

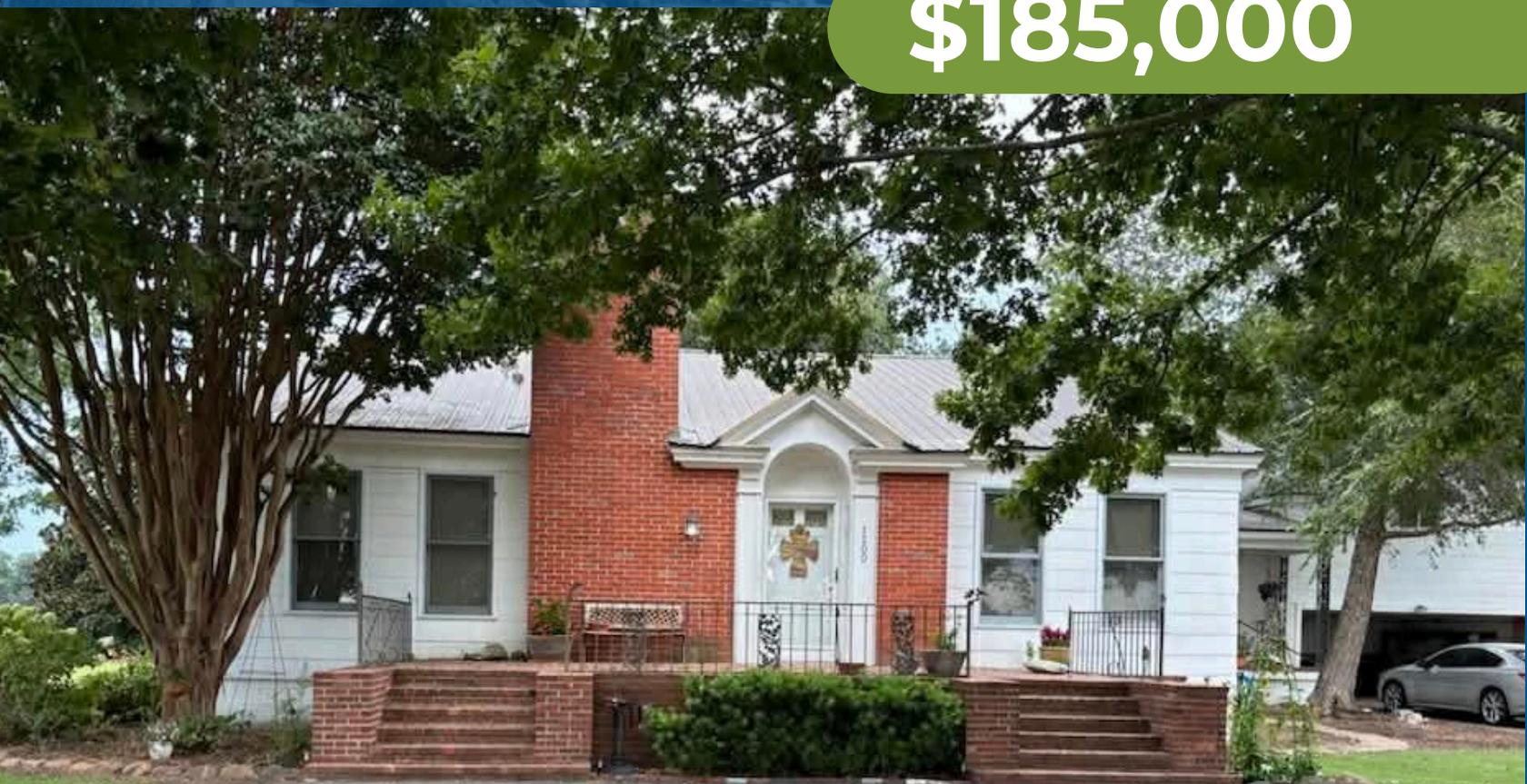
5 Bedroom, 3 Bathroom Home

1200 Hwy 16 West

Holly Bluff, Yazoo County, Mississippi



\$185,000



Expect More. Get More.

Property Information

Location:

- 1200 Hwy 16 W, Yazoo City, MS, 39194

Coordinates:

- 32.8248, -90.70665

Property Use:

- Residential
- Hunting Camp
- Family Getaway

Property Highlights

- 1± Acre
- 3,579 sq. ft.
- 5 Bedrooms and 3 Bathrooms
- Circle Driveway
- Brick Floors in the Kitchen
- Harwood Floors
- Mud Room
- Formal Dining Room
- Living Room/Den/Man Cave
- Carport and Garage
- Central Heat and Air
- 3 Gas Heaters
- Irrigated Flower Beds



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The Residence

3,579± Sq Ft

This 5 bedroom, 3 bathroom home in Holly Bluff, Mississippi offers the kind of space and flexibility that's hard to find, making it a great fit not only for a hunting camp, but also for a full-time family home or weekend retreat.

With five bedrooms, everyone can have their own room, kids, guests, or even a dedicated office or bonus space. The three full bathrooms are a big plus for busy mornings and make hosting company easy. Whether you've got a large family, a blended family, or you simply enjoy having friends and relatives over, this home is built for comfort and convenience.

It also works perfectly as a family camp house: a place where weekends are about spending time together—cooking big meals, watching games, playing cards, and making memories. There's room for everyone to spread out, and when you're not relaxing at home, you're positioned to enjoy the outdoors that make the Delta special.

Located near the Delta National Forest and Panther Swamp WMA, this property gives your family a home base for hunting, hiking, and outdoor adventures—ideal for creating traditions year after year. Whether you're raising a family, hosting holidays, or looking for a place where everyone can gather comfortably, this Holly Bluff home offers space, functionality, and the Delta lifestyle all in one.



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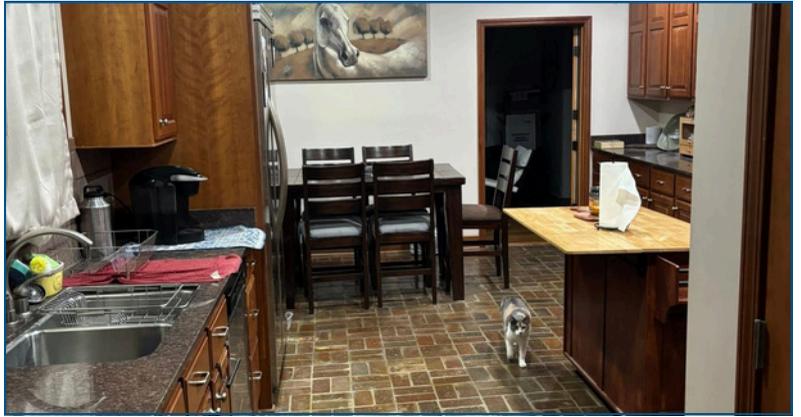
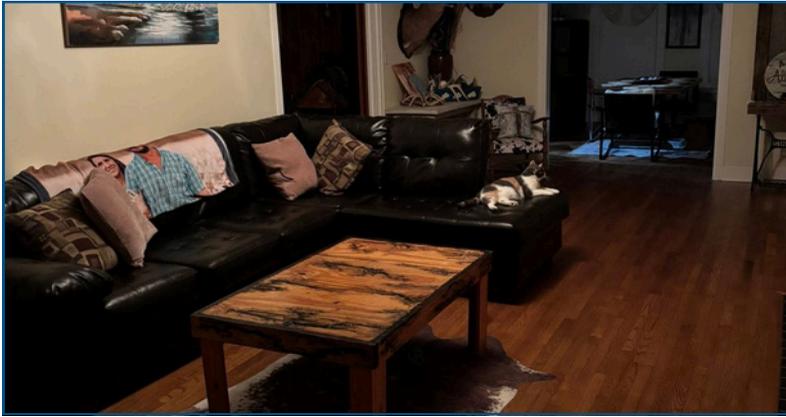
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The "Man Cave"



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Aerial Photos



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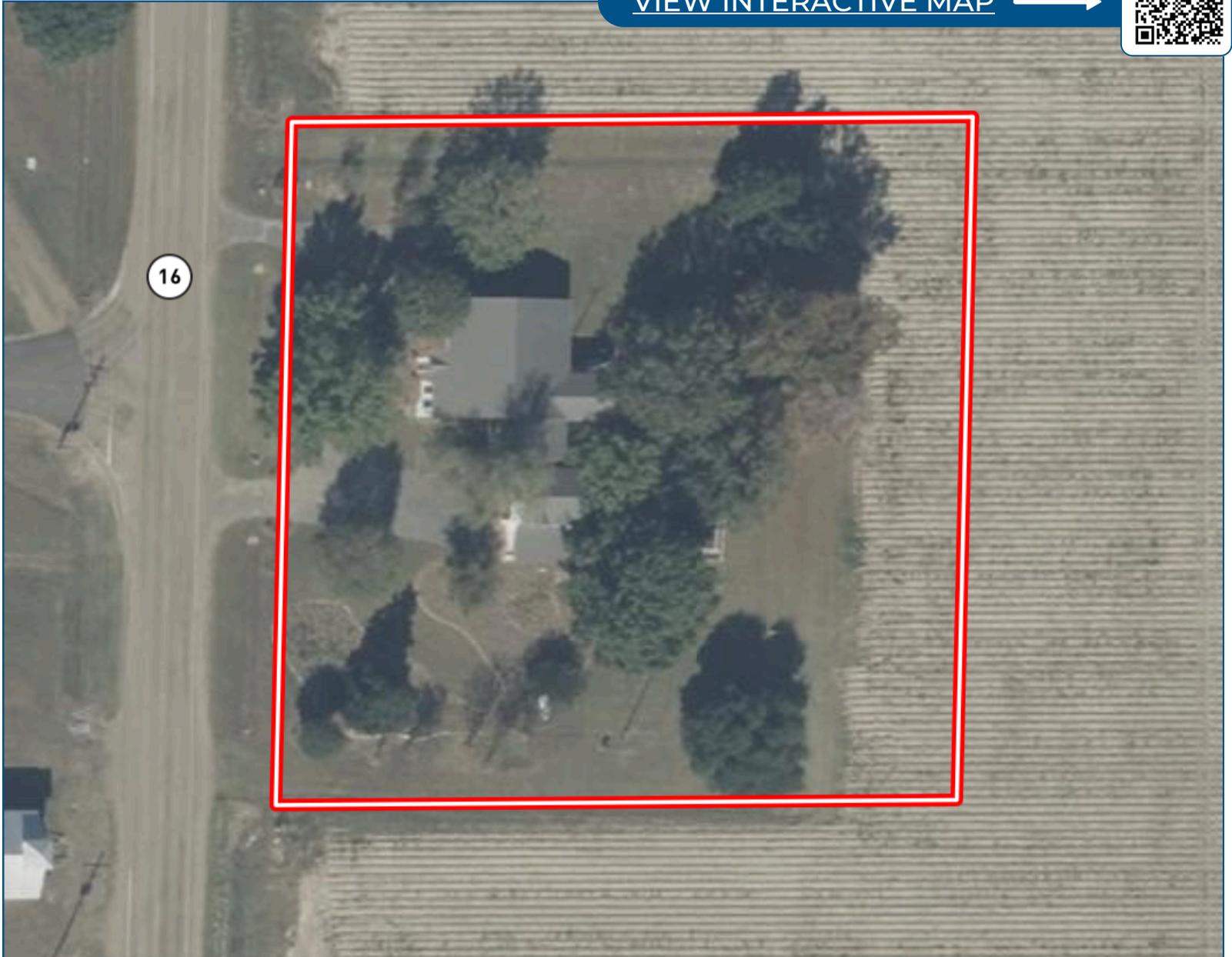
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Aerial Map

VIEW INTERACTIVE MAP →



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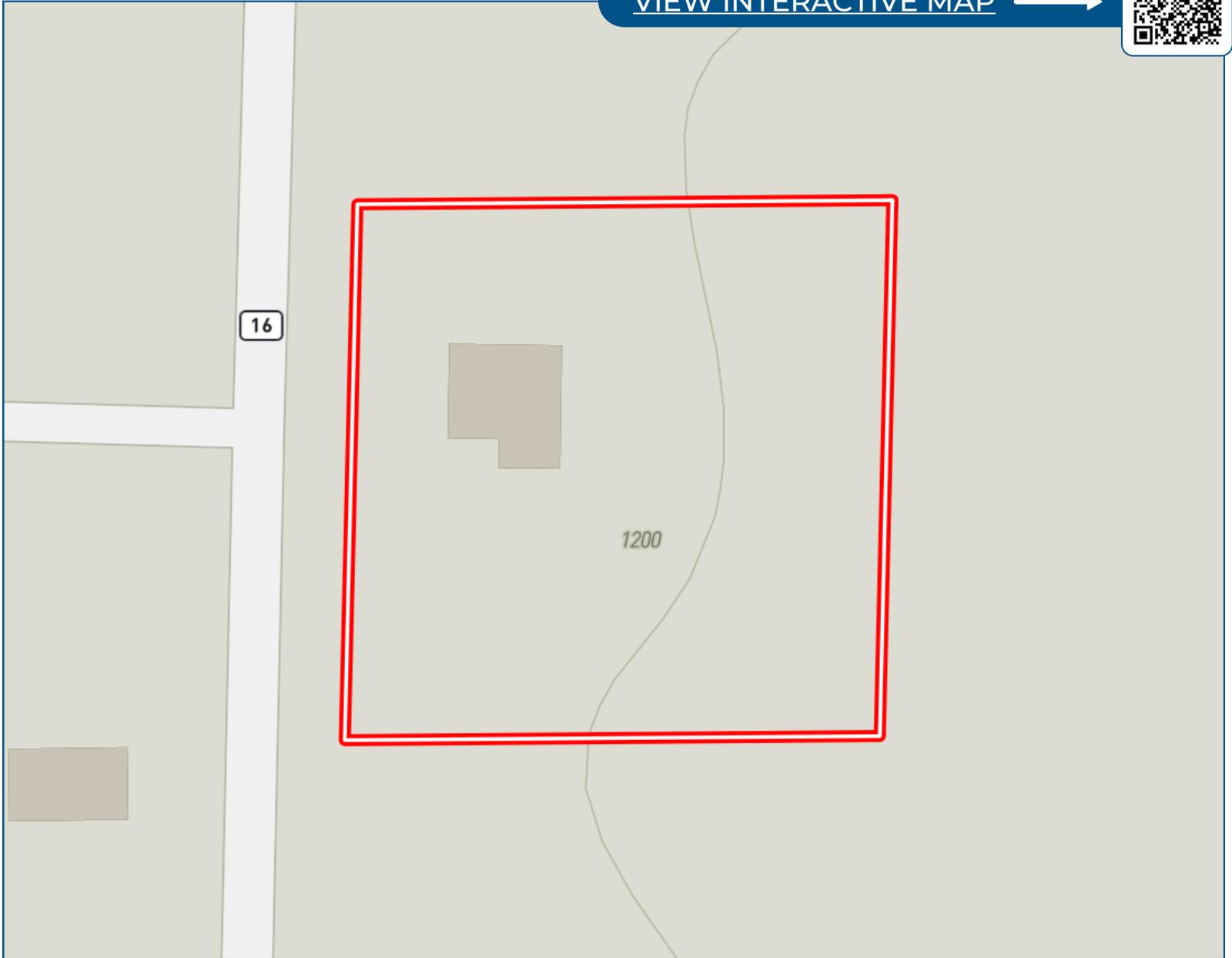
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Ownership Map

[VIEW INTERACTIVE MAP](#) →



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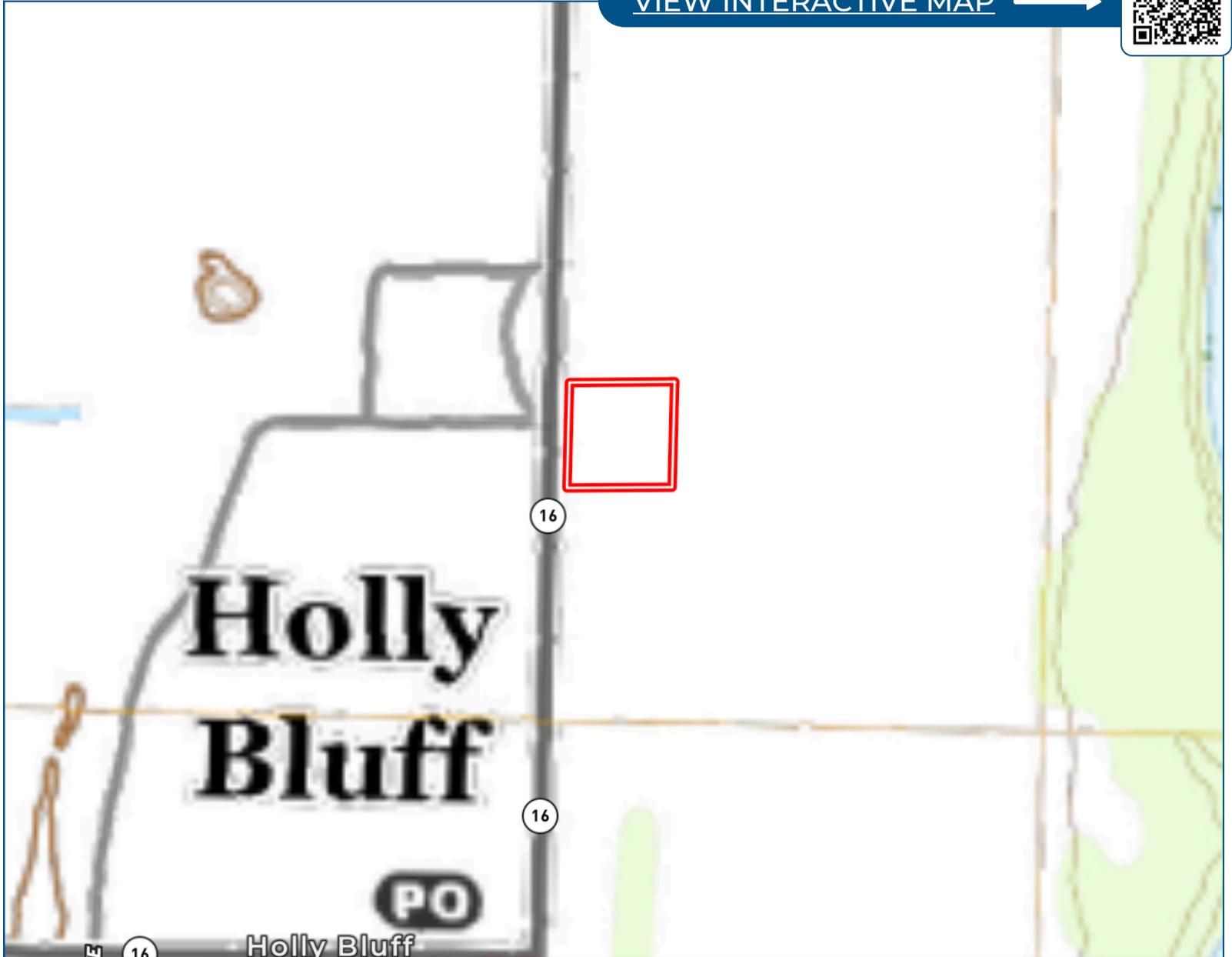


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Topo Map

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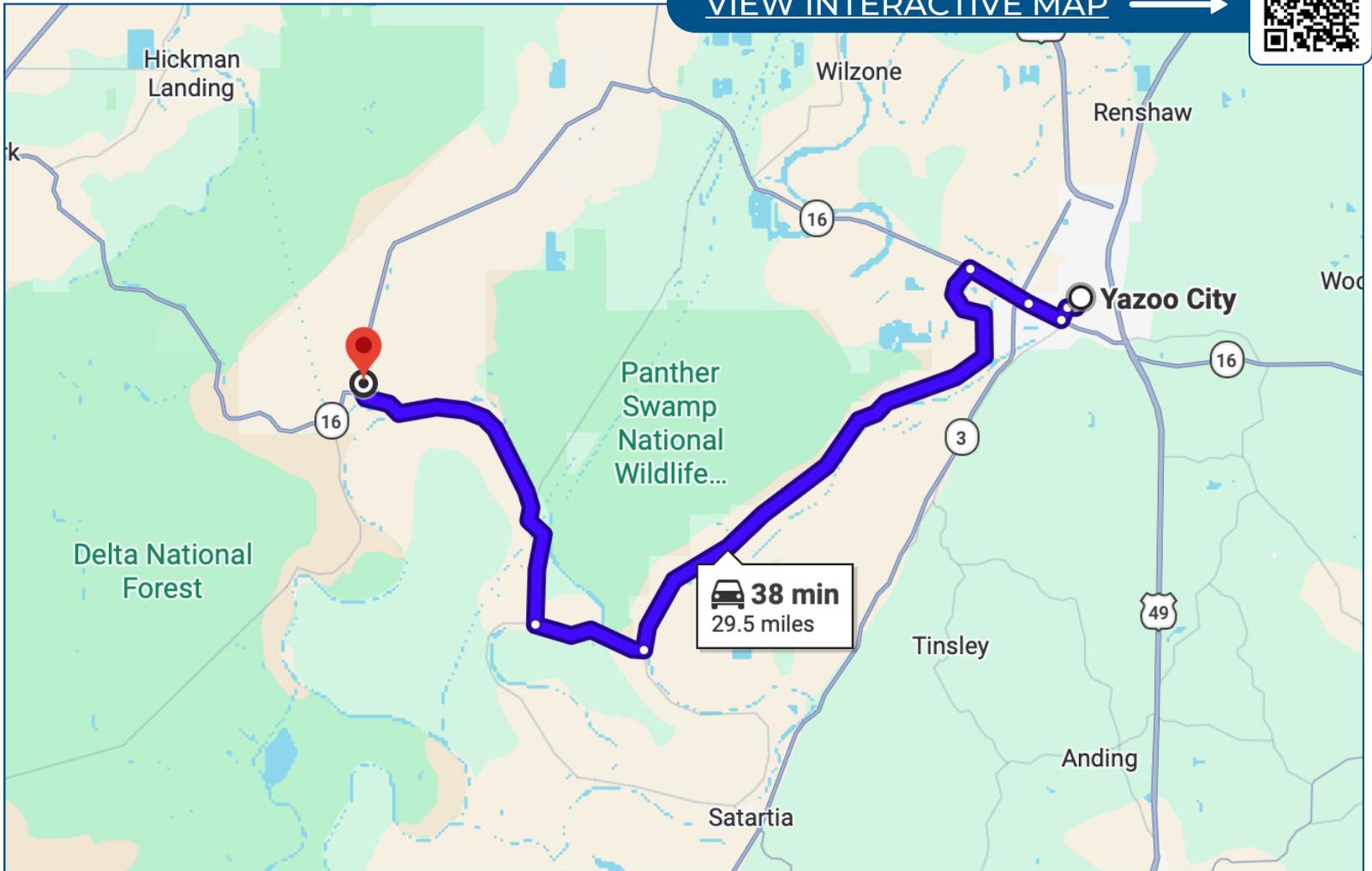


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Directional Map

VIEW INTERACTIVE MAP →



Turn right onto MS-149 N / MS-16 W / W Broadway St and continue to follow MS-149 N / MS-16 W for 0.9 miles. Continue straight to stay on MS-149 N / MS-16 W for 1.7 miles, then turn left onto River Rd and travel 14.2 miles. Next, turn right onto Callihan Rd and go 2.9 miles, then turn right onto Satartia Rd and continue for 8.8 miles. Finally, continue onto MS-16 E in Holly Bluff—your destination will be on the right.



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Listing Agent



Brian Gray

Layton Horne



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Brian Gray is a lifelong Madison native with a deep-rooted love for the outdoors and a strong connection to the land he calls home. From the woods of Mississippi to the waters of the Delta, Brian has spent a lifetime hunting, fishing, and exploring every acre he could put his boots on. His passion for the outdoors runs deep—and he finds great joy in sharing it with others, especially those new to the experience. That same passion is what drives him to help others find the perfect piece of land or property to call their own.

Being local isn't just a detail on Brian's résumé—it's who he is. Brian knows the people, the land, and the lifestyle that makes Mississippi special. Whether you're looking for a recreational tract, a family home, or an investment opportunity, Brian's knowledge of the area and deep community ties make him an invaluable partner in the buying or selling process.

Brian brings more than just his outdoor expertise to the table. With over 15 years of accounting experience—he has a sharp eye for detail and a steady hand when it comes to numbers. His financial background gives him an edge in negotiating deals, evaluating investment opportunities, and navigating the complexities of real estate transactions with confidence and clarity.

Layton Horne is a dedicated realtor from Flora, Mississippi, passionate about helping clients find their perfect homes and investment properties. A proud graduate of Tri-County Academy, Layton has a deep connection to the local community and a strong understanding of the area's real estate market. When not working with clients, Layton enjoys hunting and fishing, making the most of Mississippi's great outdoors. With a commitment to hard work, integrity, and local expertise, Layton ensures every real estate transaction is a success.

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CALL US TODAY!

