

5.80± ACRES • LOT #16
YALOBUSHA COUNTY, MS

\$36,500



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (662) 238-4077

THE YALOBUSHA 5.80

PROPERTY PROFILE

LOCATION:

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

TAX INFORMATION:

- 2023 - Approximately \$36.37
- Parcel: 1304-19-0001100

PROPERTY USE:

- Residential
- Recreational

COORDINATES:

34.1121, -89.91986

PROPERTY INFORMATION:

- 5.80± Acres
- Cabin or Home Site
- Power and Water Available
- Seasonal Creek
- 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

C: 662-816-3952

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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 5.80

WELCOME TO THE YALOBUSHA 5.80, A PLACE TO BUILD YOUR DREAM HOME! This Oakland, MS lot is full of beautiful pines and hardwoods throughout and a seasonal creek is an added bonus! With no covenants or restrictions, your dream can become a reality. The lot offers frontage on County Road 174 and utilities are available. There are multiple lots available allowing you the option to purchase adjoining properties. Seller is willing to finance.

Contact Rheagan Vaughn today to discuss the opportunities!



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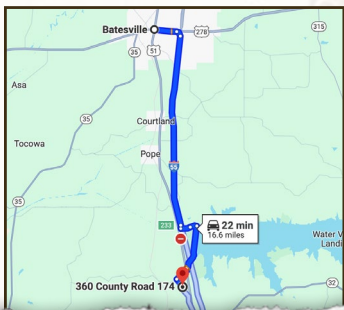
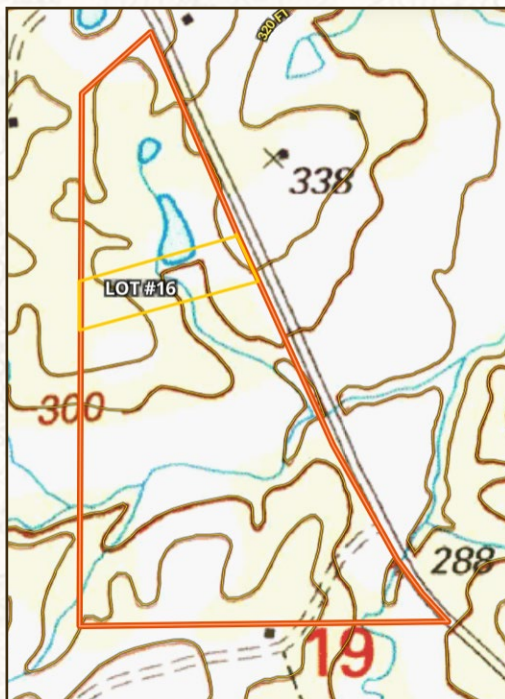
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5.80 ± ACRES YALOBUSHA COUNTY, MISSISSIPPI

land id. LINK

TOPOGRAPHY MAP



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 then take Enid-Teasdale Road to County Road 174.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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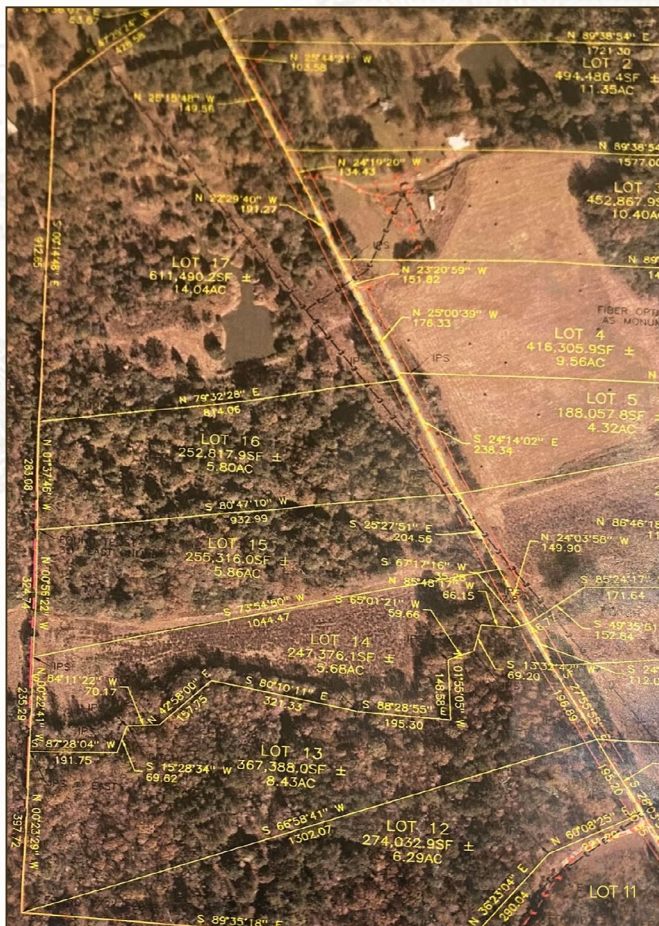
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Additional acreage and lots are available for purchase as indicated by the map; however as they sell, updates may not be made immediately. Contact Rheagan Vaughn, the listing agent for the most up to date availability.



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