

NEW



Yazoo Hunting Land With Home

68 +/- Acres | Yazoo County, MS | \$315,000



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This property represents a rare opportunity to own a home surrounded by 68 acres of timberland, complete with a pond and unparalleled hunting possibilities. Seize the chance to embrace a lifestyle that combines the comforts of home with the allure of the great outdoors. The home needs a little work but would be an ideal camp in big buck Yazoo County. Contact us today to schedule your private tour and discover the extraordinary potential this property holds for you.



ACREAGE BREAKDOWN

+/- 60 acres of timber some of which has been cut

+/- 8 acres of open land

ADDRESS

2622 Cox Road
Benton, MS 39039

LOCATION

From HWY 49 South of Yazoo City Head East on Myrleville Road

Approximately 2.8 miles turn left onto Cox Road

Approximately 2.6 miles turn right onto a dirt road which is the easement into the property.

TAXES

\$1,962/year (2022)

PROPERTY HIGHLIGHTS

- 5-bedroom 3-bath home with bonus areas
- Good road system
- Deer and Turkey hunting
- Great wildlife habitat with mature timber, bedding cover, natural browse, pond, and wet weather creek.
- Deeded easement



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
Residential

Listing ID#
2776807





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WORKING WITH A REAL ESTATE BROKER

THIS IS NOT A LEGALLY BINDING CONTRACT

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent.

- To the Seller: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
To the Buyer and Seller: A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- To the Buyer: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
To the Seller and Buyer: A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer.

A Disclosed Dual Agent may not disclose:

- To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- Client (The Licensee is my Agent. I am the Seller or Landlord.)
Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
Customer (The Licensee is not my Agent)

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

Signature lines for Client, Licensee, and Customer, including fields for signature and date.

