

Investment Property

61.7 +/- Acres in Leflore County, MS



\$289,000



Directions from Hwy 82 and Hwy 9 in Eupora, MS: Travel West on Hwy 82 for approximately 53.9 miles take exit 206 from I-55N. In 28.8 miles turn right onto Hwy 49 N and travel 0.8 miles and turn left onto County Road 526. After 9.9 miles the property will be on the left.



Call me today!

ANTHONY STEEN, REALTOR®
Anthony@TomSmithLand.com
662.441.2500 **office** | 662.645.5151 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Look at this great investment property in Leflore County, MS, just east of Minter City. This 61.7+/- acre property is great for deer and duck hunting! On the South and East end, this property has the Quiver River alongside the property giving the deer the perfect place to bed and offering a great place to fish. The property consists of 48+/-AC of income-producing farmland bringing in around 5,000 a year in income. The property also has a place to build a campsite with utilities. The north end of the property has two floodgates to flood your crop field for the perfect place to duck hunt. The property could make a great investment property that brings yearly income from the farm rent, or you can enroll the land into CRP or WREP to better the hunting! This property is in the heart of the MS Delta, brings it in the flyway for ducks, and is a great place to deer hunt. This property is a must-see! Call Anthony today to schedule your private showing! 662.645.5151 or 662.441.2500



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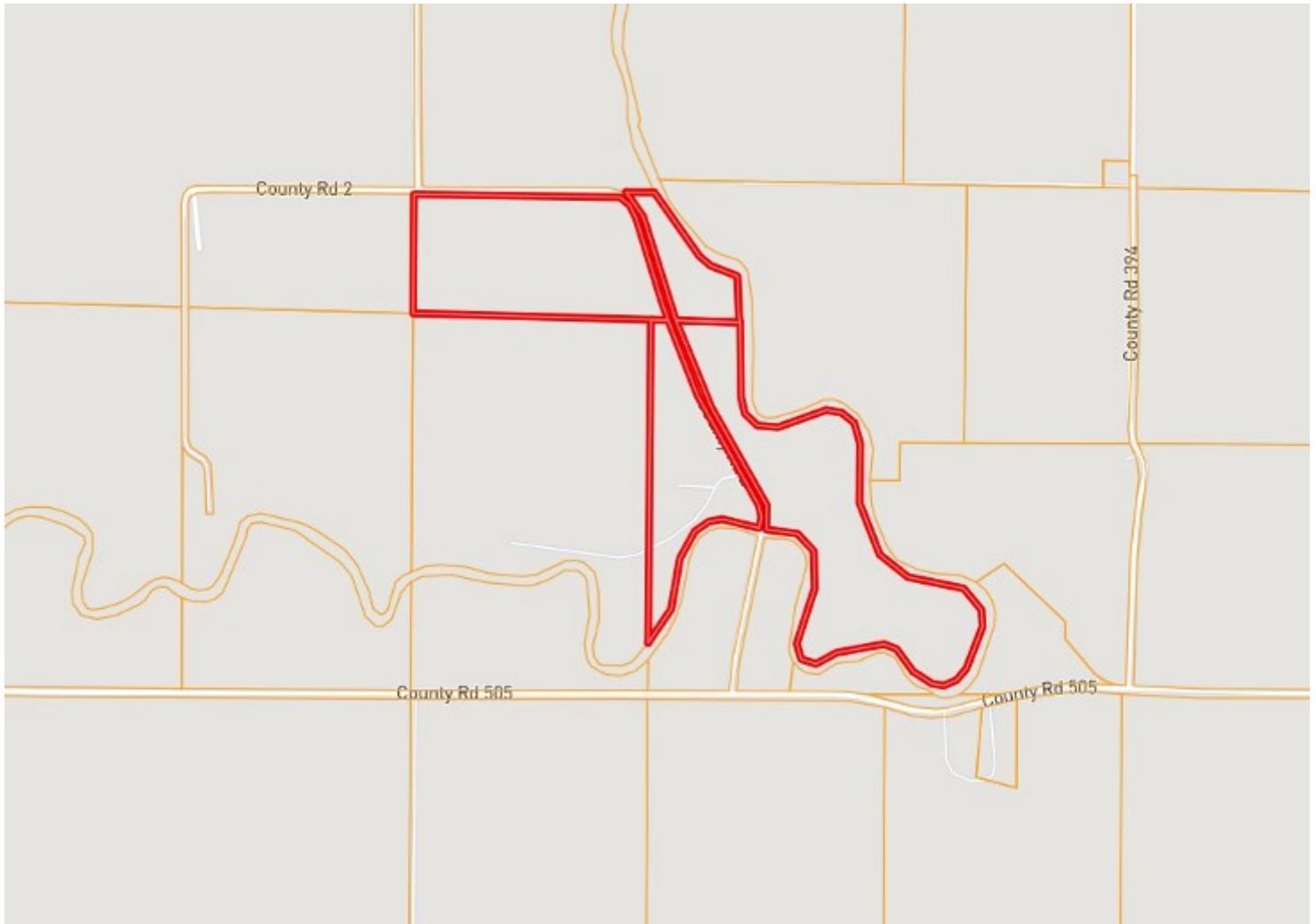
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Ownership Map



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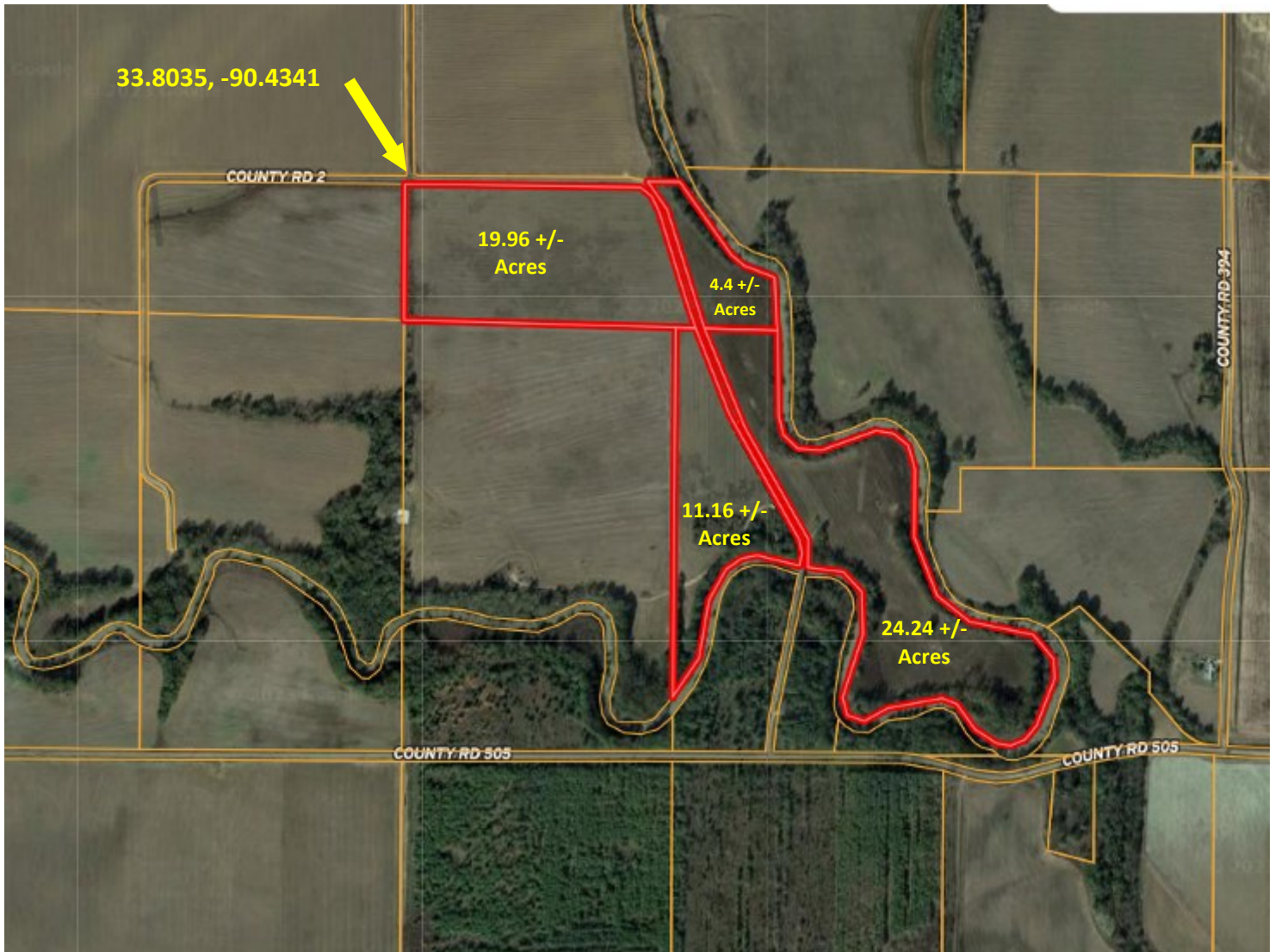
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Aerial Map



[Click for Interactive Map](#)

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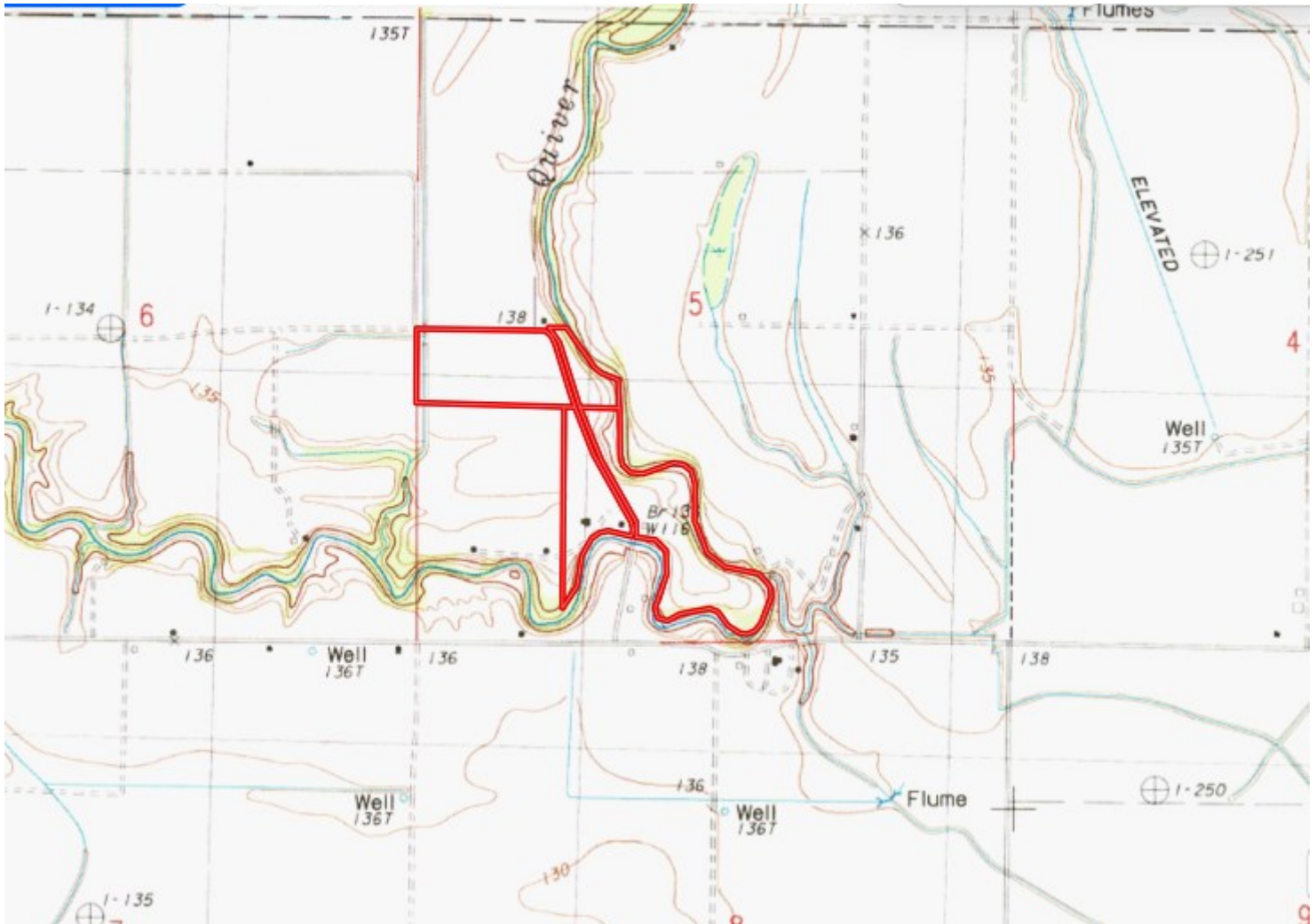
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Topo Map



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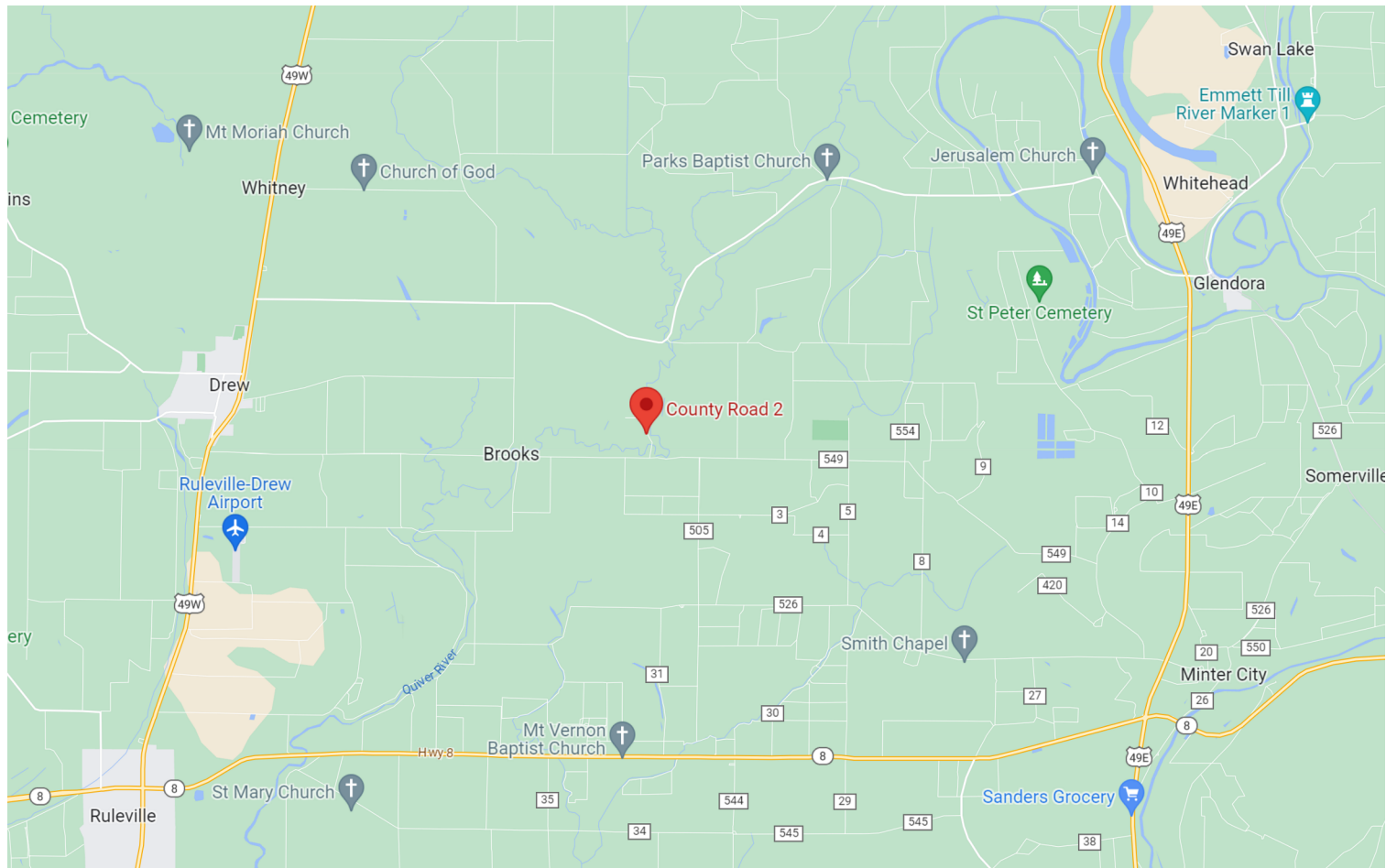


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Directional Map



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