

Yalobusha 62.7
County rd 440
Coffeeville, MS 38922

\$125,400
62.7± Acres
Yalobusha County



Yalobusha 62.7
Coffeeville, MS / Yalobusha County

SUMMARY

Address

County rd 440 null

City, State Zip

Coffeeville, MS 38922

County

Yalobusha County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

34.005037 / -89.704218

Acreage

62.7

Price

\$125,400

Property Website

<https://swapaland.com/property/yalobusha-62-7/yalobusha/mississippi/103716/>



Yalobusha 62.7

Coffeeville, MS / Yalobusha County

PROPERTY DESCRIPTION

This 62.7-acre property sits just outside Coffeeville, MS and offers a wide mix of land features that make it a strong option for anyone looking for acreage to enjoy, improve, or hold long-term. The tract has a blend of young-growth pines and hardwoods spread across rolling terrain, giving the land a natural look and feel while also providing good habitat for wildlife. The rolling topography creates several spots that could work well for building, camping, or setting up a small hunting camp. Two small creeks run through the property, adding water, character, and a natural draw for deer and other wildlife. These creeks help break up the landscape and make the property feel larger and more varied as you move across it.

There are also some old roadbeds that cut through the middle of the property. With a little work, these could be improved to create easier access throughout the tract. Having these old trails already in place gives you a head start if you want to open up interior roads for hunting, riding, or general use. The land has over 680 feet of road frontage, which gives you convenient access and flexibility for future entry points or potential development options. Whether you want a single entrance or multiple access points, the frontage gives you room to plan.

This acreage works well for a private retreat, a recreational getaway, or a hunting property with plenty of space to spread out. The mix of timber, creeks, and terrain gives you a variety of areas to explore and enjoy. The property feels quiet and private, yet it remains close enough to Coffeeville to make trips to town quick and easy. You get the benefit of seclusion without feeling too far removed from basic services.

This is a solid opportunity to own a beautiful piece of Yalobusha County countryside with room to grow, improve, and enjoy in your own way. It has the natural features, access, and privacy that many buyers look for in a rural tract. A great chance to secure land in a peaceful North Mississippi setting.

Contact Listing Agent Michael Sullivan for information about property.

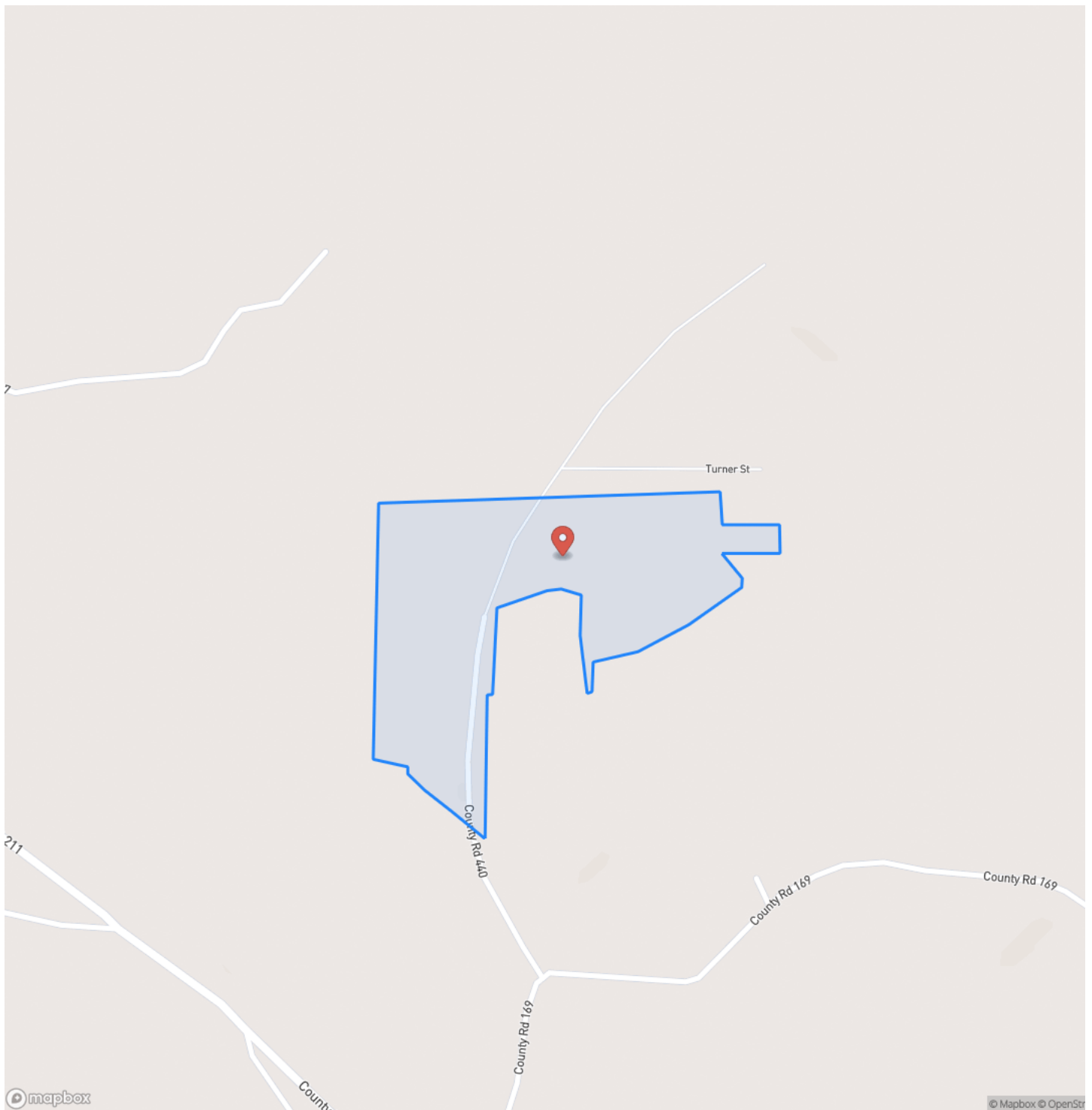
Michael Sullivan: [662-617-9254](tel:662-617-9254)

Swapa Land LLC

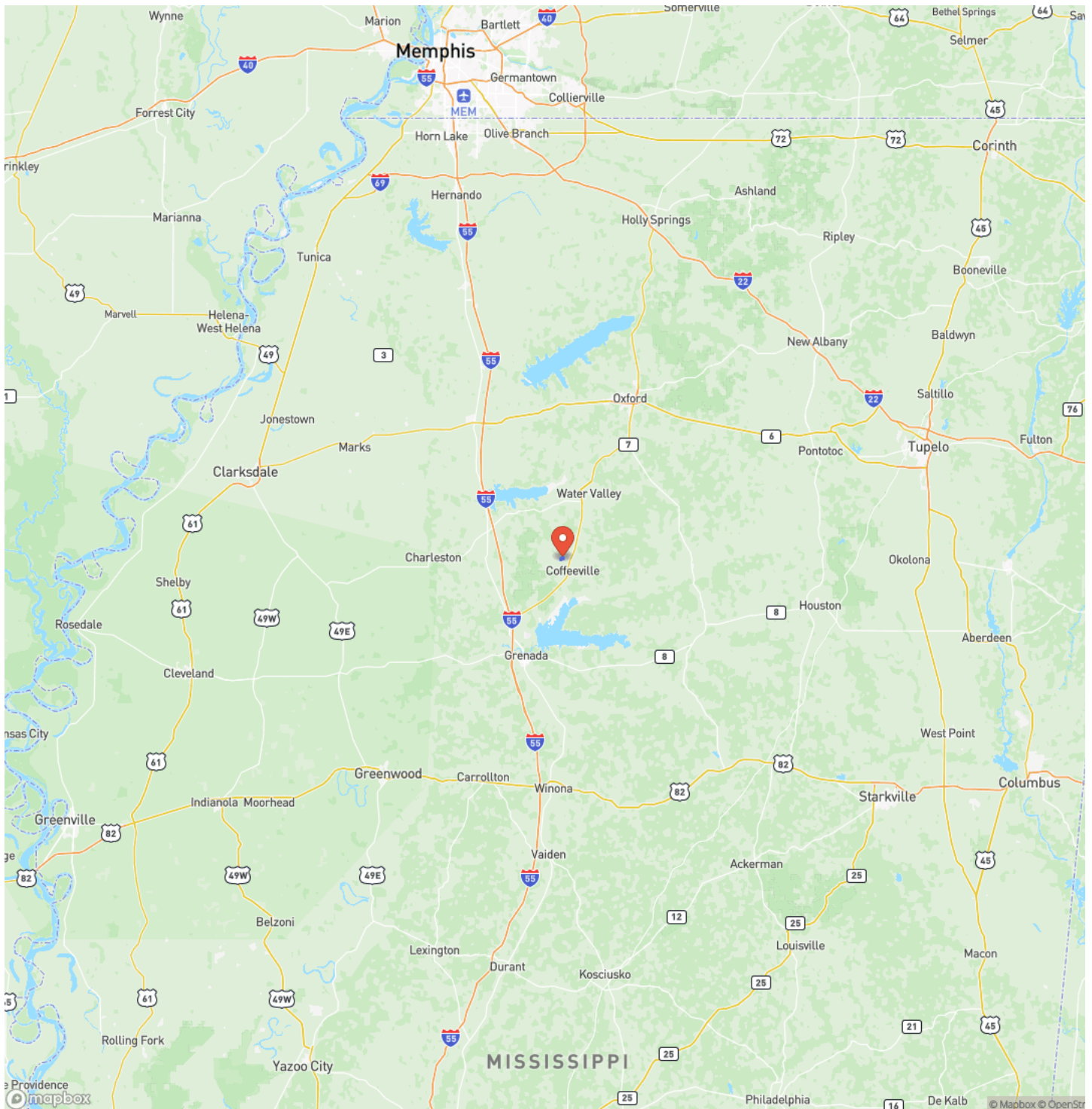




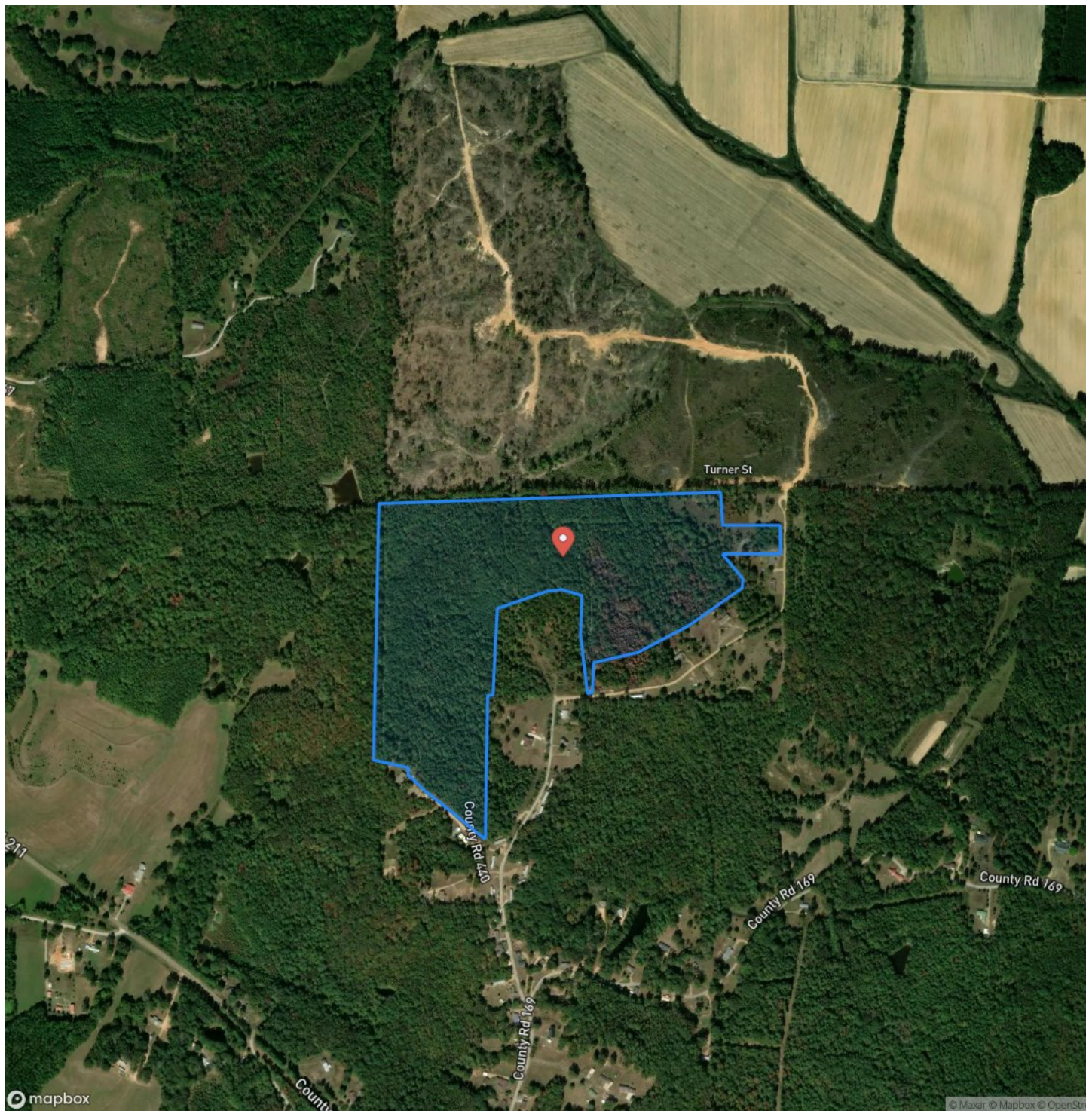
Locator Map



Locator Map



Satellite Map



Yalobusha 62.7
Coffeeville, MS / Yalobusha County

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

This image shows a blank 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.

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.



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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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