

**36± ACRES**  
**YALOBUSHA COUNTY, MS**  
**\$95,000**



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

**OFFICE (769) 888-2522**

# THE YALOBUSHA 36

## PROPERTY PROFILE

### LOCATION:

- Tillatoba, MS 389691
- Assessed by Deeded Easement off Highway 330
- 1± Mile E of I-55, Exit 220
- 10± Miles S of Enid Lake
- 30± Miles N of Grenada

### COORDINATES:

- 33.985100, -89.852073

### TAX INFORMATION:

- 2023 - \$149.58

### PROPERTY USE:

- Hunting
- Fishing
- Recreational

### PROPERTY INFORMATION:

- 36± Acres
- Shared 15± Acre Fishing Lake
- Small Pond
- Pine-Hardwood Mixture
- Deer and Turkey



ADAM HESTER, ALC | ASSOCIATE BROKER  
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RHEAGAN VAUGHN | LAND SPECIALIST  
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4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

# WELCOME TO THE YALOBUSHA 36

**ARE YOU SEARCHING FOR A SECLUDED HUNTING TRACT?** The Yalobusha 36 could be just what you're looking for. Accessed via a deeded easement off Highway 330 in Tillatoba, MS, this 36± acre tract is ideal for those seeking a quiet, off-the-grid property. With gently rolling terrain covered in a mix of pine and hardwoods, it's well-suited for deer and turkey hunting, and other recreational opportunities.

Upon entering the Yalobusha County property, you'll find a main trail that runs diagonally across the land, providing easy access throughout. A small pond lies within the property, along with 2.5± acres of access to a 15± acre shared lake. This combination of water features not only adds to the diversity of the property but also provides plenty of options for fishing in the warmer months.

Whether you're looking to establish a new hunting base or add a satellite location to other land you may own in the area, the Yalobusha 36 is worth a closer look. This is a great opportunity for a private escape with hunting and fishing potential.

**Call Adam Hester or Rheagan Vaughn today to schedule a private showing.**



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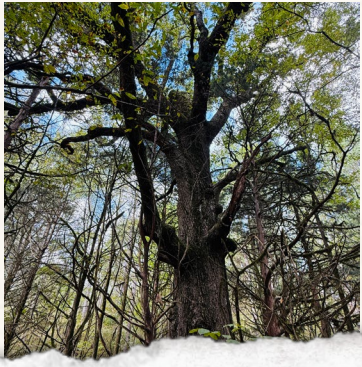
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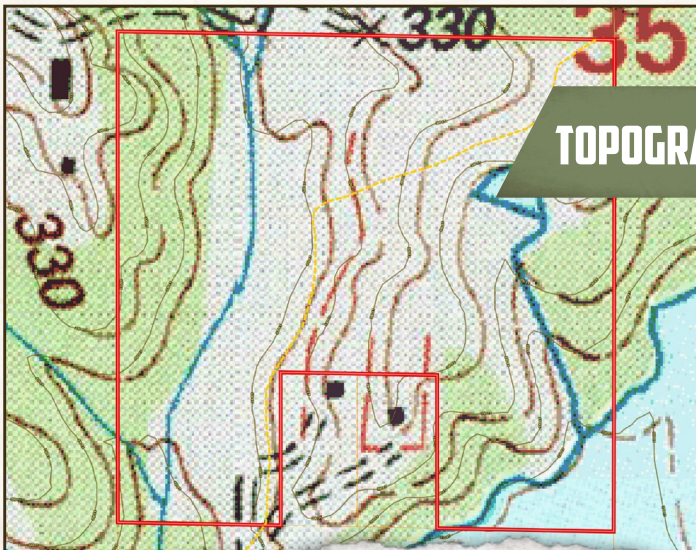
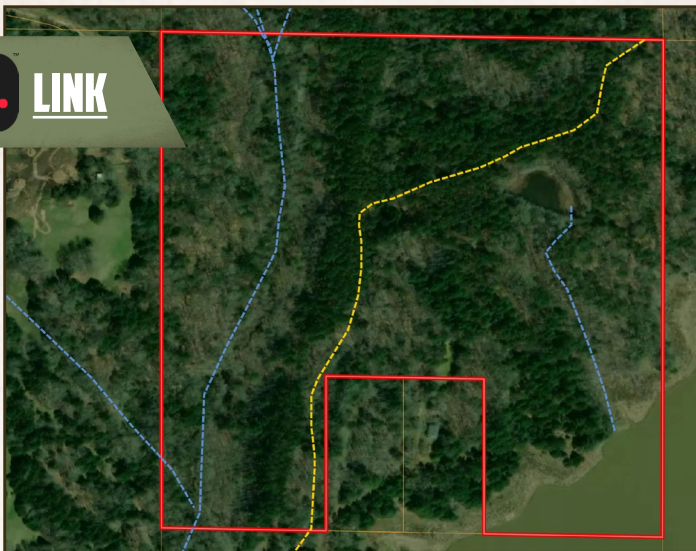
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VALOBUSSA COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



ADAM HESTER, ALC | ASSOCIATE BROKER  
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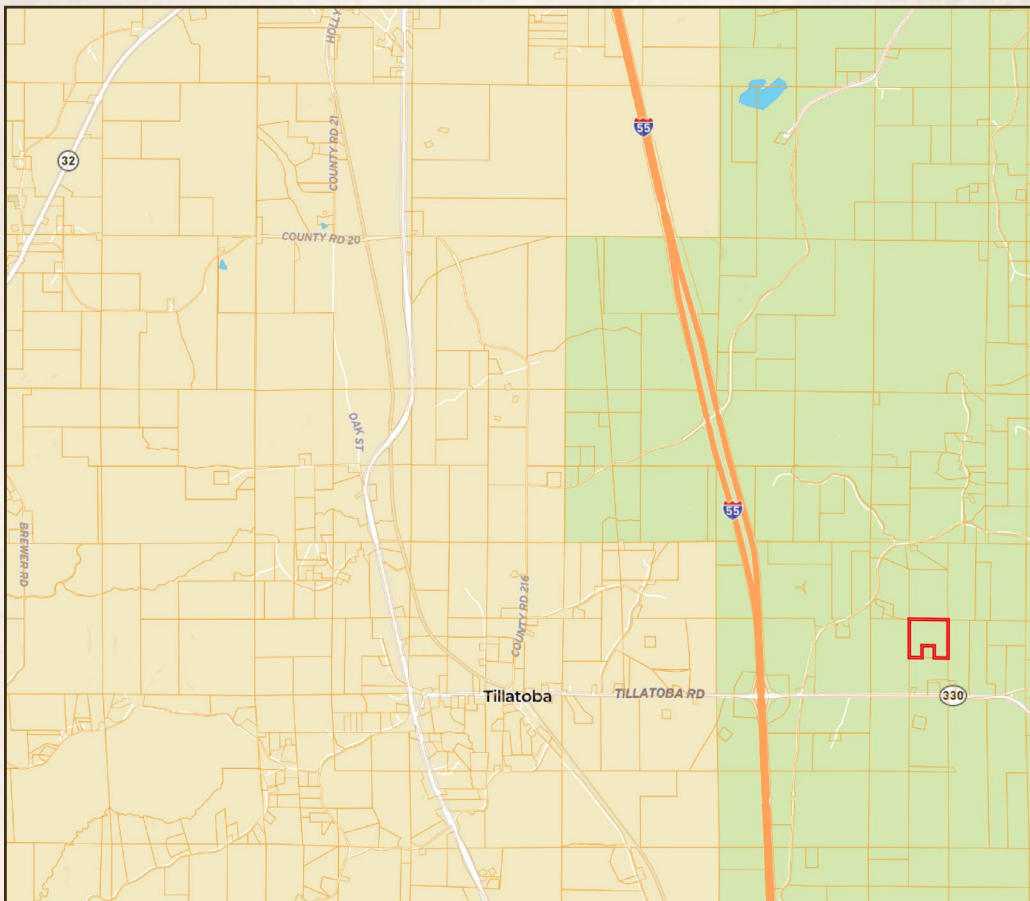
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Directions From I-55 North, Exit #220: Take the exit east on Highway 330. Travel approximately 1 mile to the dedeed easement to access the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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