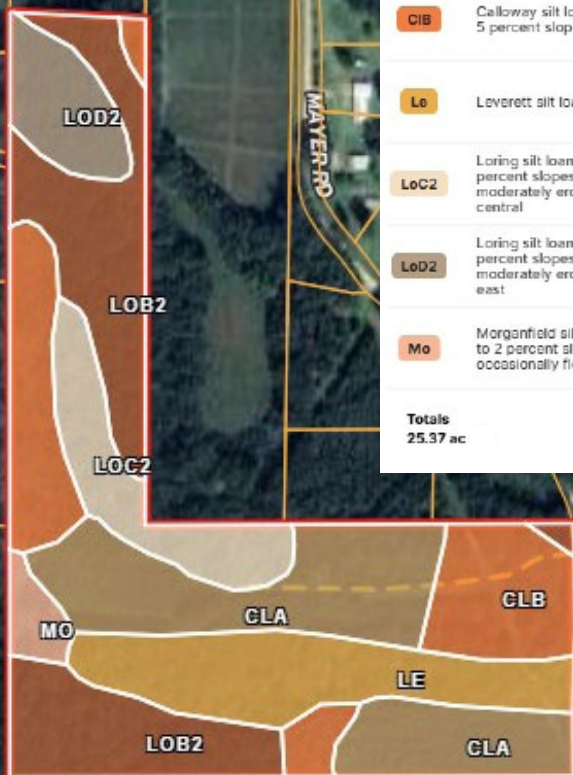
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SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP
LOB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	6.16	24.28%	-	55	3c
CLA	Calloway silt loam, 0 to 2 percent slopes	6.11	24.08%	-	51	2c
CIB	Calloway silt loam, 2 to 5 percent slopes	4.77	18.8%	-	50	3c
Le	Leverett silt loam	3.91	15.41%	-	86	2w
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	2.30	9.07%	-	48	4c
LOD2	Loring silt loam, 8 to 12 percent slopes, moderately eroded, east	1.55	6.11%	-	44	6c
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	0.56	2.21%	-	77	2w
Totals	25.37 ac	0 CPI Average	57.03 NCCPI Average	2.86 Cap. Average		



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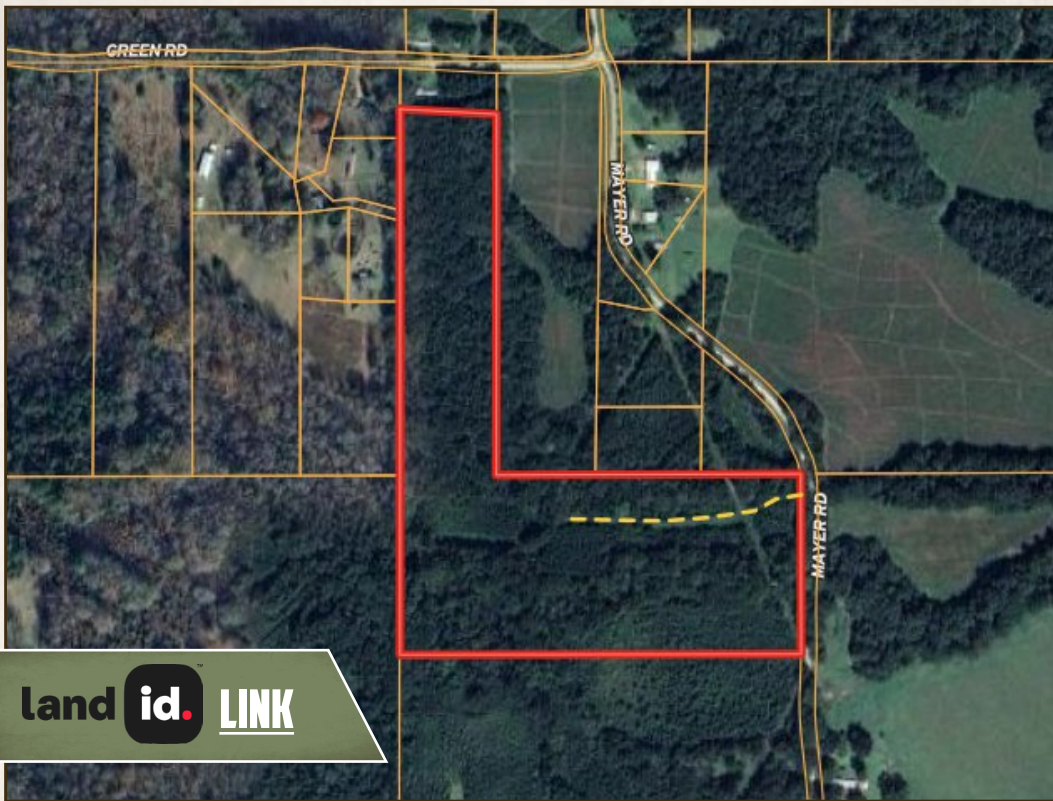
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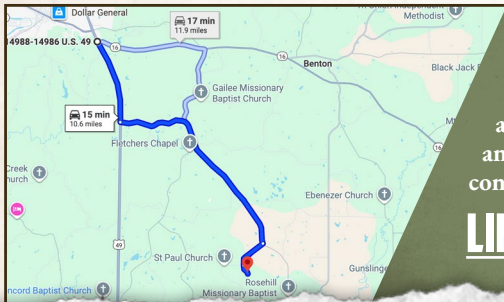
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land id. LINK



Directions From the Intersection of Hwy 49 and Hwy 16 in Yazoo City, MS: Travel 2.6 miles south on Hwy 49. Turn left on Myrleville Road and continue 6.7 miles. Turn right on Green Road and proceed 1 mile. The road becomes Mayer Road, continue 0.3 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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