

**"YELLOWSTONE"**  
**94.19± ACRES WITH A HOME**  
**BENTON COUNTY, MS**  
**\$525,000**



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

# THE BENTON 94.19

## PROPERTY PROFILE

### LOCATION:

- 3021 Lower Gurley Road  
Potts Camp, MS 38659
- Benton County
- 29± Miles NW of New Albany
- 44± Miles N of Oxford
- Surrounded by Holly Springs  
National Forest

### COORDINATES:

- 34.73202, -89.28564

### PROPERTY USE:

- Recreational
- Hunting & Fishing
- Residential
- Investment

### TAX INFORMATION:

- 2023 - approximately \$265
- Parcel# 1-0220-15-000-015.00

### PROPERTY INFORMATION:

- 94.19± Acres
- Gated, Turn-Key Farm
- 2,350± SqFt Home
- 3 Bedrooms/2.5 Baths
- Water Well on Site
- Working Horse Barn
- Multiple Equipment  
Storage Structures
- Beautiful, Rolling Pastures
- 2.5± Acre Stocked Pond
- 1100± Feet of Road Frontage
- Nice Mix of Hardwoods
- Loaded with Deer & Turkey
- Established Food Plots
- Shooting House in Place
- Electricity by Holly Springs  
Utility Dept
- Owner/Agent



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**ANNAH BARNES**

*LAND & RESIDENTIAL SPECIALIST*

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50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE BENTON 94.19

WELCOME TO THE BENTON 94.19, A NORTH MISSISSIPPI GEM, FONDLY REFERRED TO AS "YELLOWSTONE." This turnkey gated farm offers everything you could want as far as a recreational hunting tract. The 94.19± acre property is situated in Benton County, MS, approximately 29 miles north of New Albany with 1100± feet of road frontage. Holly Springs National Forest surrounds the farm, and the wildlife that uses this place is abundant, to say the least. As seen in trail camera images, large bucks and sizable turkeys abound. Overlooking an established clover plot, you will find a brand new Sportsman Condo shooting house. The property boasts a nice mix of hardwoods, large, rolling pastures, many with fences, and areas of gorgeous, open ground. For the fisherman, you will enjoy the 2.5± acre stocked pond! Yellowstone also features a 2,350± square foot home with all the amenities. With three bedrooms, two full baths, and one half bath, there is ample room for overnight guests. Several equipment sheds are onsite, including a spacious working horse barn.

**Truly, the Benton 94.19 is a must-see...it offers it all!!!**

**To schedule a private tour, call Annah Barnes today!**

OWNER/AGENT



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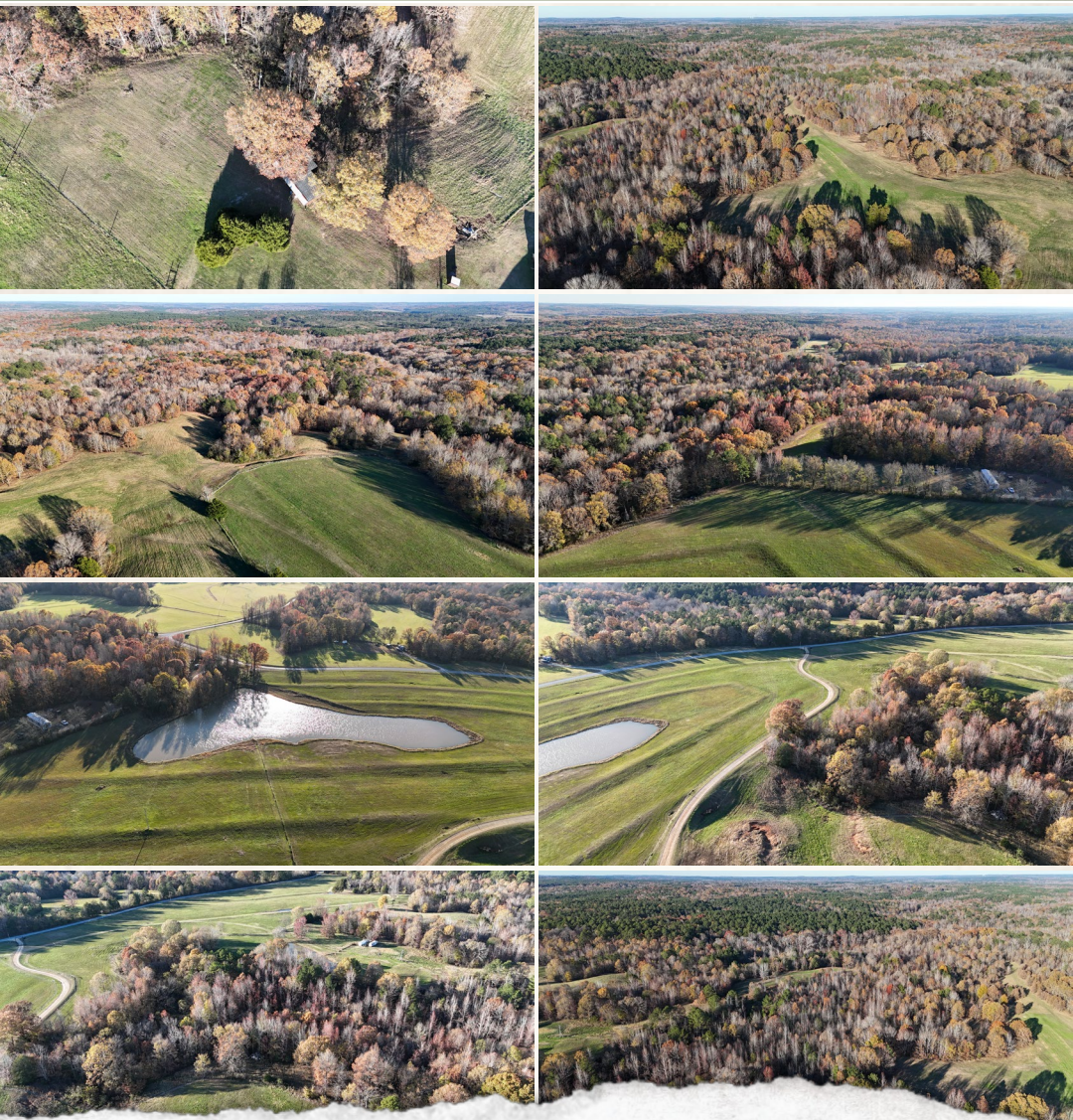
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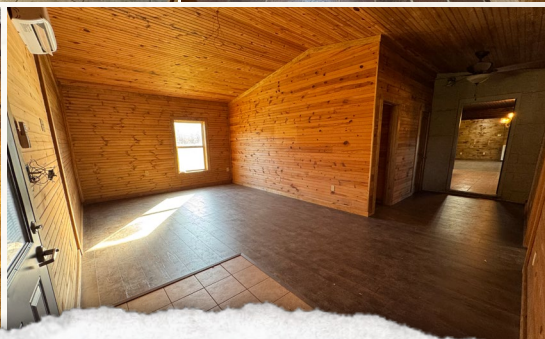
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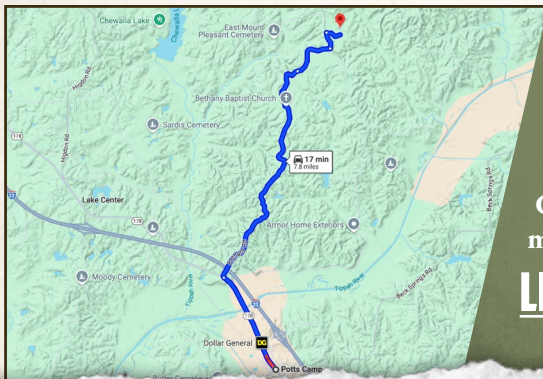
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[LINK](#)

Directions From Holly Springs, MS:  
Travel MS-178 to Bethany Road on the left. Turn left and proceed 5.5 miles to Lower Gurley Road/Snow Creek Road on the left. The driveway is about 0.5 miles on the right.

Directions From Potts Camp, MS:  
Travel MS-178 W and turn right onto Bethany Road. Proceed 5.5 miles and turn left onto Lower Gurley Road/Snow Creek Road. The driveway is about 0.5 miles on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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