



YALOBUSHA 170
DEER, TURKEYS, AND TIMBER
\$545,000

**USA Corps of
Engineers**

Enid Lake



Adjoining USA Corps Property



**community water, electricity, & fiber
internet available at the property**

new road system throughout

presented by

Landhawk Realty
662.609.8455

YALOBUSHA DEER – 171 +/- ACRES

Location:

- Yalobusha County, MS
- CR 57/ Brooks Road - Water Valley, MS
- less than 30 miles southeast of Oxford & Ole Miss
- 5 and a half miles south of Enid Lake
- 12 miles from I-55 Oakland exit
- 9 miles east of Water Valley
- 82 miles south of Memphis
- 35 miles northeast of Grenada
- 30 miles southeast of Batesville

Coordinates:

- 34.094785, -89.753927

Property Information:

- 171 +/- ACRES
- community water available with Billy's Creek Community Water
- electricity available - TVEPA
- fiber optic internet available with TVI-Fiber
- timber appraisal of \$200,000
- plenty of frontage on a quiet, low-traffic road
- established road system throughout the property
- quick access to Enid Lake's Water Valley Landing
- adjoining hundreds of acres of corps property for additional hunting and recreation
- NOTE: Tax cards show a total of 160 AC, but mapping shows 171+ AC -- final price to be determined by survey, if requested.

Property Use:

- recreational
- deer, turkeys, small game
- multiple potential cabin sites
- timber harvest ready

Taxes

- \$575

Landhawk Realty

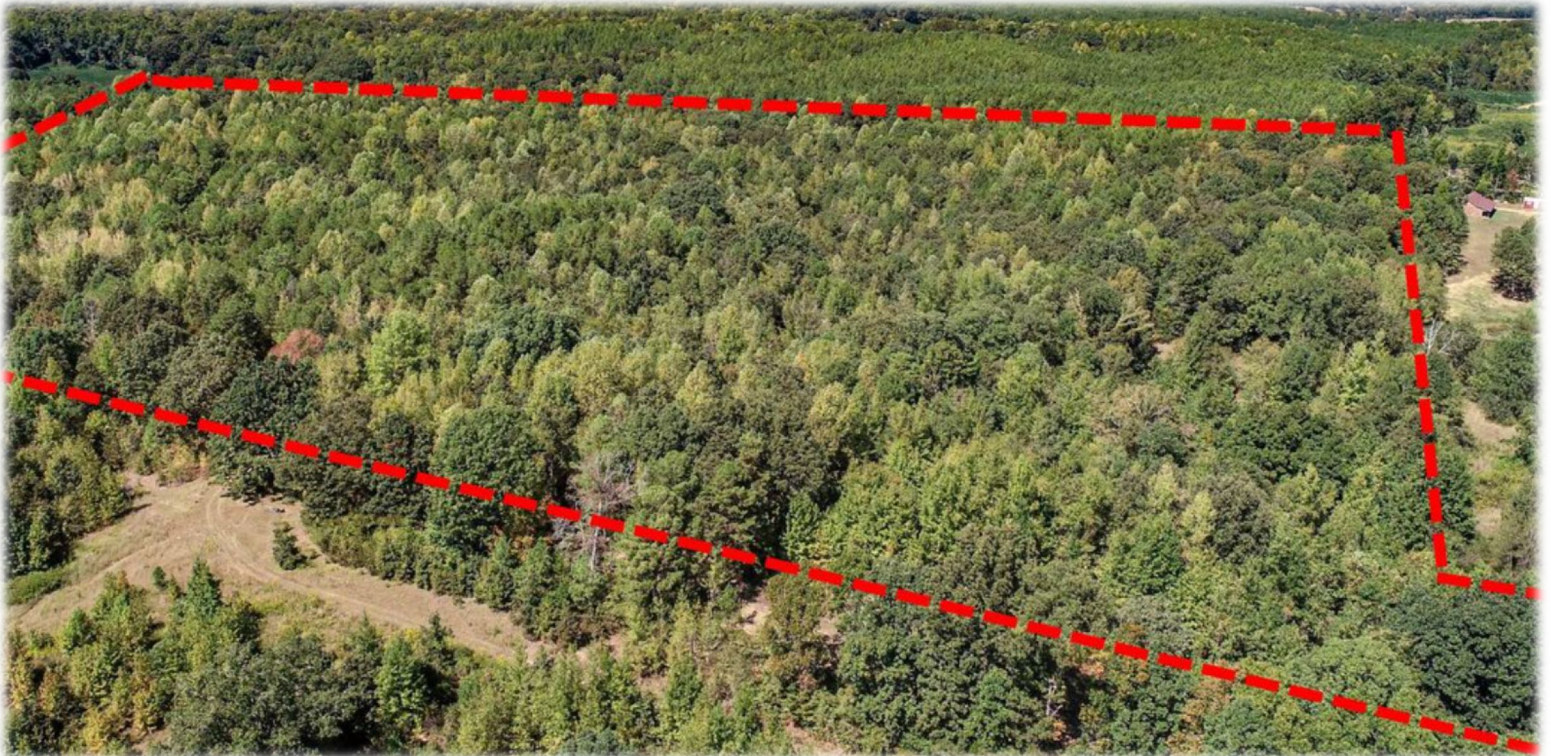
Molly Hawkins - broker/owner

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YALOBUSHA DEER, TURKEY, & TIMBER TRACT



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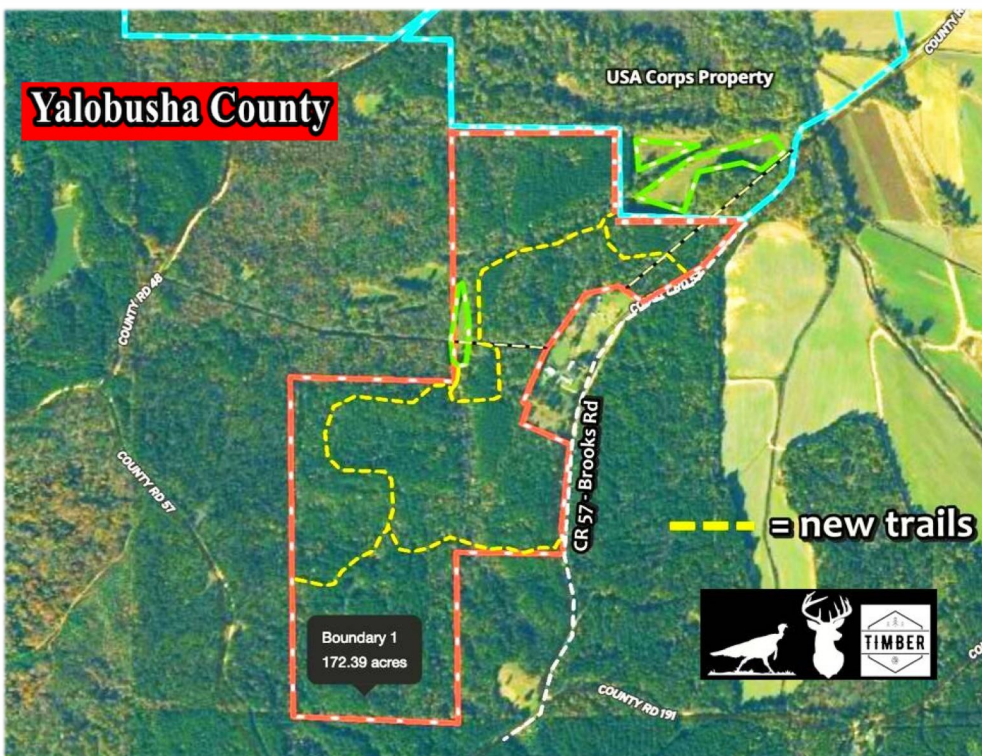
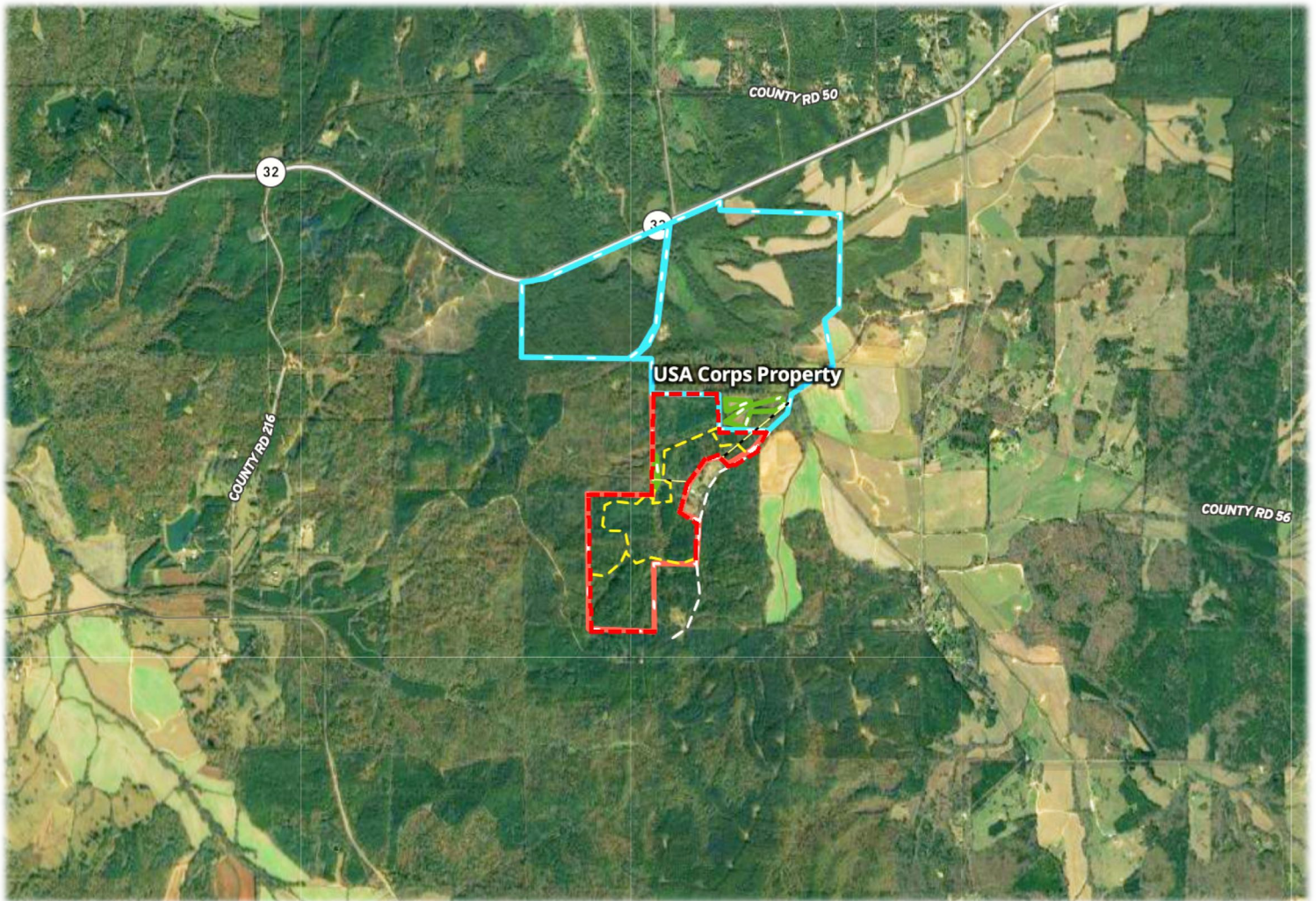


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[Land ID Map Link](#)

[Yalobusha Tract Link](#)

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