



**LOT 4**  
**2± ACRES**  
**YAZOO COUNTY, MS**  
**\$40,000**



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

OFFICE (662) 846-1425

# THE YAZOO LOT 4

## PROPERTY PROFILE

### LOCATION:

- Yazoo County, MS
- Majors Lane, Yazoo City, MS
- ¼ Mile from Lake George WMA
- ½ Mile from Delta National Forest

### COORDINATES:

- 32.771722, -90.690062

### PROPERTY INFORMATION:

- 2± Acres
- Private Well
- Electricity at the Road
- Additional Lots Available
- Access to 100,000+ Acres of Public Hunting

### PROPERTY USE:

- Home/Camp Site
- Potential Rental Income
- Investment

### TAX INFORMATION:

Calculated at Closing

- Parcel # : LOT 4



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**BILLY CARPENTER**

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

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

701 W. Sunflower Rd - Cleveland, MS 38732

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE YAZOO LOT 4

WELCOME TO YOUR NEW CAMP/HOME SITE IN THE CENTER OF OVER 100,000 ACRES OF PUBLIC HUNTING LAND! If you have been searching for a place to build with access to Sunflower WMA, Lake George WMA and Panther Swamp National Wildlife Refuge you need to see this Yazoo County, MS property. There are three lots available to purchase, drinking water wells have been drilled on each lot and electricity is at the road. You could build your own camp or install camper hook-ups and charge by the spot during hunting season for additional income. The Sunflower River is .2± miles to the southwest which provides year-round fishing opportunities. There is a 25' easement for ingress and egress along with utilities.

**If you are looking for a place to build a camp with access to public hunting, give Billy Carpenter a call today!**



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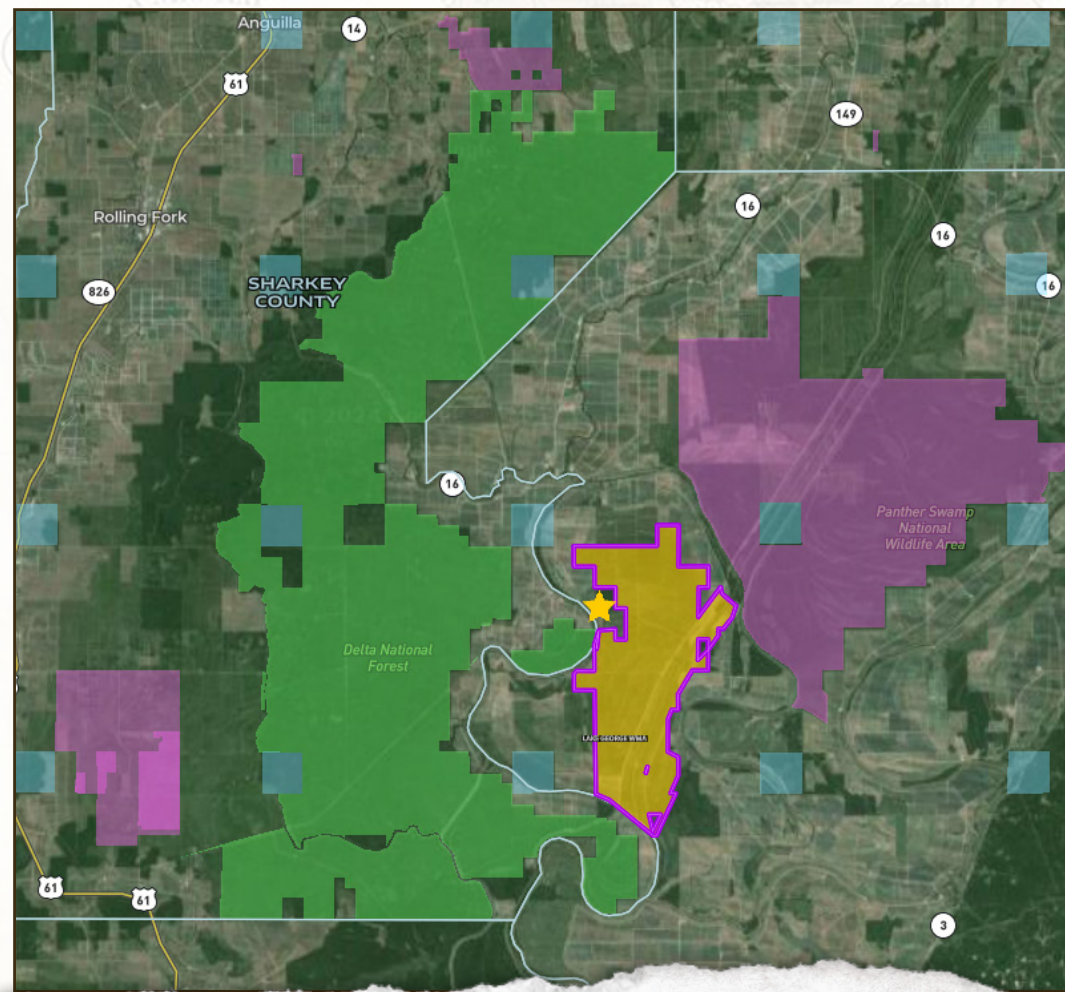
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# PUBLIC HUNTING LAND MAP



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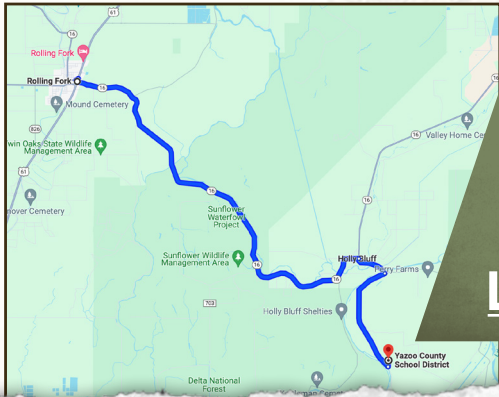
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land id. LINK



Directions from Rolling Fork:  
 Follow MS-16 E for 14± miles to Satartia Road in Holly Bluff. Turn right onto Satartia Road and travel 1.1 miles then turn right onto 15 Mile Bayou Road. Travel 3.9 miles and turn left onto Majors Lane and the property will be just down the road on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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