

Yalobusha 104
County rd 227
Coffeeville, MS 38965

\$260,000
104± Acres
Yalobusha County



Yalobusha 104
Coffeeville, MS / Yalobusha County

SUMMARY

Address

County rd 227 null

City, State Zip

Coffeeville, MS 38965

County

Yalobusha County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.0217 / -89.6844

Acreage

104

Price

\$260,000

Property Website

<https://swapaland.com/property/yalobusha-104/yalobusha/mississippi/103707/>



PROPERTY DESCRIPTION

This privately situated 104± acre hunting and recreational tract sits just three miles north of Coffeeville, MS, and offers the kind of space and seclusion that make it a great fit for anyone looking for land to enjoy year-round. The property has a good mix of timber, cover, and natural features that support wildlife and make the land enjoyable to use in different seasons. About 39± acres are made up of mature pine stands with hardwoods mixed in, and a beautiful creek runs through the center of the tract. The creek holds water throughout the year, which adds dependable water for wildlife and creates a natural feature that adds character to the property.

Roughly 34.3± acres consist of a six-year-old cutover that now provides thick early successional cover. This type of habitat is excellent for bedding, nesting, and feeding, and it also gives you a near blank slate if you want to add food plots, wildlife openings, or other improvements. On the west side at the main entrance, there are 14.5± acres of young planted pines that are similar in age to the cutover. These trees add immediate cover, visual appeal, and future timber value as they continue to grow.

The combination of mature timber, young pines, thick cover, and a reliable creek gives the property a strong mix of habitat types. This variety supports deer, turkey, and small game, and it also makes the land enjoyable for riding ATVs, camping, or simply spending time outdoors. The tract feels quiet and private, yet it still offers easy access back to Coffeeville for supplies or a quick trip into town.

With its size, layout, and natural features, this property is well suited for a family hunting camp, a weekend retreat, a long-term timber investment, or a recreational getaway. It has the space and the habitat diversity that many buyers look for but rarely find in one place.

Contact Listing Agent Michael Sullivan to schedule a showing.

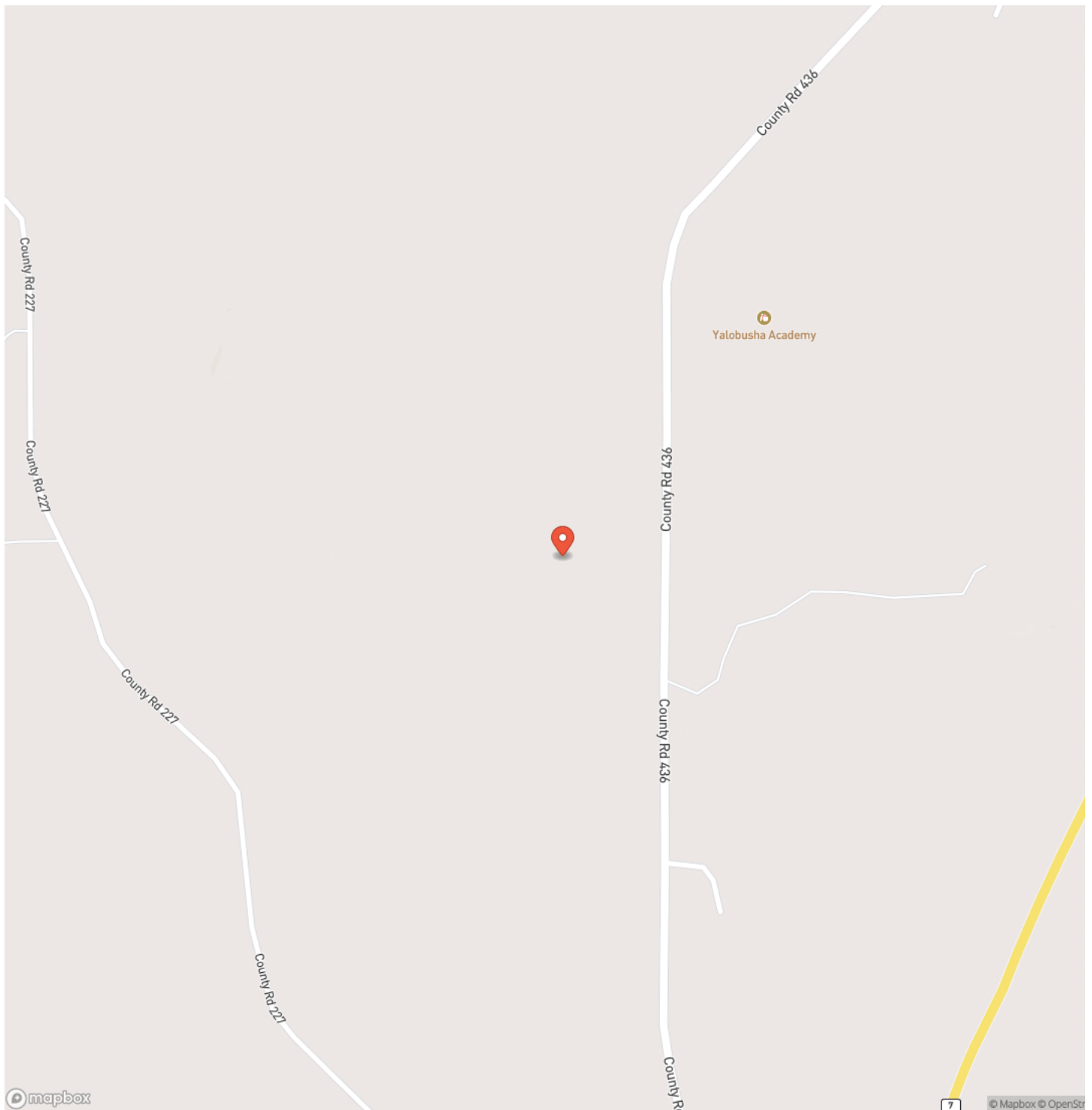
Michael Sullivan: [662-617-9254](tel:662-617-9254)

Swapa Land LLC

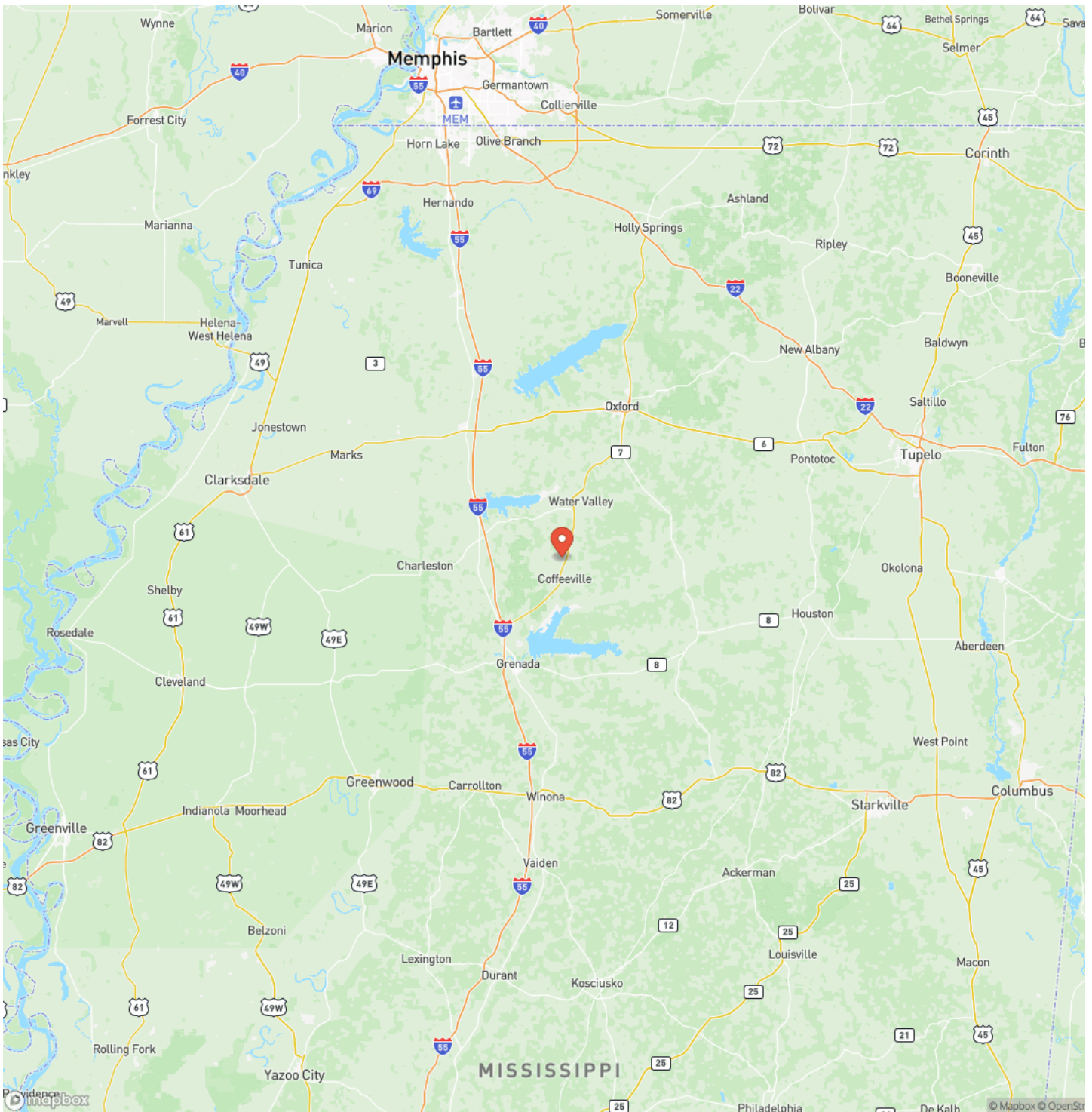




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Sullivan

Mobile

(662) 617-9254

Email

Michael.Sullivan@SwapaLand.com

Address

City / State / Zip

Winona, MS 38967

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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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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