

**JONES TRACT
915 ACRES YAZOO COUNTY**

Property Description: +/- 915 Acres located in Sections 7 & 8, Township 9 North, Range 3 West, Yazoo County, Mississippi.

Directions: Hwy 49 North in Bentonia. Turn West on 433 Hwy going toward Satartia and go about 4 or 5 miles. Turn Left at Phoenix on Mechanicsburg Road and go about 1 mile. Turn Right on Potters Ridge Road. Property is at the end of Potters Ridge Road on the Right.

Wildlife: Property is densely wooded with hardwoods and has a very good interior road system that has been maintained over the years. Food plots are already in place. This tract has a high population of both deer and turkey with good habitat for both.

Timber: A current timber cruise is not available, but mature hardwoods stand throughout the property.

Utilities: Both water and power are available at this property for someone to build a weekend cabin.

Access: Property is accessed by a county gravel road (Potters Ridge) and also has an easement from 433 Hwy and Hwy 3.

Best Asset: This property overlooks the Mississippi Delta and has several locations that you can literally see for miles and miles across the Delta.

Price: \$2,550/acre

Contact Information:

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