



**Sartain's Heritage**  
Properties, LLC.  
www.SartainsHeritage.com

# Hood Tract

## 285 Acres +/-

### Yazoo County, MS



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Hood Tract, located in North Central Yazoo County Mississippi, consisting of 285 surveyed acres, with moderate to gentle topography and rolling hill hardwood timber. This property has been well developed for recreation and wildlife management offering an excellent road system with main travel corridors as well as alternate ATV routes to most all areas. There is a 3 bedroom one bath house located on the property, with moderate renovations the house would make a nice camp facility. Additionally the property offers a 2 acre lake located in a former gravel pit, giving a clear water feature not typical in this region. There are multiple larger lake sites giving the ability to construct up to a 20 acre lake. One of the most outstanding asset to the property is the quality of the timber with over 80% of the property being in very mature hardwood timber. the Hood Tract is a beautiful property rich in Yazoo County history offering the next owner the opportunity to make a sound timber and recreational land investment.

**Location:** Section 28 Township 13N Range 1E Yazoo County Mississippi

**Property Breakdown:** 231 +/- acres mature hardwood timber, 20 +/- acres planted pine, 30 +/- acres sand and gravel, 4 +/- acres in food plots.

**Improvements:** Gated access points and interior road system.



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