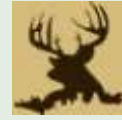


Outstanding Timber and Hunting Tract

660 +/- Acres in Yazoo County, MS



2845 HWY 433W, Benton, MS



\$1,775,000



- 660 +/- Acres just 35 minutes from Metro Area
- 300 Acres of Mature Hardwood Timber
- Mechanicsburg Community - Fronts Hwy 433 West
- 3 BR / 3 BA Custom Built Cypress Home
- 1 1/2 BA, 1200 sq. ft. Guest Quarters
- 300 acres of Pine Timber (various ages)
- Trophy Deer and Turkey
- One of the Highest Points in Yazoo County
- 40 acres of established Food Plots and Gas Lines

Offered by Tom Smith, ALC®, Broker

Tom Mobile: 601-454-9397
Tom@TomSmithLand.com
www.TomSmithLand.com



Tom Smith Land and Homes
601 Crescent Blvd. Suite 103
Ridgeland, MS 39157

660 +/- Acres of Tranquility Yazoo County, Mississippi

Home Features

Wanting that place for family, friends and hunters alike? This is it! This 660 acres of premier property with its remarkable views, sits on one of the highest points in Yazoo County. Remodeled 2 1/2 years ago, this one of a kind cypress home offers custom built cabinets, 3 bedrooms, 3 bathrooms, a gourmet kitchen, granite counter tops, custom tile showers, 2 central heating and cooling zones, pecky cypress in dining room, pecan floors in family/great room, master bedroom is built in white oak while you will find soft wormy maple and red gum hardwood in the other bedrooms. Enjoy and relax while you watch deer from your 12 foot wrap around porch. You will find a 1,200 sq. ft. guest house with 1 1/2 bathrooms and full kitchen.

Land Features

For the hunter this private piece of paradise offers, 40 acres of established food plots and gas lines, shooting houses and lean to's to help you in the hunt for that trophy whitetail. The property has 2 live creeks and several lake sites available. The timber on this property has been professionally managed and has approximately 300 acres of pine timber (various ages) and 300 acres of mature hardwood timber. All your equipment will fit nicely in the covered equipment storage.

Come out and take a look while you enjoy the views, privacy, quiet and the sunsets. Call Tom Smith at 601-454-9397 for your own private viewing!

Tom Mobile: 601-454-9397
Tom@TomSmithLand.com
Direct Office: 601-209-3284



Features and Improvements

- 3 Bedroom / 3 Bathroom Custom Built Cypress Home
- 12 Foot Wrap Around Porches
- Hallways are Built in Honey Locust
- Gourmet Kitchen
- Granite Countertops
- Pecan Floors in family/great room
- Custom Tile Showers
- 2 Central Heating and Cooling Zones
- 2 Tankless Water Heaters
- Pecky Cypress in Dining Room
- Custom Built Cabinetry
- Large Gun and Safe Room
- Oversized Utility Room
- Great Entertainment Area
- Master Bath with Jacuzzi Tub
- 3 Car Garage
- Propane Heat and Cooking
- Guest Quarters

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Features and Improvements

- Fronts Highway 433 West
- Sits on one of highest points in Yazoo County
- Professionally managed for Game for Approximately 20 Years
- 300 Acres of Pine Timber (various ages)
- 300 Acres of Mature Hardwood Timber
- 40 acres of Food Plots and Gas Lines
- Timber has been Professionally Managed
- 2 Live Creeks
- Several Lake Sites
- Covered Equipment Storage
- Shooting Houses
- Lean To's
- Unbelievable Gravel Road System Throughout
- Private and Secluded
- Scenic Views
- Abundant with Trophy Whitetails and Turkey

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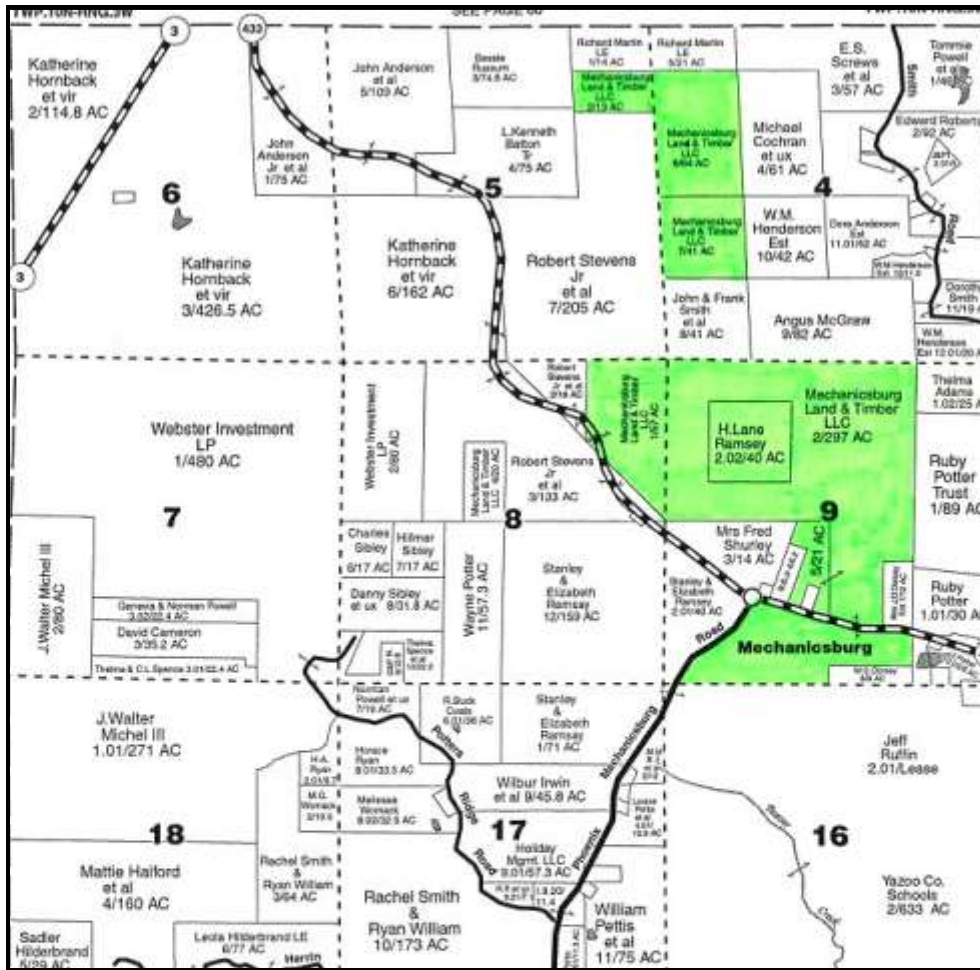










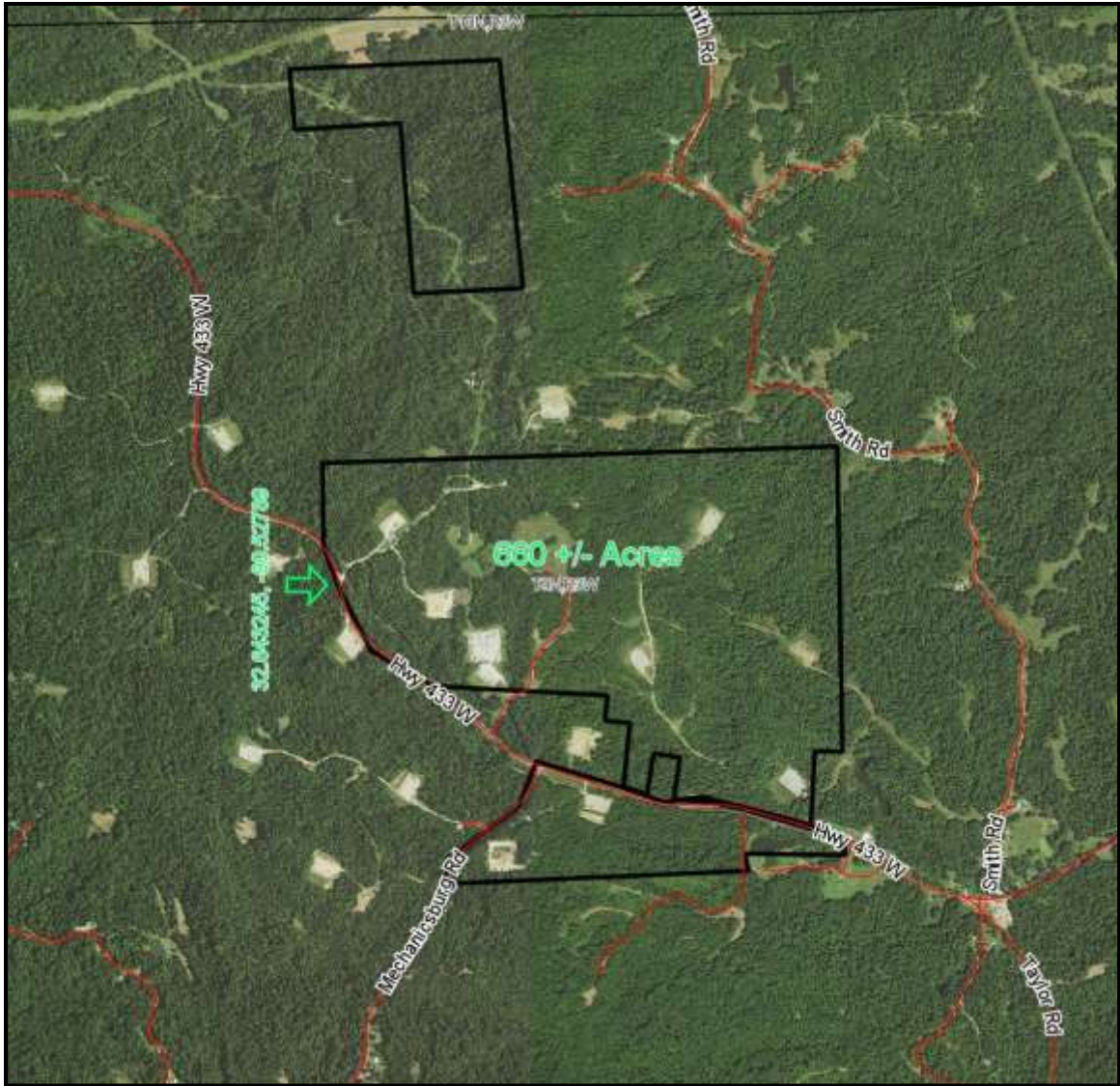


Ownership



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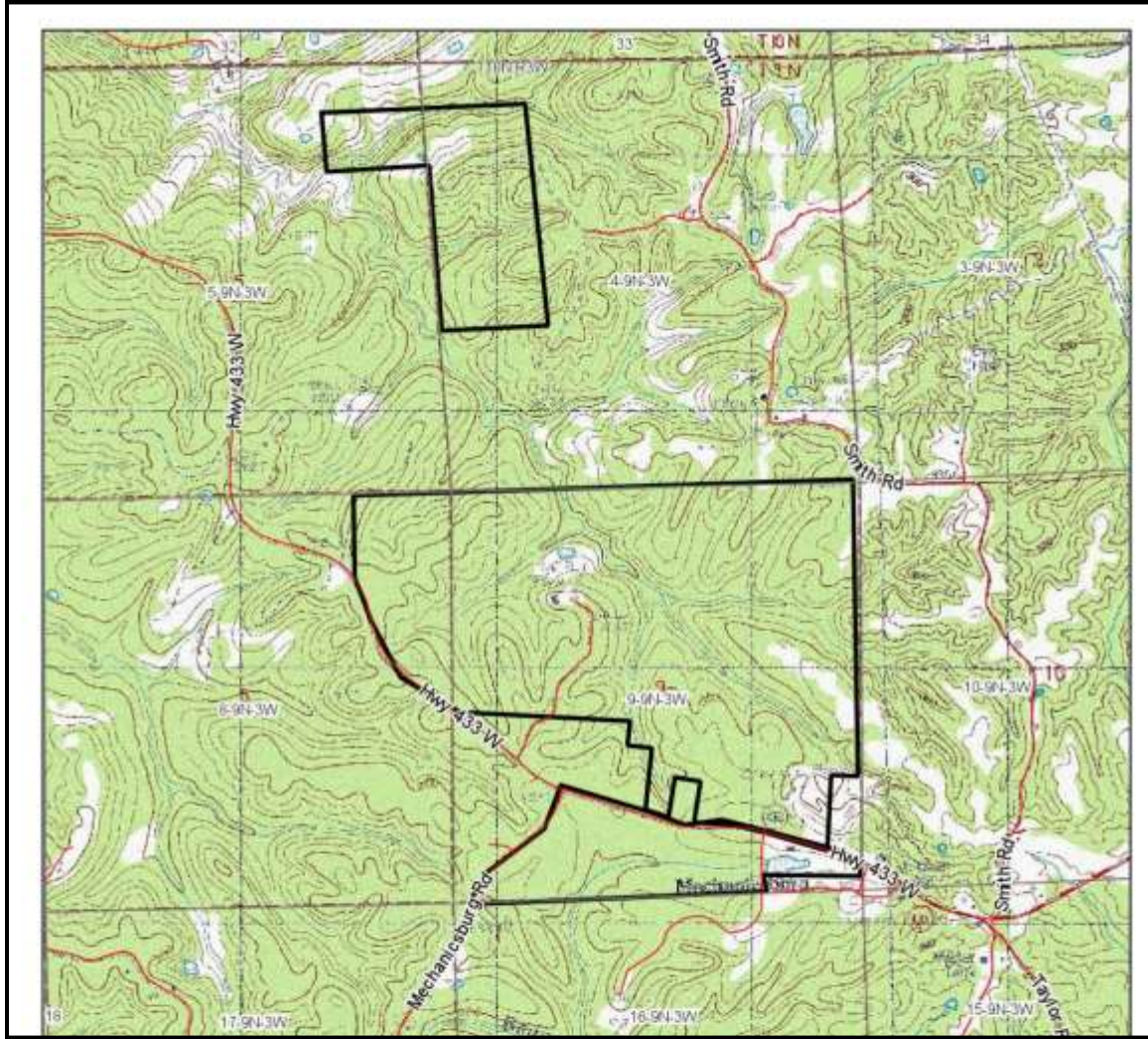


Aerial Map



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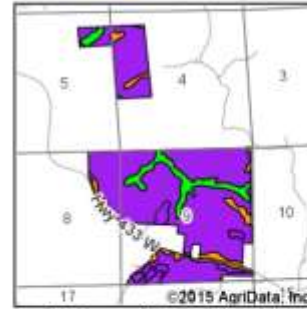
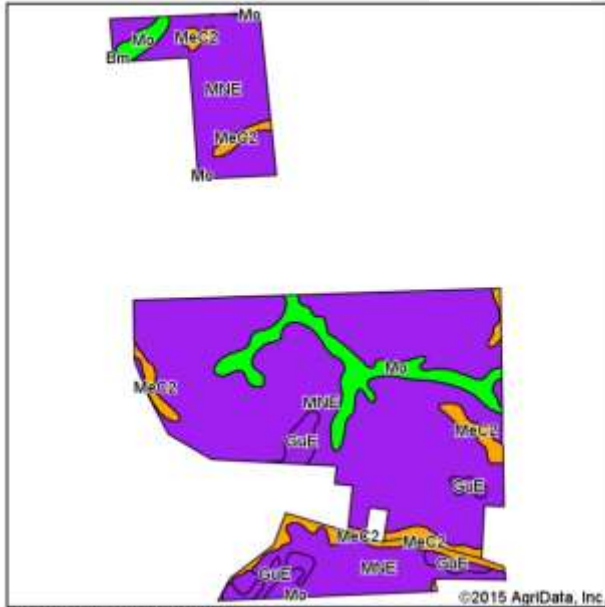


Topo Map



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State: Mississippi
 County: Yazoo
 Location: 9-9N-3W
 Township: District 1



Soils data provided by USDA and NRCS.

Area Symbol: MS163, Soil Area Version: 10

| Code | Soil Description | Acres | Percent of field | Non-ir Class Legend | Non-ir Class | Bahagrass | Common bermudagrass | Corn | Cotton lint | Improved bermudagrass | Oats | Pasture | Soybeans | Tall fescue | Wheat |
|------------------|--|--------|------------------|---------------------|--------------|-----------|---------------------|------|-------------|-----------------------|------|---------|----------|-------------|-------|
| MNE | Memphis-Natchez association, 12 to 50 percent slopes | 567.61 | 81.0% | | Vile | | 4.5 | | | 6 | | | | | |
| Mo | Morganfield silt loam, occasionally flooded | 57.87 | 8.3% | | I | 8.5 | | 125 | 1000 | 12 | 75 | | 45 | 10 | |
| MeC2 | Memphis silt loam, 5 to 8 percent slopes, eroded | 47.14 | 6.7% | | Ile | | 7 | 85 | 750 | 9 | | | 35 | 7.5 | 40 |
| GuE | Gulfed land-Memphis complex, 5 to 30 percent slopes | 27.66 | 3.9% | | Vile | | | | | | | | | | |
| Bm | Bruno-Morganfield complex, frequently flooded | 0.81 | 0.1% | | Vw | | | | | | | | 4.5 | | |
| Weighted Average | | | | | | 0.8 | 4.1 | 16.1 | 133.1 | 6.5 | 6.2 | ^. | 6.1 | 1.3 | 2.7 |

Area Symbol: MS163, Soil Area Version: 10

Soils data provided by USDA and NRCS.



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All information is believed to be accurate but



Directional Map

Directions: From U.S. 49 in Bentonia, MS, turn left onto MS 433 S, go approximately 9.8 miles and property will be on the right.

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