

Recreational Tract

70.1± Acres

Yalobusha County, MS



\$135,000



BRAD PALMERTREE

REALTOR®

O: 662.268.6333 | C: 662.614.1071

Brad@TomSmithLand.com

KATEY PALMERTREE

REALTOR®

O: 662.268.6333 | C: 662.861.9539

Katey@TomSmithLand.com

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TomSmithLandandHomes.com

Office: 601.898.2772



Property Information

Location:

- Located east of Coffeeville and north of Grenada Lake

Property Use:

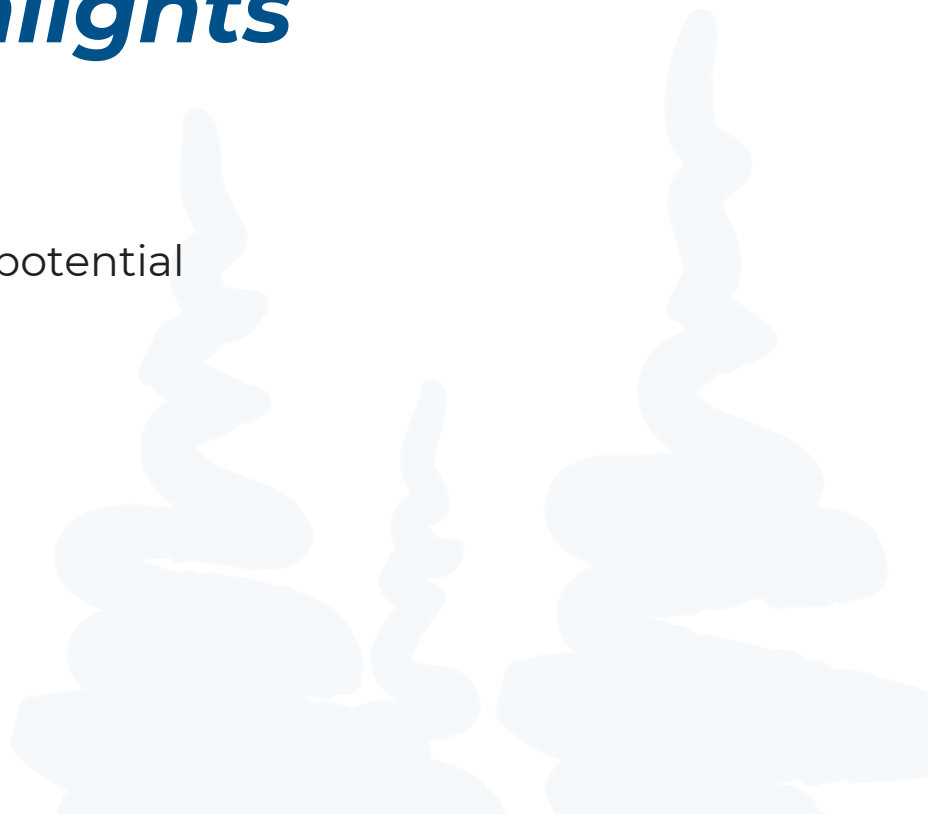
- Recreational use
- Potential for residential

Coordinates:

- 33.98740, -89.59550

Property Highlights

- 70.1± Acres
- Ready for recreation
- High ground for residential potential



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The Property

70.1± Acres

If you're looking for a property with room to roam and the freedom to bring your vision to life, this 70.1± acre tract in Yalobusha County is worth a look! Featuring rolling hills, open cutover acreage, and road frontage, this property offers a blank canvas for a variety of residential and recreational possibilities. Whether you're dreaming of building a home tucked away in the country, establishing a private hunting retreat, or creating your own outdoor getaway, this tract offers plenty of room to explore. The rolling terrain provides opportunities to identify potential homesites, while the expansive acreage offers space for ATV trails, wildlife habitat improvements, food plots, and other recreational uses. A power line crosses the property, adding another feature for buyers to consider as they plan their future use of the land. With convenient road access and 70.1± acres to work with, this property presents an opportunity for those looking to invest in land, enjoy the outdoors, or establish a place of their own in the Mississippi countryside. Whether you envision a country homesite, a recreational getaway, or a combination of both, this Yalobusha County property is ready for its next chapter!



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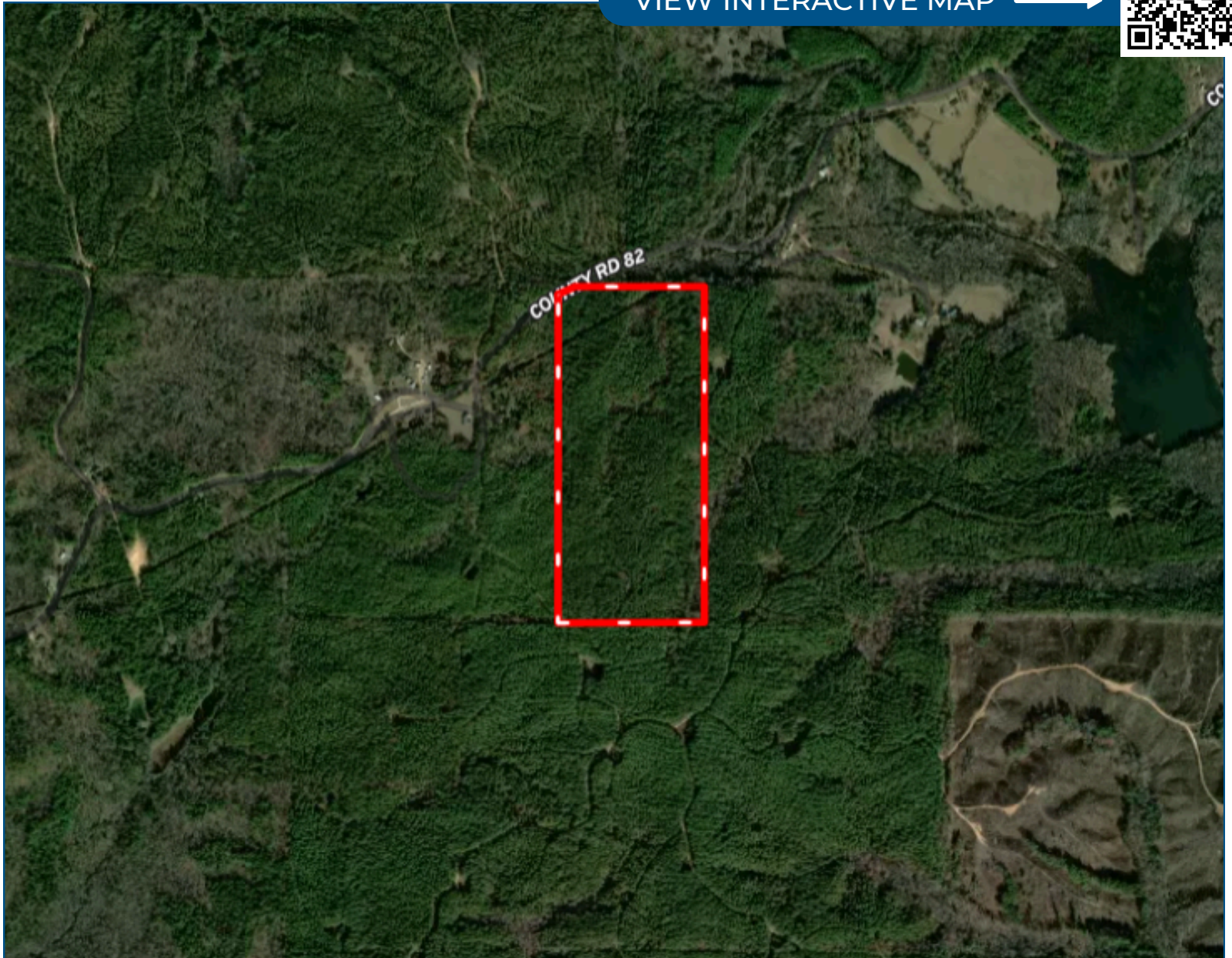
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Aerial Map

VIEW INTERACTIVE MAP →



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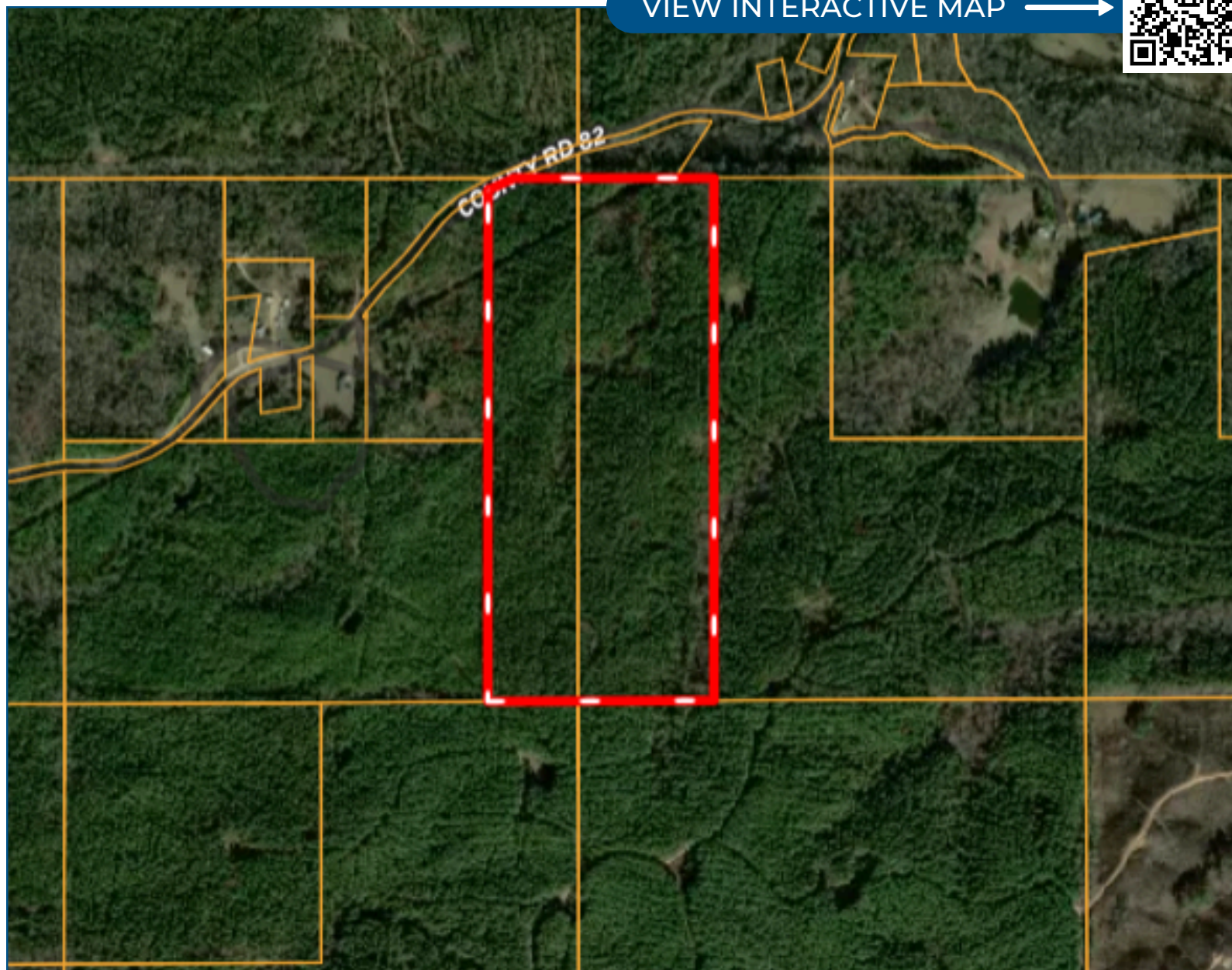
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Ownership Map

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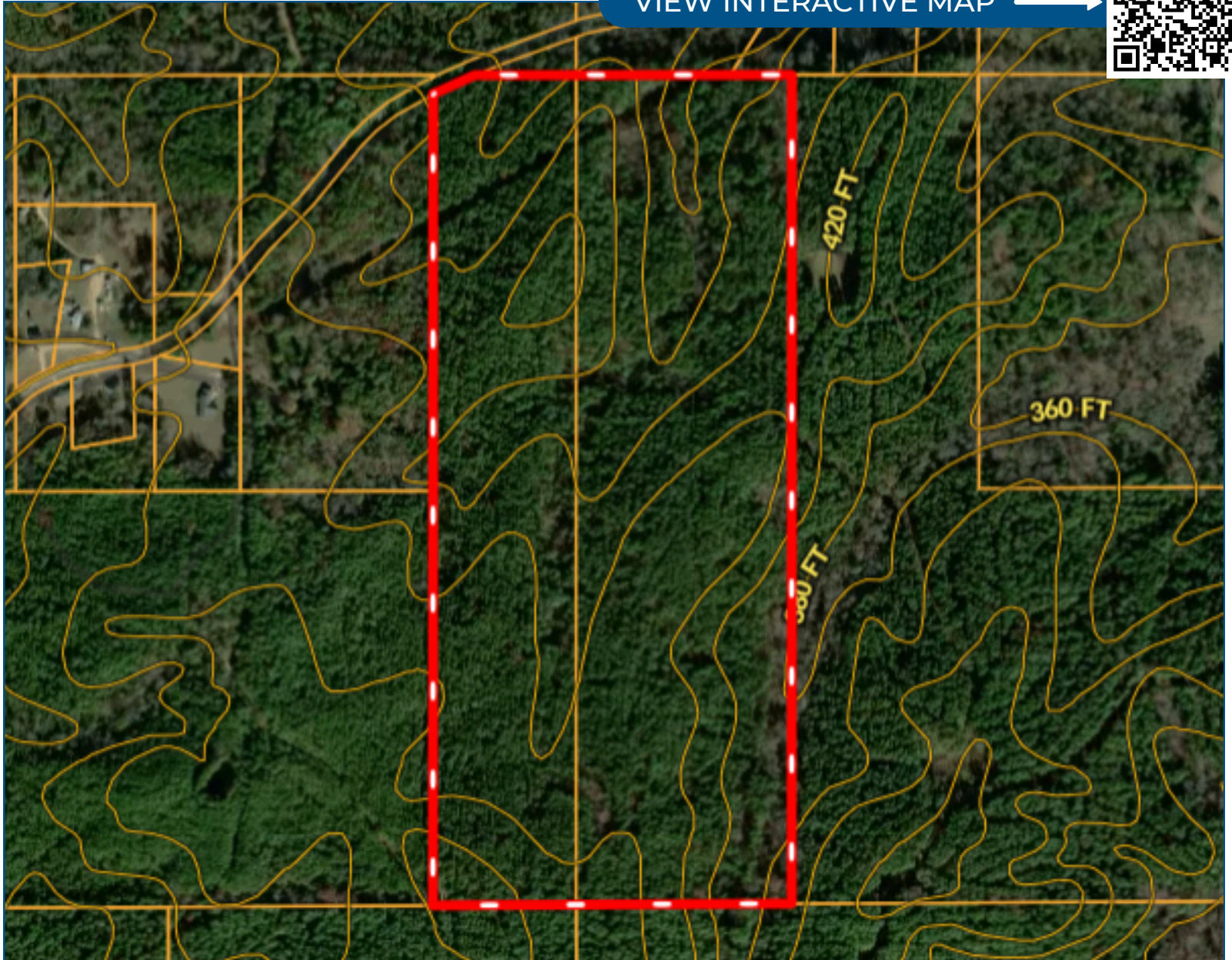
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Topo Map

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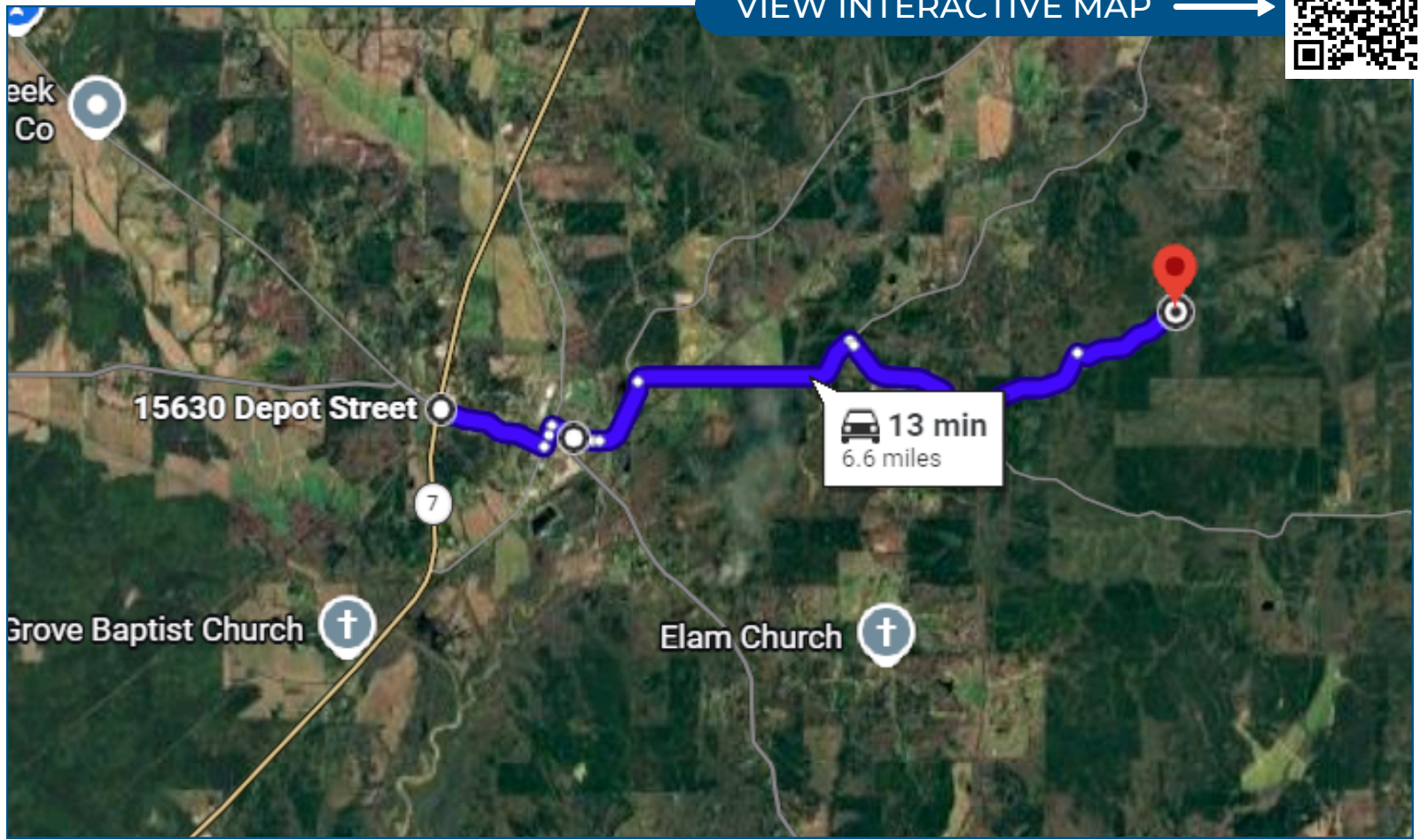
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Directional Map

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From the intersection of Highway and Depot st, head east for approximately $\frac{3}{4}$ mile, then turn left onto Oklahoma Street. Head north for approximately 1000 feet, then turn right onto Kennedy st/Old Water Valley Rd. Continue approximately 1 mile, then make a slight right turn onto CR 222. Continue on CR 222 for approximately 1.8 miles, then turn right onto Cr 222. Continue for 1.2 miles, then turn left onto Elam N Rd. Travel approximately 1 mile on Elam N Rd, then turn right onto Old Houston Rd. Travel approximately $\frac{3}{4}$ mile, and the destination is on the right.

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