

**The Yazoo 486**  
Holloman Rd.  
Bentonia, MS 39040

**\$1,300,000**  
486.400± Acres  
Yazoo County



**The Yazoo 486**  
**Bentonia, MS / Yazoo County**

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**SUMMARY**

**Address**

Holloman Rd.

**City, State Zip**

Bentonia, MS 39040

**County**

Yazoo County

**Type**

Recreational Land

**Latitude / Longitude**

32.550788 / -90.556136

**Acreage**

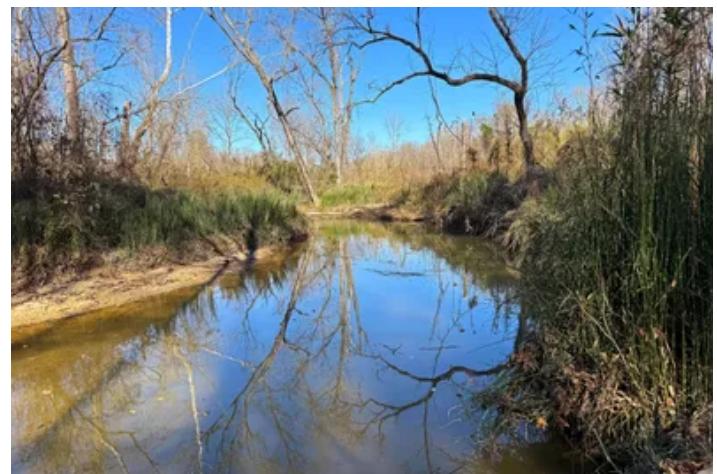
486.400

**Price**

\$1,300,000

**Property Website**

<https://swapaland.com/property/the-yazoo-486-yazoo-mississippi/97375/>



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**PROPERTY DESCRIPTION**

Located just one mile north of the Big Black River, this 486± acre property sits along the Warren-Yazoo County line in a highly regarded and proven hunting region. With the Madison-Hinds County line just southeast of the tract, this area is widely recognized by outdoorsmen for its consistent production of quality deer and turkeys. Properties in locations of this caliber are becoming increasingly difficult to acquire-whether purchasing, leasing, or joining a hunting club-and the appreciation of premier recreational land continues to rise as demand grows nationwide.

The majority of the timber on the property was harvested approximately three to four years ago. The tract is now in an excellent stage of natural regrowth, providing outstanding cover and habitat that is currently holding a strong deer population and will continue to do so for years to come.

This is a true turnkey recreational property, offered with a move-in-ready, remodeled two-bedroom cabin, established food plots with shooting houses, and a well-maintained internal road system providing easy access throughout the tract.

Property Highlights:

- Located in a well-known and highly desirable hunting area on the Warren-Yazoo County line
- Approximately one mile north of the Big Black River
- Established food plots with shooting houses in place
- Remodeled, move-in-ready two-bedroom cabin
- Convenient to Bentonia, Mississippi
- Direct access from Hollaman Road
- Very limited hunting pressure over the past two seasons
- Offered at \$2,673 per acre, including all improvements

For more information or to schedule a private showing, contact Brad Farris at [601-506-1304](tel:601-506-1304).

*Don't wait to buy land-buy land and wait.*



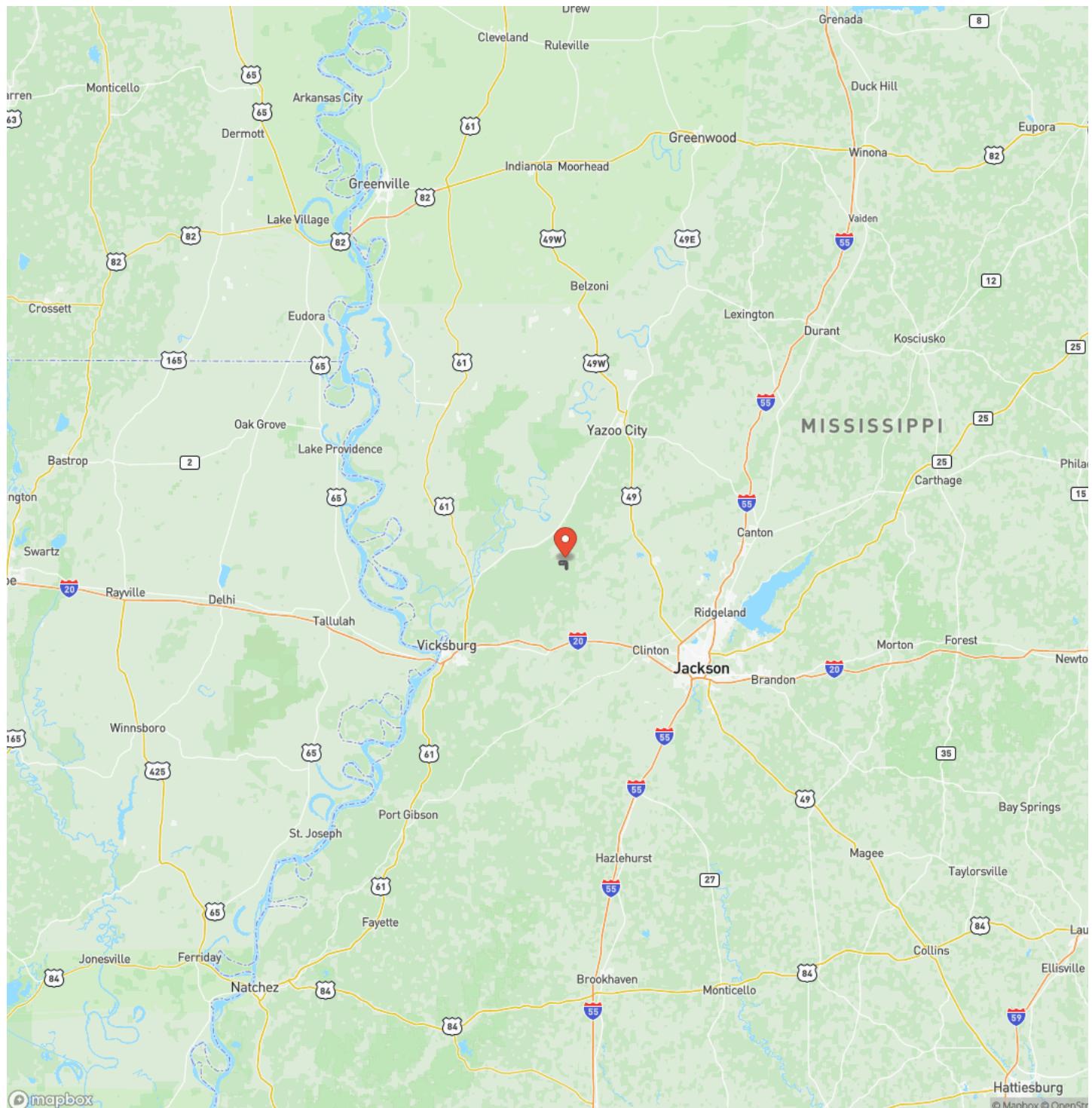
**The Yazoo 486**  
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## Locator Map



## Locator Map



## Satellite Map



**The Yazoo 486**  
**Bentonia, MS / Yazoo County**

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**LISTING REPRESENTATIVE**  
**For more information contact:**



**Representative**  
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**Email**  
Brad.Farris@swapaland.com  
**Address**  
**City / State / Zip**

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**NOTES**

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## NOTES

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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