

**14.04± ACRES • LOT #17**  
**YALOBUSHA COUNTY, MS**  
**\$90,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (662) 238-4077**



# THE YALOBUSHA 14.04

## PROPERTY PROFILE

### LOCATION:

- Yalobusha County, MS
- Frontage on County Road 174
- 2.5± Miles East of Enid Lake

### COORDINATES:

- 34.1121, -89.91986

### PROPERTY USE:

- Residential
- Recreational

### PROPERTY INFORMATION:

- 14.04± Acres
- Cabin or Home Site
- Power and Water at Road
- Flat to Rolling Terrain
- Pond
- Large Pines and Hardwoods
- Coffeerville School District
- Owner Willing to Finance

### TAX INFORMATION:

- 2023 - Approximately \$88.03
- Parcel 1304-19-0001100



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**RHEAGAN VAUGHN**  
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

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[rheagan@smalltownproperties.com](mailto:rheagan@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE YALOBUSHA 14.04

HAVE YOU BEEN SEARCHING FOR THE PERFECT SITE TO BUILD YOUR HOME OR HOME AWAY FROM HOME? This 14.04± acre Yalobusha County, MS homesite is just for you! Conveniently located near Enid Lake, this tract is a nature lover's dream! Imagine a driveway adorned with beautiful, mature hardwoods leading you around the pond and through the rolling hills to your beautiful, private place. Whether you envision your forever home or your cozy lake retreat, this lot offers endless possibilities. Power and water are available at the road. The owner is willing to finance.

To see what all this picturesque property has to offer, call Rheagan Vaughn today.



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14.04 ± ACRES VALOBUCHA COUNTY, MISSISSIPPI



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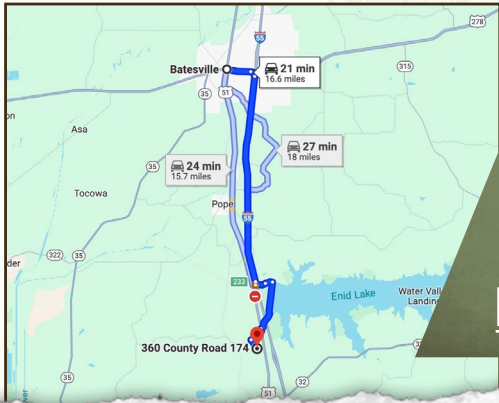
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14.04 ± ACRES YALOBUSHA COUNTY, MISSISSIPPI



land id. LINK



Directions From Batesville, MS:  
Travel south on I-55 to County Road 36/Enid Dam Road/Pope Road in Yalobusha County. Take exit 233 from I-55 S. Continue on Enid Dam Road and then take Enid-Teasdale Road to County Road 174.

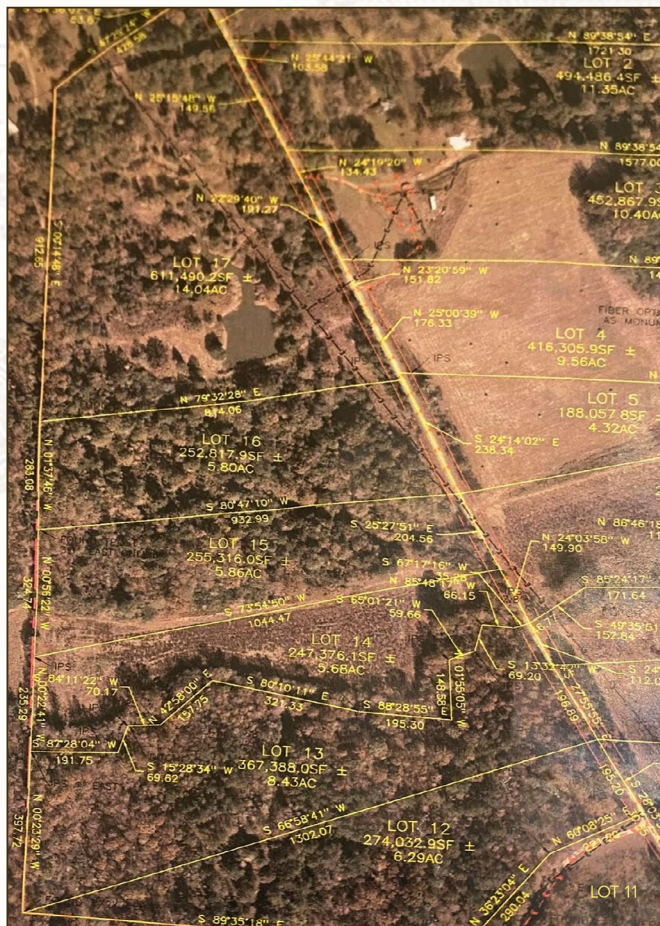
**LINK TO GOOGLE MAP DIRECTIONS**



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Additional acreage and lots are available for purchase as indicated by the map; however as they sell, updates may not be made immediately. Contact Rheagan Vaughn, the listing agent for the most up to date availability.



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