

The Yalobusha 207
County Road 68
Coffeeville, MS 38922

\$880,000
207± Acres
Yalobusha County



The Yalobusha 207
Coffeeville, MS / Yalobusha County

SUMMARY

Address

County Road 68

City, State Zip

Coffeeville, MS 38922

County

Yalobusha County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

33.9362 / -89.7802

Acreage

207

Price

\$880,000

Property Website

<https://swapaland.com/property/the-yalobusha-207-yalobusha-mississippi/75765/>



The Yalobusha 207

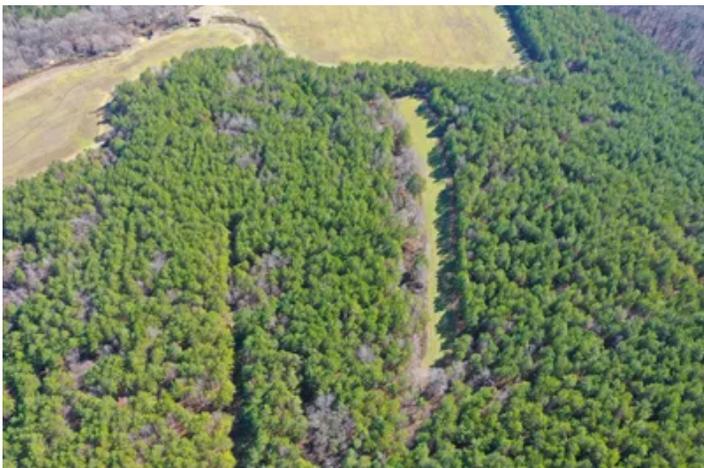
Coffeeville, MS / Yalobusha County

PROPERTY DESCRIPTION

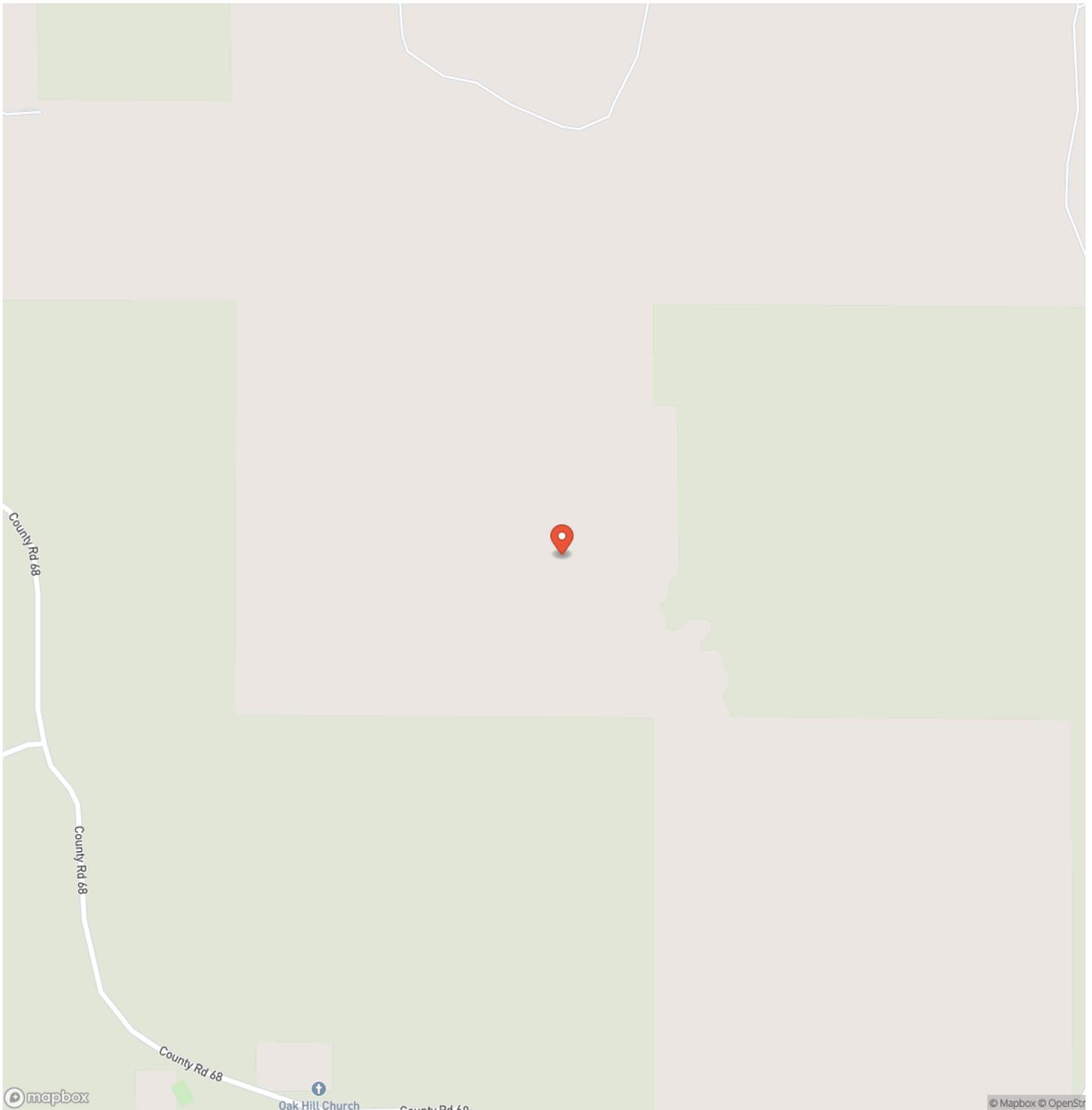
The Yalobusha 207 is located in southwest Yalobusha County, approximately 6 miles north of the Grenada Lake dam. This tract consists of a nice mix of plantation pines, tillable farmland, and mixed pine and hardwood along the creek. The planted pines are approximately 10+/- years old and have multiple food plots planted within. The diversity of this property and surrounding properties bodes well for a healthy population of whitetail deer, wild turkeys, and other small game animals. A bonus to the tract is that the Holly Springs National Forest joins it on three sides, giving you access to several thousand acres of national forest land. Another key feature of this property is the seclusion aspect of being over 1/3 of a mile off the main road. The new owners will be given a deeded easement from the current property owners at closing. Talk about a property that checks a lot of boxes! With close proximity to Grenada Lake, access to thousands of acres of national forest land, immediate income from tillable acreage, future timber income, and abundant wildlife, this property has a ton to offer its new owner! Give Tyler Alldread a call today to schedule an appointment!



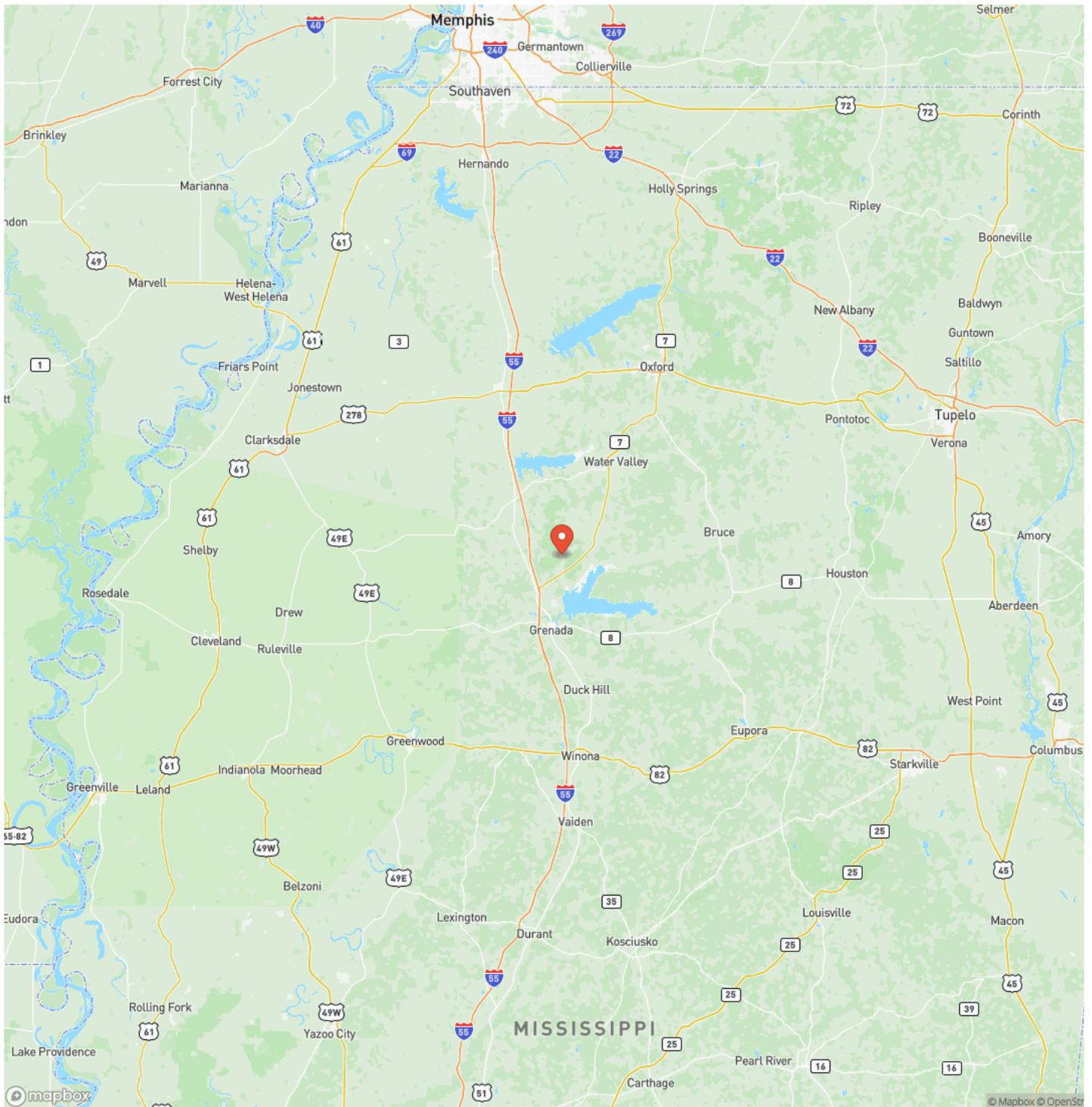
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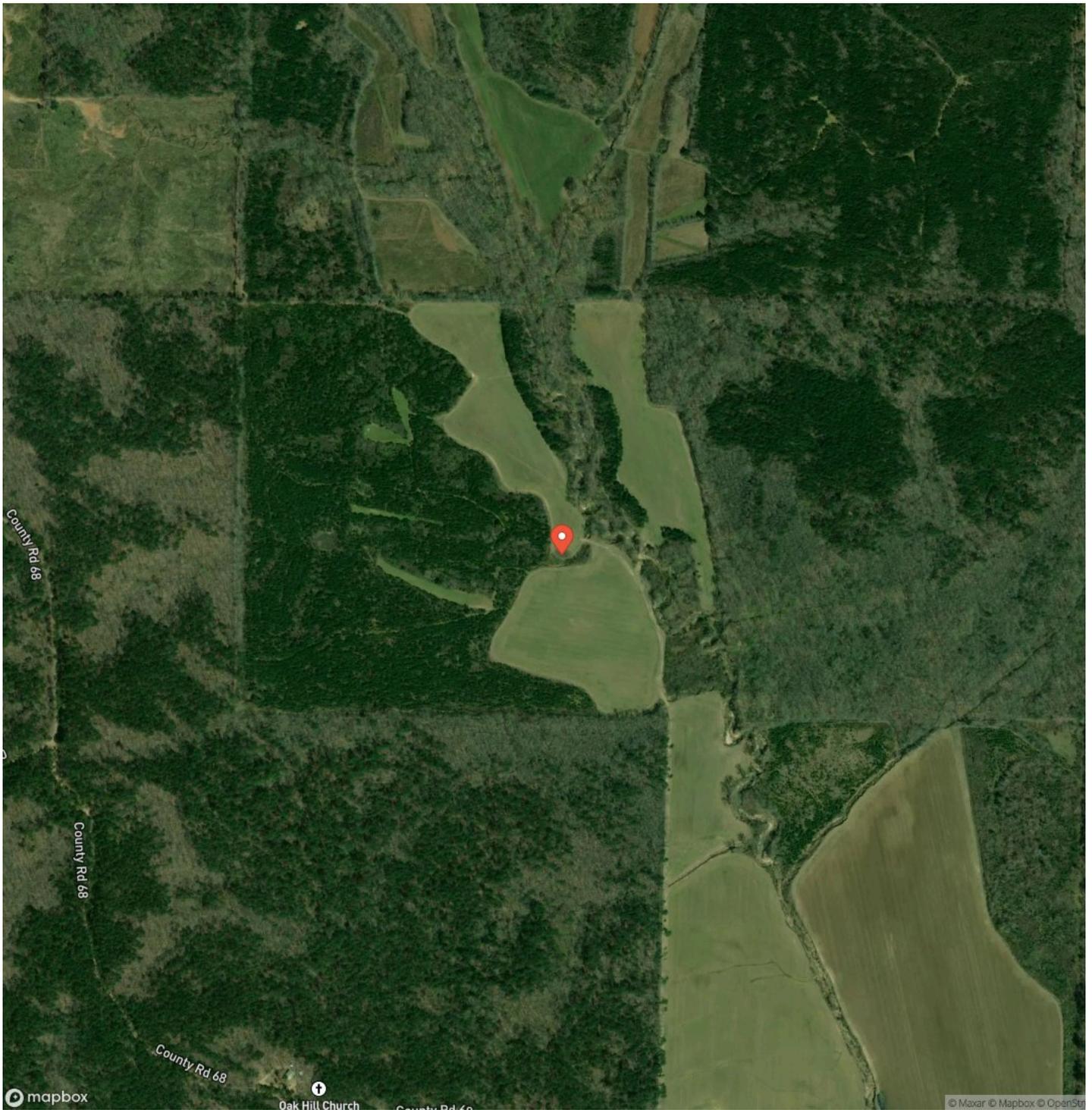
Locator Map



Locator Map



Satellite Map



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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