

UNDER CONTRACT



## Elam Road Timber & Hunting

42 +/- Acres | Yalobusha County, MS | \$79,800



### ADDRESS

0 CR 82 Elam N Road  
Coffeeville, MS 38922

### LOCATION

From Coffeeville,

### PROPERTY SUMMARY

This diverse tract is located on a paved road only minutes from all the recreational opportunities available at Grenada Lake and the Holly Springs National Forest. The western half of the property is dominated by native hardwoods and scattered large pines. The east half contains scattered large oaks and mixed natural regeneration including loblolly pine and herbaceous plants valuable to wildlife. It is conveniently located less than four miles east of Coffeeville. Hwy 330 connects the property to I-55 (only 15 miles west), Hwy 7 (5 miles), and Hwy 9 at Bruce (20 miles east). This is a property that will "hunt big" due to its east-west length and the location adjacent to vast acreages of industry timberland. There are numerous locations for food plots and plenty of native wildlife food plants. This is an opportunity to create whatever you want on an affordable property. Contact us today for more information.

[nationalland.com/listing/elam-road-timber-hunting](https://nationalland.com/listing/elam-road-timber-hunting)



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