

The Yalobusha 55  
HWY 330  
Coffeeville, MS 38922

**\$233,750**  
55± Acres  
Yalobusha County



**The Yalobusha 55**  
**Coffeerville, MS / Yalobusha County**

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**SUMMARY**

**Address**

HWY 330

**City, State Zip**

Coffeerville, MS 38922

**County**

Yalobusha County

**Type**

Farms, Hunting Land, Timberland

**Latitude / Longitude**

33.9885 / -89.7345

**Acreage**

55

**Price**

\$233,750

**Property Website**

<https://swapaland.com/property/the-yalobusha-55-yalobusha-mississippi/75735/>



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**PROPERTY DESCRIPTION**

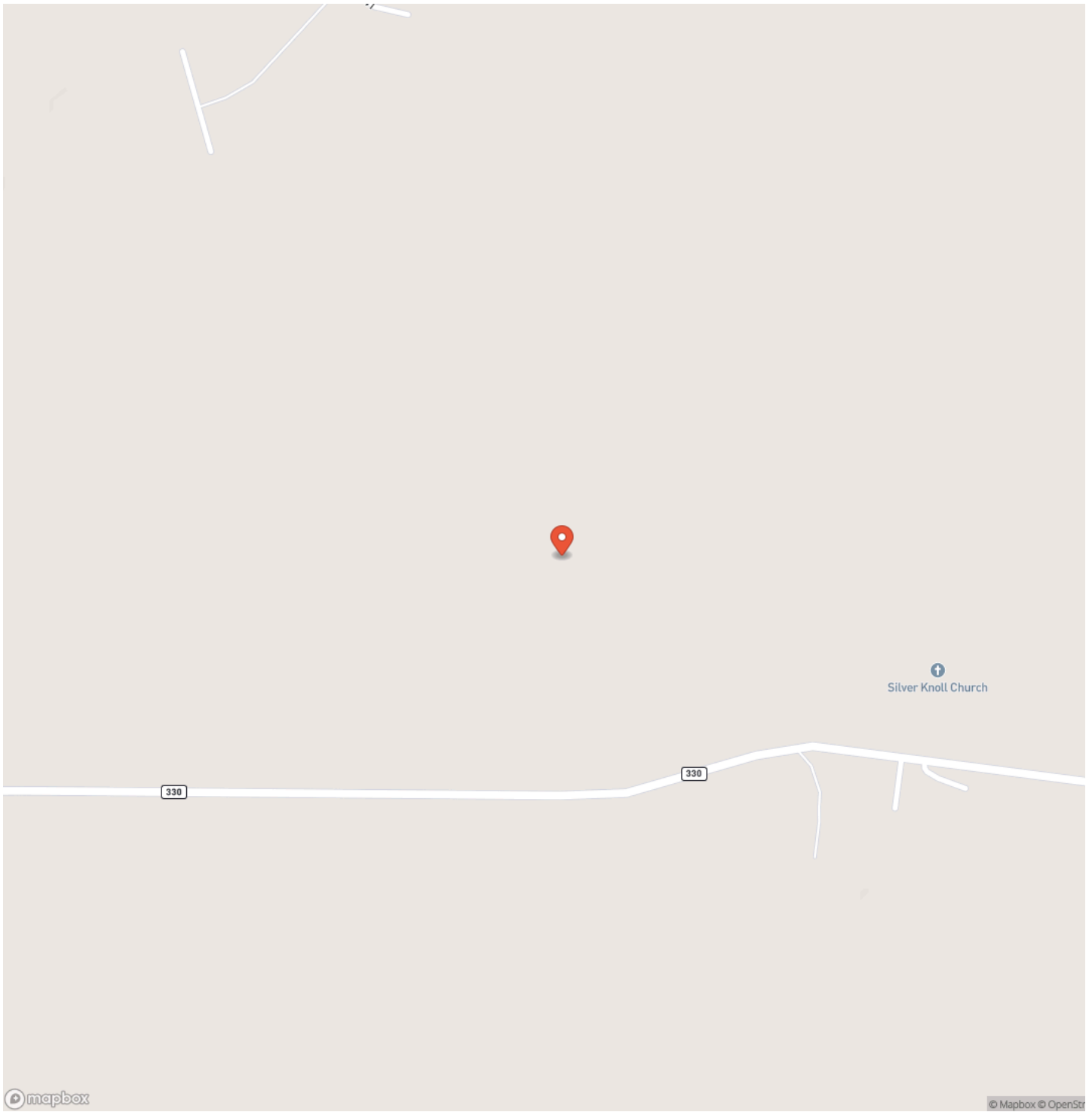
The Yalobusha 55 is conveniently located off Highway 330 West, near Coffeeville in Yalobusha County, Mississippi. This tract offers highway frontage with water and electricity on the highway, a small open pasture area, approximately 6+/- acres of tillable farmland, food plots for hunting, and 38+/- acres of mixed hardwood and pine timber. The combination of open and wooded acres would be perfect for someone wanting a small hobby farm to possibly build a homestead. Deer, turkey, and other small game animals are abundant in this area, making this tract a great hunting property for avid outdoorsmen. Whether you are looking for a small tract for hunting and outdoor recreation or a place in the country to build a home, this versatile property can meet your needs. Call Tyler Alldread to schedule an appointment today!



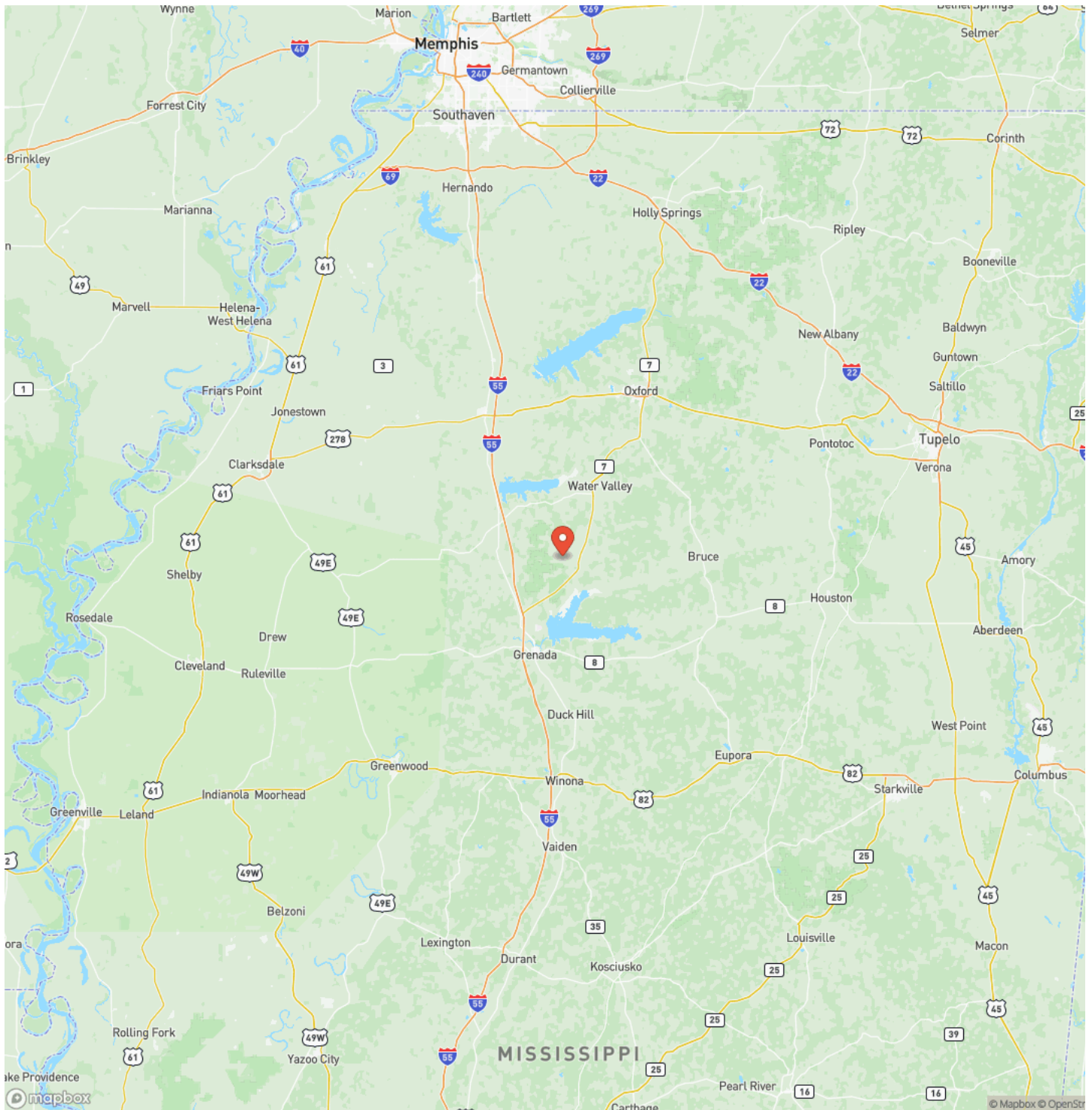
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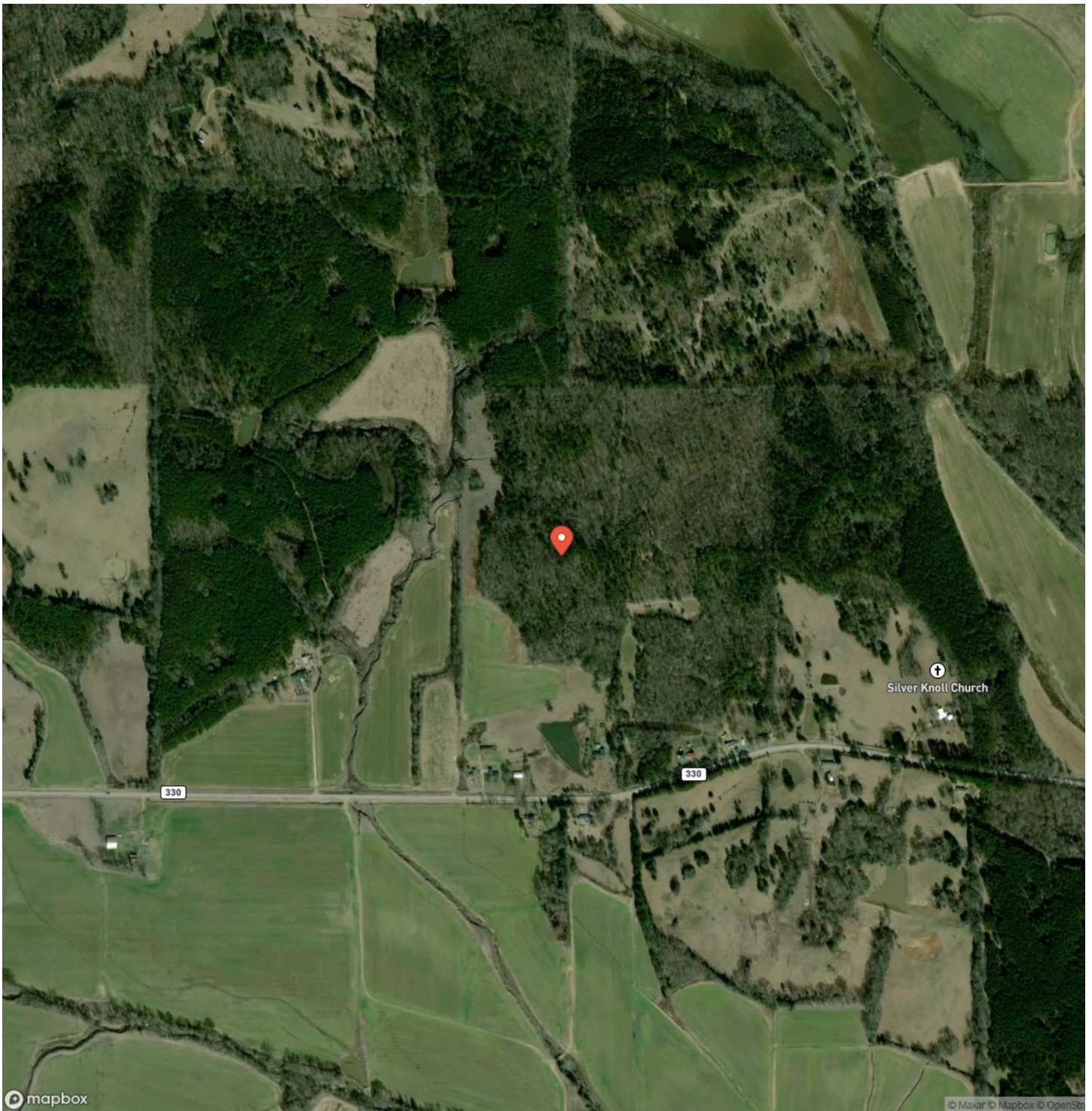
## Locator Map



# 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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