

Yazoo Farm and Hunting Tract
Fordyke Road
Benton, MS 39039

\$685,000
160± Acres
Yazoo County



Yazoo Farm and Hunting Tract Benton, MS / Yazoo County

SUMMARY

Address

Fordyke Road

City, State Zip

Benton, MS 39039

County

Yazoo County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.919825 / -90.146694

Taxes (Annually)

2250

Acreage

160

Price

\$685,000

Property Website

<https://swapaland.com/property/yazoo-farm-and-hunting-tract-yazoo-mississippi/60553/>



Yazoo Farm and Hunting Tract

Benton, MS / Yazoo County

PROPERTY DESCRIPTION

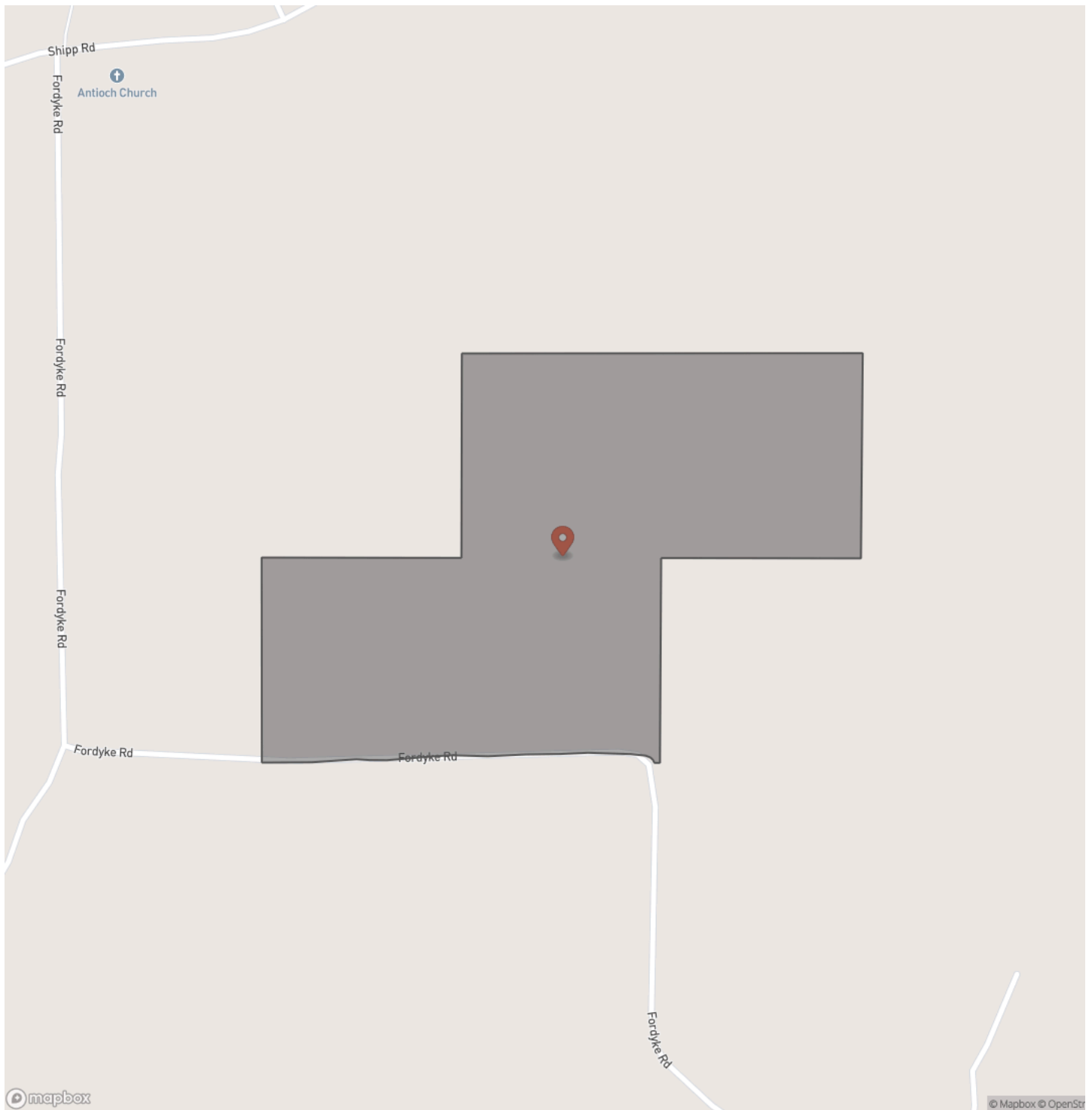
The Yazoo Farm and Hunting tract consists of 160+/- acres situated in northeastern Yazoo County, Mississippi. 120+/- acres are currently in row crop production, and 40+/- acres are timberland and creeks. The graveled Fordyke Road accesses the property and has approximately half a mile of road frontage. For someone not interested in farming or leasing farming rights and wants the property for hunting, the Conservation Reserve Program would be a great way to develop this property into an incredible hunting tract. The CRP rate varies from county to county, but essentially, the program will pay the landowner to take the fields out of row crop production and plant the fields in trees or native grasses. These contracts typically last 15 years. The CRP Program is just one of many Conservation Programs that would suit this property and help the landowner develop this tract with wildlife conservation in mind. This property is surrounded by several thousand acres of mostly agricultural fields making it a huge draw for wildlife. Multiple creeks traverse this tract and offer a good water source and travel corridor for the many wild game species in the area. If you are looking for an investment tract offering great hunting and recreational potential, call Tyler Alldread to schedule an appointment to view the property! OWNER/AGENT



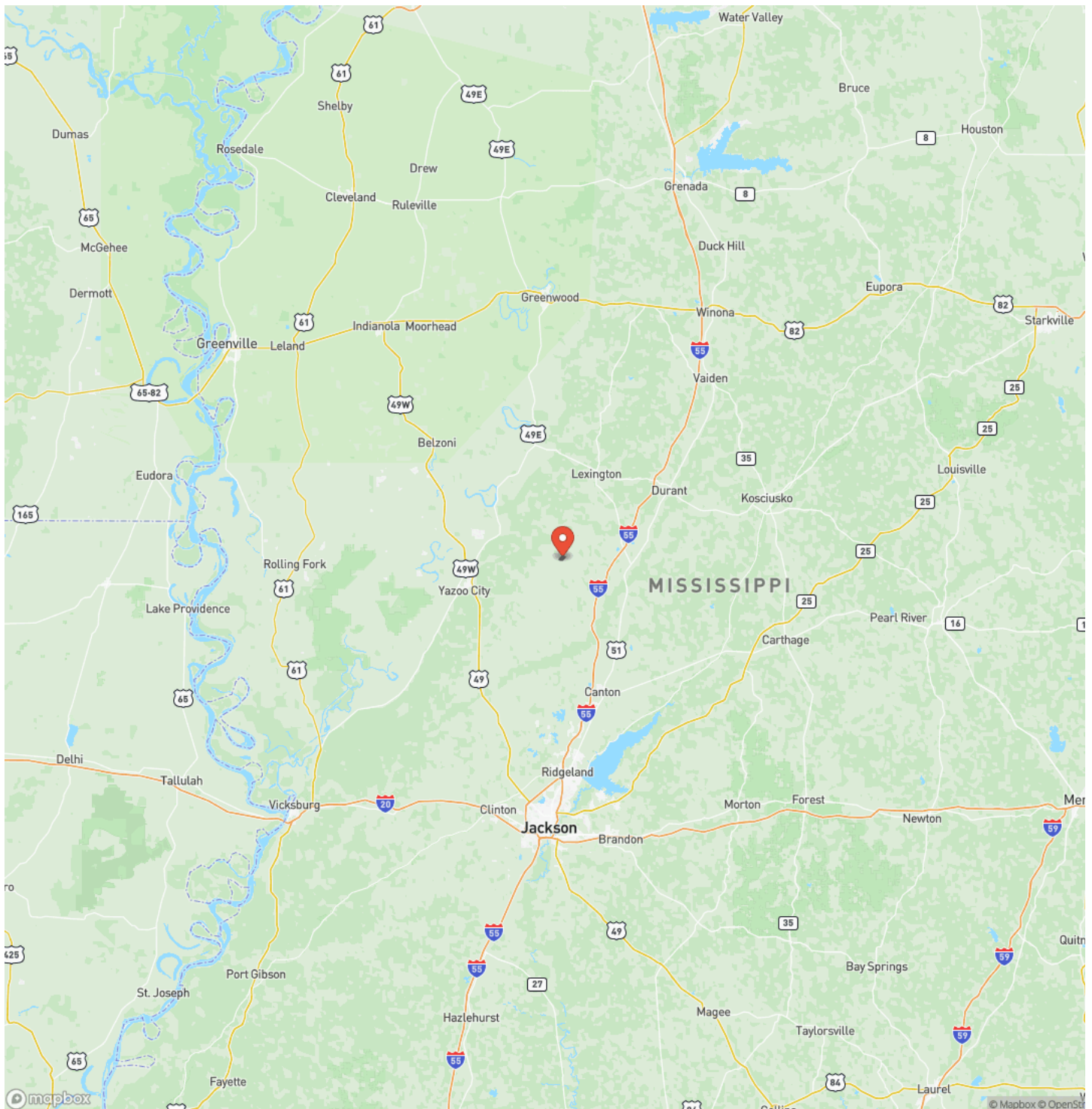
Yazoo Farm and Hunting Tract
Benton, MS / Yazoo County



Locator Map



Locator Map



Satellite Map



Yazoo Farm and Hunting Tract Benton, MS / Yazoo 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

[illegible]

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.



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