

**TWO LAKEFRONT CABINS ON 1.75± ACRES
HUMPHREYS COUNTY, MS**

\$295,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE HUMPHREYS 1.75

PROPERTY PROFILE

LOCATION:

- Lake City Road
Yazoo City, MS 39194
- Humphreys County
- 12± Miles NW of Yazoo City
- 55± Miles NW of Madison
- 60± Miles SW of Greenwood

COORDINATES:

- 32.9555, -90.4979

PROPERTY USE:

- Fishing
- Recreational
- Investment
- Rental Income

PROPERTY INFORMATION:

- 1.75± Acres
- Wolf Lake Frontage
- 2 Cypress Cabins
 - 377± SqFt Each
 - Custom-Built
 - Open Floor Plans
 - Views of Lake
- Bass/Bream/Crappie
- Fire Pit

TAX INFORMATION:

- Parcel H13002201507
- \$1,869 (2025)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HUMPHREYS 1.75

WELCOME TO LIFE ON THE LAKE. Situated on Wolf Lake in Humphreys County, Mississippi, just outside of Yazoo City, this 1.75± acre property features two custom-built cypress cabins and offers a great balance of recreational and investment potential. Conveniently located approximately 55 miles northwest of Madison and 60± miles southwest of Greenwood, the Humphreys 1.75 is an easy drive for a weekend getaway or full-time enjoyment.

Built in 2015, each cabin offers 377± square feet with an open floor plan and views of the lake, creating a simple, comfortable space to relax and unwind. Outside, you'll find a fire pit and direct access to the water, making it easy to enjoy everything the lake has to offer.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE HUMPHREYS 1.75

Wolf Lake provides year-round recreation, from bass, bream, and crappie fishing to skiing, kayaking, and other water sports. Whether you're enjoying quiet mornings overlooking the water or spending summer days on the lake, the Humphreys 1.75 offers something in every season.

Currently, the cabins are being used as an investment rental property, offering immediate income potential. At the same time, the layout and setting make it just as suitable for a private retreat for family and friends. Whether you're looking for a quiet place on the water or a turnkey rental investment, this Wolf Lake property offers flexibility and year-round enjoyment.

**For more information or to schedule a showing, contact
Wilson Britt today and experience #TheSmallTownWay.**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2 LAKEFRONT CABINS ON 1.75± ACRES

HUMPHREYS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2 LAKEFRONT CABINS ON 1.75± ACRES

HUMPHREYS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2 LAKEFRONT CABINS ON 1.75± ACRES

HUMPHREYS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2 LAKEFRONT CABINS ON 1.75± ACRES

HUMPHREYS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN

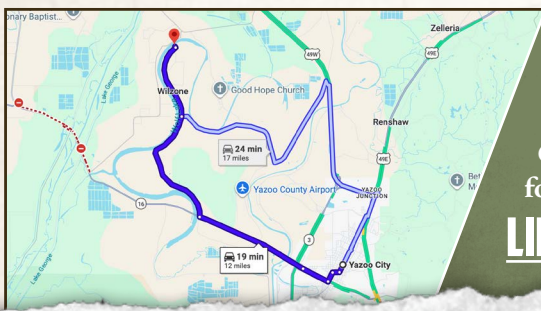
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT
LAND SPECIALIST
C: 662-299-2367
O: 662-846-1425

wilson@smalltownproperties.com
701 W. Sunflower Rd - Cleveland, MS 38732
smalltownproperties.com



land id. LINK



Directions from Yazoo City, MS:
 Travel on MS-149 N/MS-16 W for 0.9 miles. Continue straight for 3.7 more miles. Turn right onto Lake City Road and proceed for 4.1 miles. Continue straight onto Deerfield Road for 2.4 miles to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
 HUNTING PROPERTIES
 & REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com