

**160.2± ACRES**  
**YALOBUSHA COUNTY, MS**  
**\$288,360**



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

**OFFICE (769) 888-2522**



# THE YALOBUSHA 160.2

## PROPERTY PROFILE

### LOCATION:

- County Road 65  
Coffeeville, MS 38922
- Yalobusha County
- 6± Miles E of I-55
- Bordered by Holly Springs  
National Forest

### PROPERTY USE:

- Timber Investment
- Recreation
- Deer and Turkey Hunting

### COORDINATES:

- 33.99341, -89.77635

### PROPERTY INFORMATION:

- 160.2± Acres
- Various Age Plantation Pine
- Hardwood Pockets
- Stream Management Zones
- Internal Trail System
- Rolling Terrain
- County Road Frontage
- Food Plot Locations

### TAX INFORMATION:

- 2023 - \$456.35



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

**ADAM HESTER, ALC**

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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



# WELCOME TO THE YALOBUSHA 160.2

IF YOU ARE SEEKING A PRIVATE HUNTING RETREAT OR RECREATIONAL PROPERTY, THE YALOBUSHA 160.2 IS WORTH CONSIDERING! Located about five miles west of Coffeeville, MS, and just six miles east of I-55 near Tillatoba, this 160.2± acre property is easily accessible while providing a true sense of privacy. With County Road 65 running through the place and Holly Springs National Forest bordering on three sides, this tract offers the unique advantage of thousands of adjoining acres for extended hunting and outdoor recreation.

The secluded Yalobusha County property features gently rolling terrain, recently planted plantation pine, and Stream Management Zones, with pockets of hardwoods along the road frontage. Essentially a blank canvas, this land allows a new owner to shape it to their vision, with the potential for establishing trails, creating food plots, and crafting a personalized outdoor haven. Create your own retreat and enjoy the bordering Holly Springs National Forest.

**Call Adam Hester today to explore the Yalobusha 160.2!**



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

**ADAM HESTER, ALC**

ASSOCIATE BROKER


C: 601-506-5058

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

/10,000+ Followers

Information is believed to be accurate but not guaranteed.



160.2± ACRES

VALOBUSSHA COUNTY, MISSISSIPPI



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

**ADAM HESTER, ALC**

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

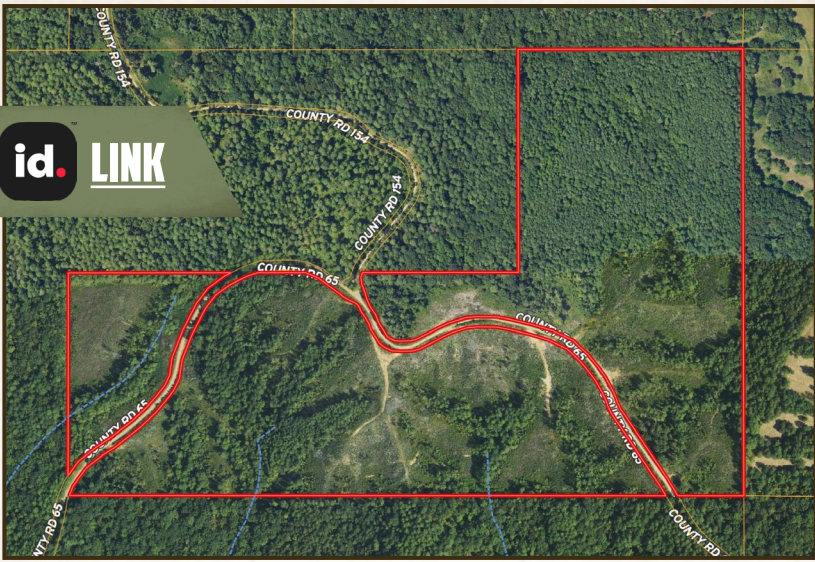
10,000+ Followers

Information is believed to be accurate but not guaranteed.

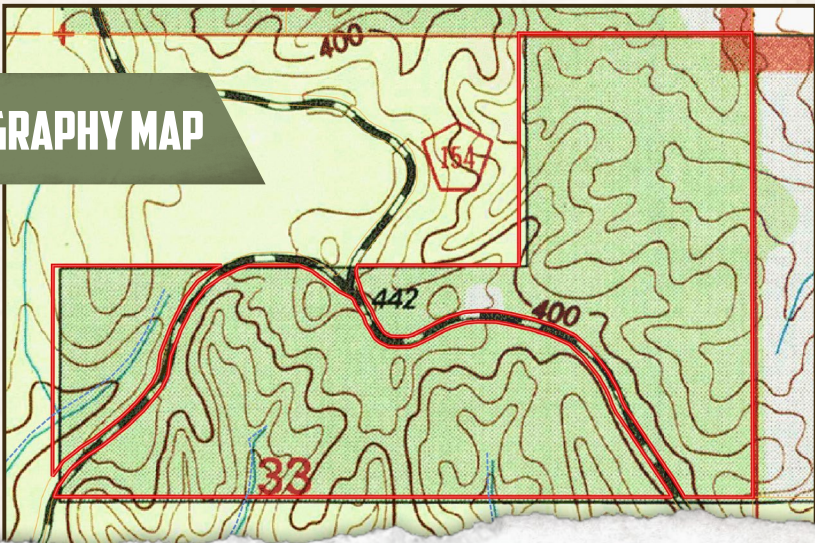


160.2± ACRES

YALOBUSHA COUNTY, MISSISSIPPI



land id. LINK



TOPOGRAPHY MAP



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

**ADAM HESTER, ALC**

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

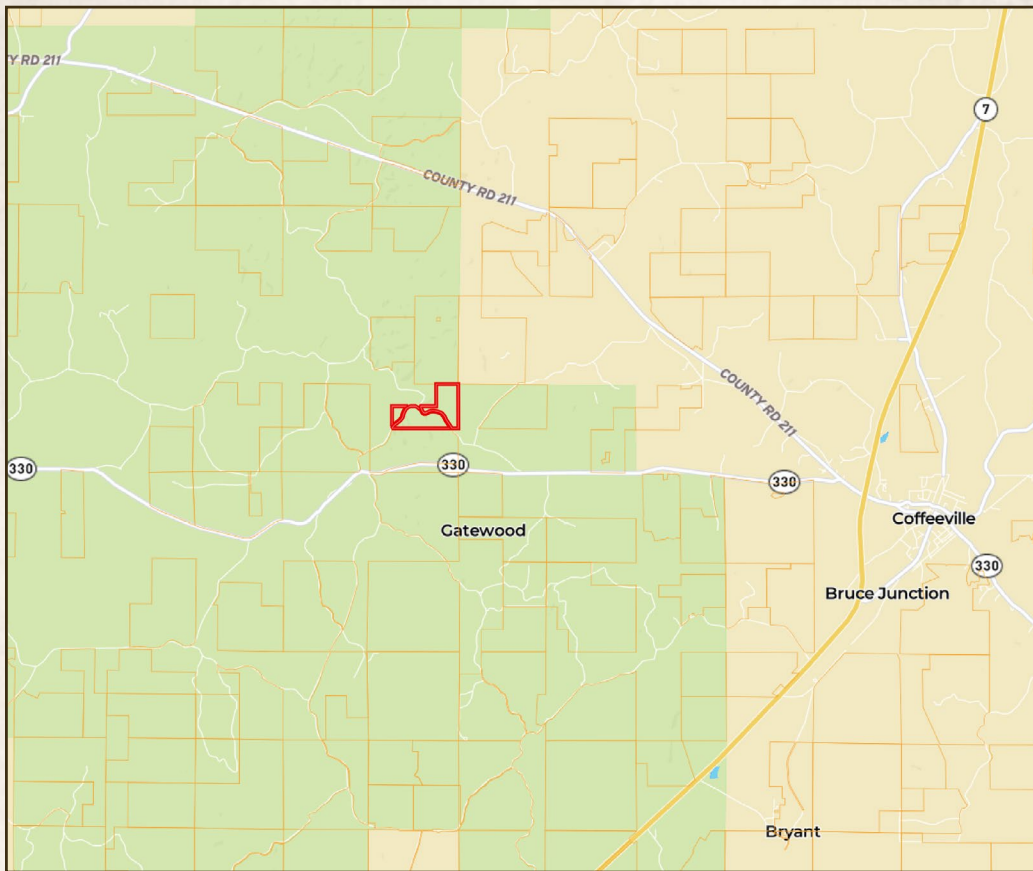
[smalltownproperties.com](http://smalltownproperties.com)

/10,000+ Followers

Information is believed to be accurate but not guaranteed.

160.2± ACRES

VALOBUSSA COUNTY, MISSISSIPPI



Directions From I-55 North, Highway 330 Exit: Travel east approximately 5 miles until you get to County Road 65 and turn left. Proceed 1.3 miles and the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

**ADAM HESTER, ALC**

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

10,000+ Followers

Information is believed to be accurate but not guaranteed.