

NEW



## Sandhill Road Timber

57.55 +/- Acres | Yalobusha County, MS | \$131,500



### ADDRESS

0 Cr 119 Sandhill Road  
Water Valley, MS 38965

### LOCATION

From Oxford take Highway 7S to the 9W roundabout. Take the third exit toward Bruce. At Paris take Highway 315. At Sandhill Road take right. The property is two miles down the road on the left.

### PROPERTY SUMMARY

**57 Acres of Prime Hunting & Timber Land in Yalobusha County, MS**  
*Off Sandhill Road (County Road 119) – Minutes from Paris & Water Valley*

Discover a rare opportunity to own 57 acres of secluded, deeded-access land in the heart of Yalobusha County. Located just minutes from Paris and Water Valley, this property offers the perfect blend of privacy, natural beauty, and recreational potential.

#### ☒ Property Highlights:

- **Diverse Timber:** A mix of mature hardwoods and pines provides both a serene woodland setting and future timber investment opportunities.
- **Abundant Wildlife:** The property's varied terrain supports a thriving population of whitetail deer, turkey, and small game, making it ideal for hunting and wildlife viewing.

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National Land Realty  
270 CR 1742  
Salttillo, MS 38866  
[NationalLand.com](https://NationalLand.com)



**Howard Netterville**  
Office: 662-202-0884  
Cell: 601-870-5922  
Fax: 864-331-1610  
[hnetterville@nationalland.com](mailto:hnetterville@nationalland.com)

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