

The Hayward Tract on Highway 7 near Coffeeville
HWY 7
Coffeeville, MS 38922

\$1,460,000
365± Acres
Yalobusha County



The Hayward Tract on Highway 7 near Coffeeville Coffeeville, MS / Yalobusha County

SUMMARY

Address

HWY 7

City, State Zip

Coffeeville, MS 38922

County

Yalobusha County

Type

Farms, Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

33.954 / -89.7101

Taxes (Annually)

1150

Acreage

365

Price

\$1,460,000

Property Website

<https://swapaland.com/property/the-hayward-tract-on-highway-7-near-coffeeville-yalobusha-mississippi/64400/>



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PROPERTY DESCRIPTION

Pastureland for sale in North Mississippi is rare, and it's even more uncommon to find it this well taken care of! The Hayward Tract on Highway 7 near Coffeeville comprises 365+/- acres of beautiful rolling hill pastureland and currently operates as a cattle farm. It is fully fenced and cross-fenced, with several large ponds for watering livestock and fishing! From a wildlife and recreational standpoint, there is an abundance of whitetail deer and wild turkeys in this area, and it's not uncommon to see both on this property at any given time! Giant oak trees scattered across the property allow for shade for the livestock and a 30+ acre section of mature pines for turkeys to roost in! This property has paved road frontage on Highway 7 between Interstate 55 and Coffeeville and frontage on a graveled road on the north end of the property! Multiple home and cabin sites are available on the property, with community water available from the town of Coffeeville, and Tallahatchie Valley EPA provides the electricity. This property has multiple conservation program opportunities available. Contact Tyler Alldread to learn more about the opportunities available here. If you're in the market for a beautiful tract of land only 30 minutes from Oxford, MS, this is your place! Call Tyler Alldread to schedule a showing!

30 miles from Oxford

40 miles from Batesville

114 miles from Madison

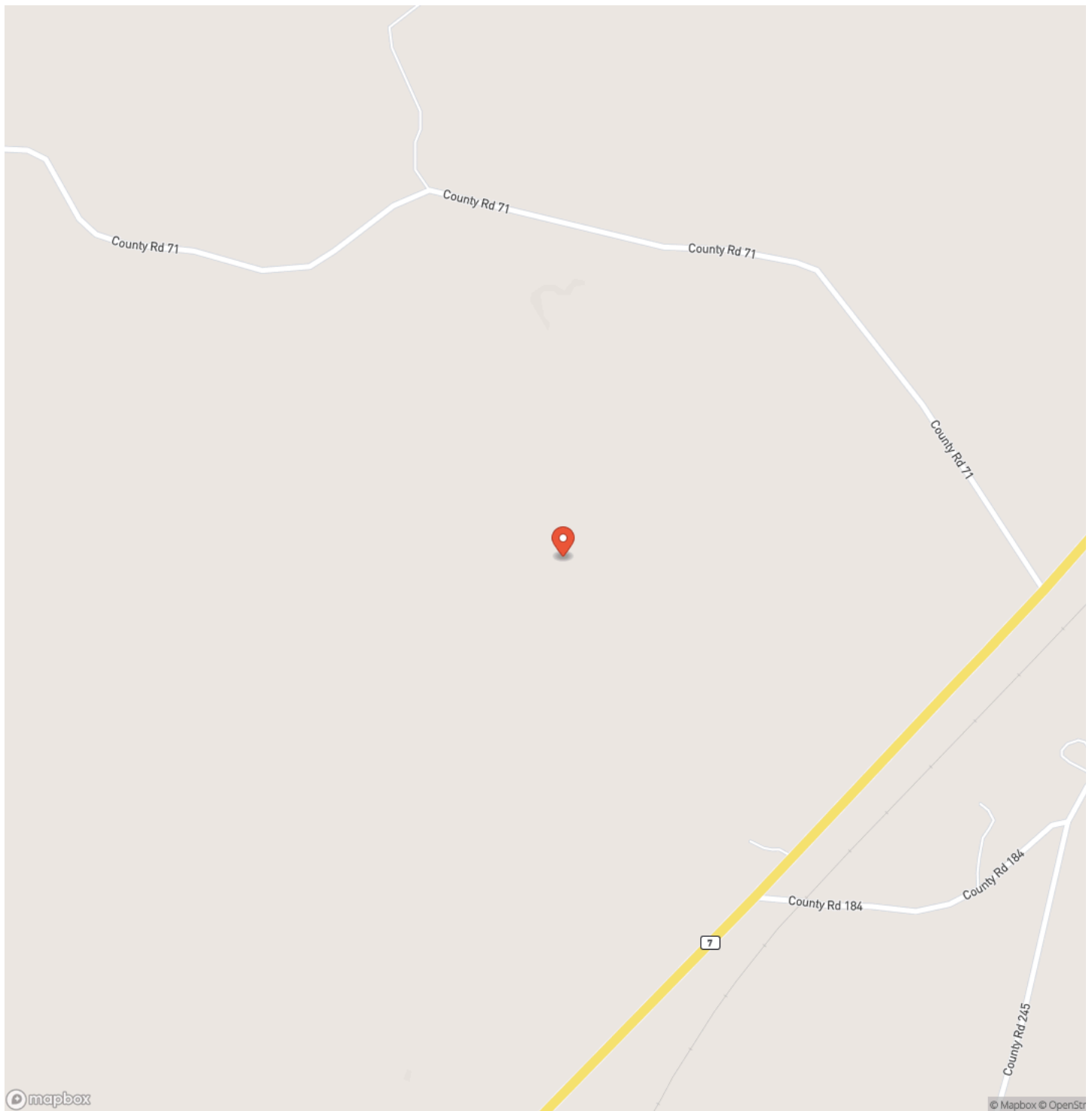
97 miles from Memphis TN



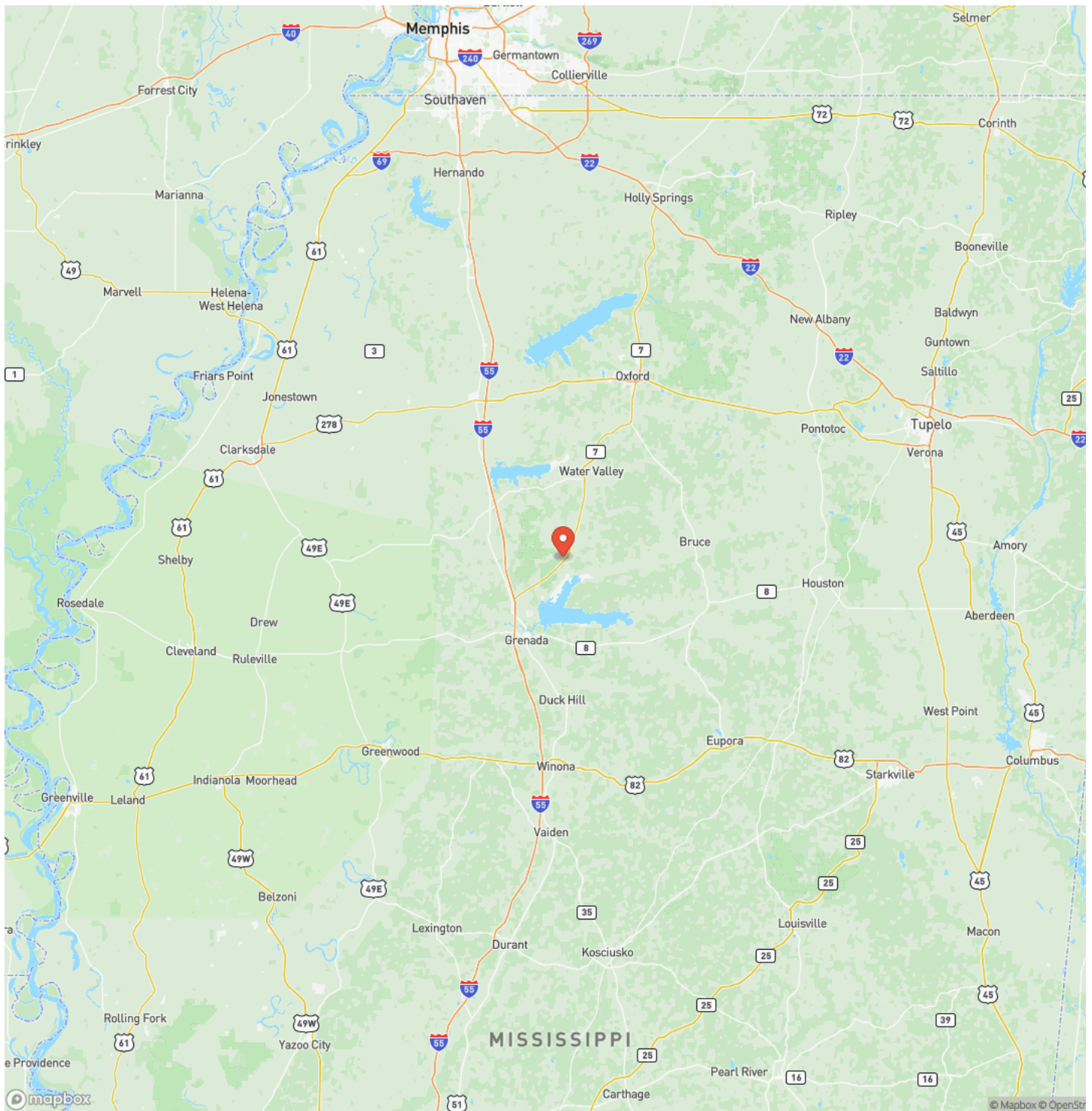
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Coffeeville, MS / Yalobusha County



Locator Map



Locator Map



Satellite Map



**The Hayward Tract on Highway 7 near Coffeeville
Coffeeville, MS / Yalobusha County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Alldread

Mobile

(662) 230-7322

Email

Tyler.Aldread@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 extend across the width of the page, typical of notebook paper or a template for writing practice. There are no margins, text, or other markings on the page.

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.



www.swapaland.com

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.



SWAPA Land, LLC
PO Box 2057
Learned, MS 39154
(601) 850-2878
www.swapaland.com

