

37± Acres in Leflore County, MS

\$122,100



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

Office 662-846-1425

Property Profile

The Leflore 37

Location:

- Leflore County, MS
- County Road 526 Frontage
- 23± Miles North of Greenwood
- 94± Miles Southwest of Oxford

Coordinates:

- 33.7604, -90.2824

Property Information:

- 37± Acres
- Two Established Duck Holes
- Flooded Tupelo Gum and Cypress Brake

Property Use:

- Waterfowl Hunting

Tax Information:

- Parcel 1222000000830: \$110.00 for 2021



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Welcome to the Leflore 37, a duck hunter's dream! Located in Minter City, MS in Leflore County is a 37± acre property primarily tailored to waterfowl hunting. Eight miles east of Fighting Bayou Hunting Club and seven miles west of the Tallahatchie Wildlife Refuge, this tract is attractively located in the Mississippi Flyway.



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The tupelo gum and cypress brake timber create the ideal waterfowl habitat. Surrounded by agricultural fields, water is retained year-round. Two established duck holes are in place with the potential to add more. The property is easily accessible from Highway 49-East so you can be hunting within minutes!

Be sure to see what all the Leflore 37 has to offer; call Wilson Britt to schedule a showing.



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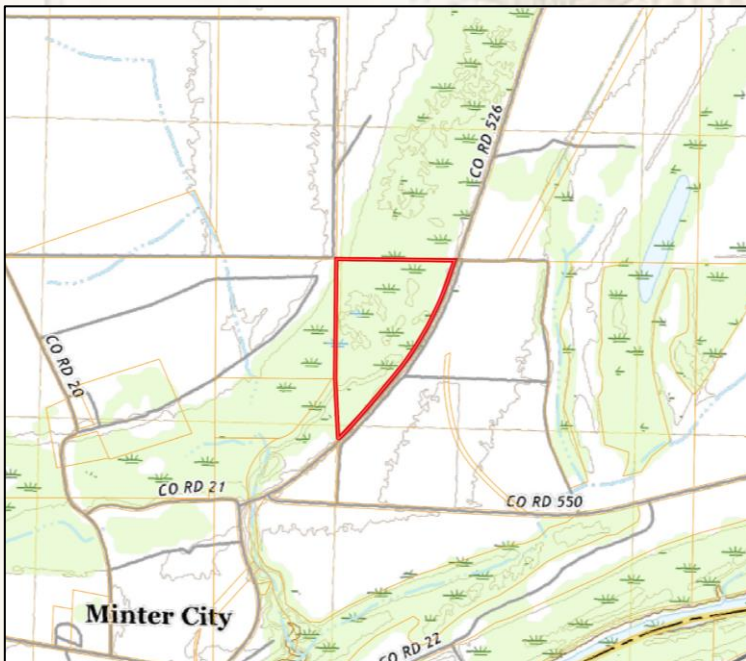
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Google Map Link



- Boundary Consists of 37± Acres
- Approximately 2 Miles from Hwy-49 East

MapRight Link



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