

SOLD



## Gums Crossing Grenada Lake 41.6 ac (Coffeeville)

41.6 +/- Acres | Yalobusha County, MS



### ADDRESS

0 Elam Rd West  
Coffeeville, MS 38922

### LOCATION

From I-55 (north of Grenada):

Take exit 211 (Hwy 7 to Coffeeville)

Travel N approximately 12 miles to  
Hwy 330 E (turn right)

Travel approximately 5.5 miles to CR  
82 (Elam Rd N) turn left

Travel approximately 1.75 miles to CR

### PROPERTY SUMMARY

Land by the Lake! Nestled less than 3 miles from Grenada Lake boat ramp at Gums Crossing, with the lake in distant sight, you'll find this beautiful, peaceful 41.6-acre tract of land with endless opportunity. It's worth noting it's only 20 miles from Enid Lake as well, 3.5 miles from Coffeeville, 35 miles from Oxford, and 20 miles from Grenada. Whether you're looking for a hunting/fishing paradise, a gameday/weekend getaway, or a place to build your forever home, this property offers multiple building/lodging sites with over 2,000 ft of paved road frontage! Existing mainly of mixed, 15-20-year-old timber as well as 5-6+/- acres of semi-clean, grassy-brush land, this land is host to a surplus of wild game. Deer, Turkey, Quail, Rabbit, etc. With 2 small ponds on the property and multiple food plot opportunities, this could be your very own hunting/fishing camp. With the newly constructed Gums Crossing bridge opening up soon, this property will not last long. Don't wait, come see it!

[nationalland.com/listing/gums-crossing-grenada-lake-416-ac-coffeeville](https://nationalland.com/listing/gums-crossing-grenada-lake-416-ac-coffeeville)



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