

8.43± ACRES • LOT #13
YALOBUSHA COUNTY, MS
\$50,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (662) 238-4077

THE YALOBUSHA 8.43

PROPERTY PROFILE

LOCATION:

- Yalobusha County
- 2.5± Miles from Enid Lake
- Frontage on County Road 174

COORDINATES:

- 34.1121, -89.91986

TAX INFORMATION:

2023 - Approximately \$52.85

- Parcel: 1304-19-0001100

PROPERTY USE:

- Residential
- Recreational

PROPERTY INFORMATION:

- 8.43± Acres
- Cabin or Home Site
- Seasonal Creek
- Power and Water Available
- Large Pines and Hardwoods
- Coffeerville School District
- Camper Spots
- No Covenants or Restrictions
- Seller Willing to Finance



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RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE YALOBUSHA 8.43

WELCOME TO THE YALOBUSHA 8.43, A VERSATILE LOT CONVENIENTLY LOCATED APPROXIMATELY 2.5 MILES EAST OF ENID LAKE. Adorned with large pines and hardwoods throughout, the Yalobusha County, MS property also offers a seasonal creek! Whether you are looking to build your dream home or your little cabin in the woods this place is the spot for you! With frontage on County Road 174, no restrictions or covenants and power and water available, the sky is the limit as to what you can do to make it your own! The seller is willing to finance.

To see more of what this property has to offer, give Rheagan Vaughn a call!



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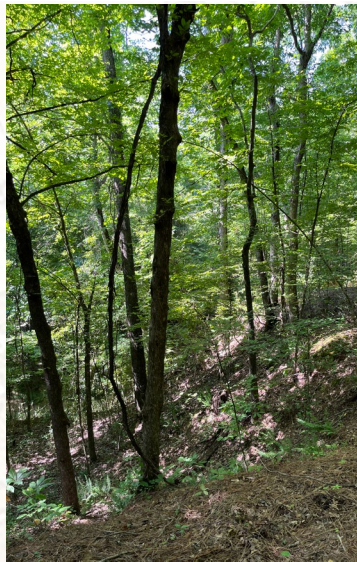
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YALOBUSHA COUNTY, MISSISSIPPI



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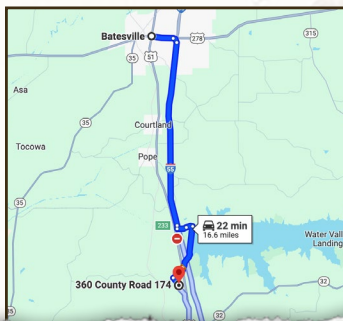
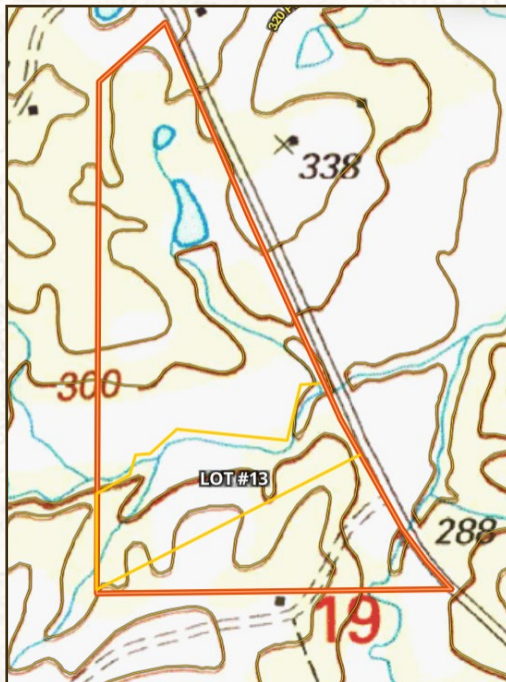
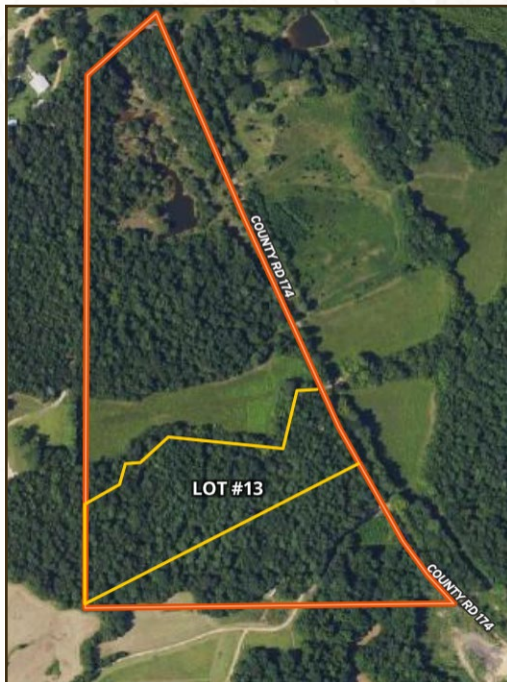
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land id. LINK

TOPOGRAPHY MAP



Directions From Batesville, MS: Travel south on I-55. Follow I-55 S 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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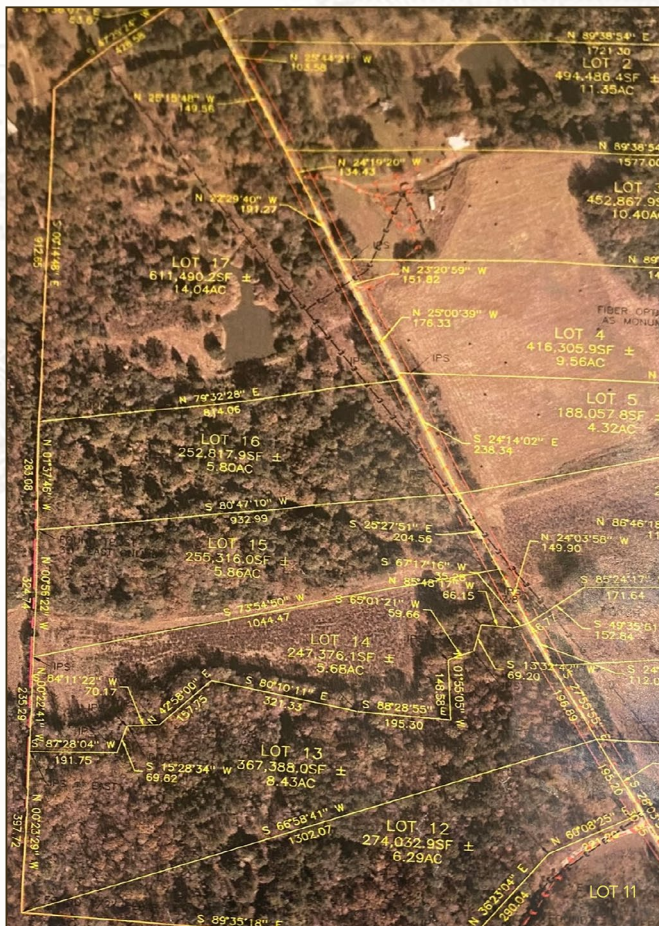
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Additional acreage and lots are available for purchase as indicated by the map; however as they sell, updates may not be made immediately. Contact Rheagan Vaughn, the listing agent for the most up to date availability.



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