

755± Acres in Leflore County, MS

\$3,775,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office: 662-846-1425

Property Profile

The Leflore 755

Location:

- Leflore County, MS
- 17± Miles North of Greenwood
- 76± Miles Southwest of Oxford
- 6± Miles South of Highway 8

Coordinates:

- 33.701012, -90.173481

Property Information:

- 755± Total Acres
- Deeded Easement
- 13 Established Deer Food Plots
- Tupelo Gum and Cypress Brake
- 10 Established Duck Holes
- 8 Water Control Structures
- Electric Well
- 2,000± SF Cabin with 3 Bedrooms and 1 Bath

Property Use:

- Recreational
- Timber Investment
- Deer, Duck, Turkey, and Small Game Hunting
- Passive Income Opportunity
 - Carbon Credits: \$5,669.49
 - 303.59± Surveyed Acres of CRP Income: \$31,872

Tax Information:

- Total 2022 Taxes: \$5,232.70



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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.

Introducing the Leflore 755, also known as Buck Ridge. This Leflore County, MS diamond is the complete real estate package. Its wildlife diversity is unmatched, with some trophy harvest evidence to prove it!



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Buck Ridge is situated one mile north of the famous McIntyre Scatters and .3 miles west of the Yalobusha River. A dead-end road marks the beginning of the property, offering seclusion and privacy. A great internal road system encompasses the 755± acre tract, providing ease of access to any choice of hunting. The location is unique for the Mississippi Delta, presenting an opportunity to harvest all types of wildlife.



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A notable 35 acres consist of duck holes that can be planted for food. The remaining waterfowl habitat is made up of tupelo gum and cypress brakes, hardwood bottoms, and willow sloughs. With eight water control structures, a managed water system is possible. One electric well also exists.



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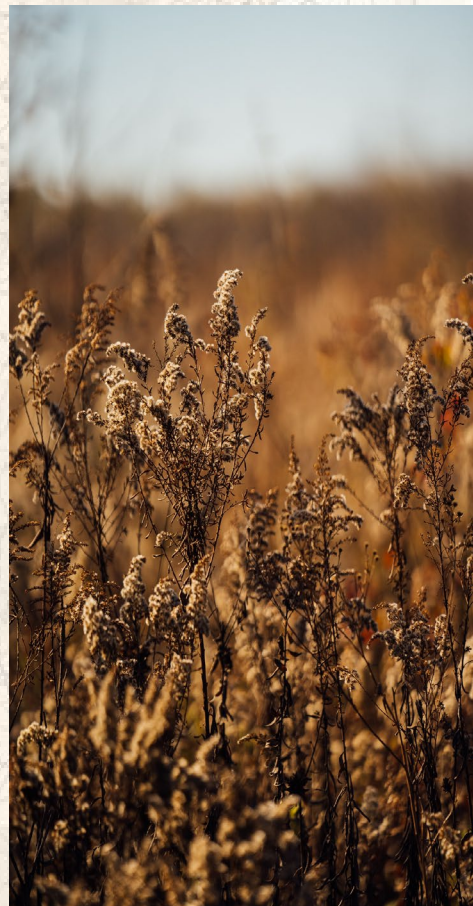
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While Buck Ridge is known for waterfowl hunting, the deer game is some of the best in the Delta. Large bucks roam the hundreds of acres of mixed hardwood and cypress trees. Agriculture fields border the property to the north, allowing the deer to feed on high protein crops during the summer months. Thirteen deer food plots are currently planted. In the northwest corner, there is a 5-acre plot that has been historically planted as a dove field.



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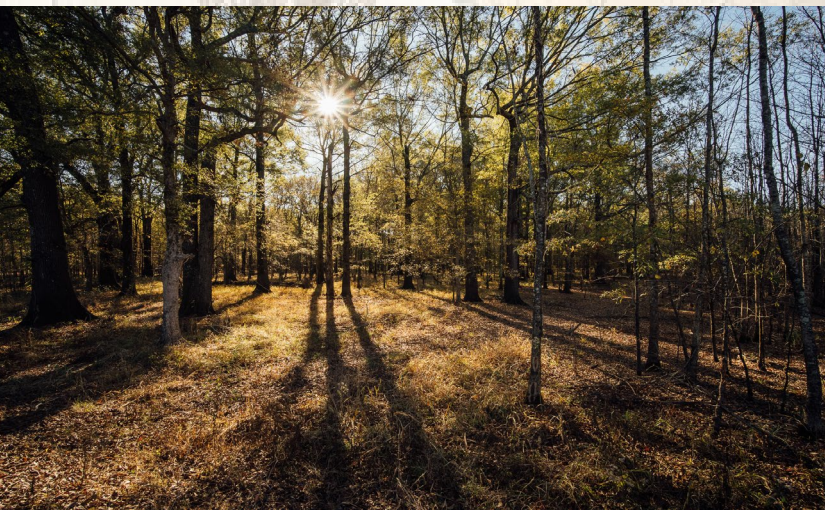
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Three quarters of a mile from the property is a 2,000 SF rustic cabin offering three bedrooms and one bathroom. A large den and wood burning fireplace provide the perfect setting for friendly gatherings before and after a days' hunt. Additional features include an 8'x40' metal container used for storage, a cleaning shed, dog kennels, and a walk-in freezer.



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Buck Ridge also offers the opportunity for passive income. With CRP contracts through 2026, 2029, and 2031, and Carbon Credit Contracts, the property is currently producing \$37,541 annually. This is a great asset to use towards your taxes or yearly maintenance and improvements.



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Owned by the same members for more than 18 years, The Leflore 755 provides seclusion, recreational enjoyment, and long-term investment.

Whether you are wanting a private getaway, family retreat, or a place to start your own hunting club, Buck Ridge is worth considering! Call Wilson Britt today for your private showing.



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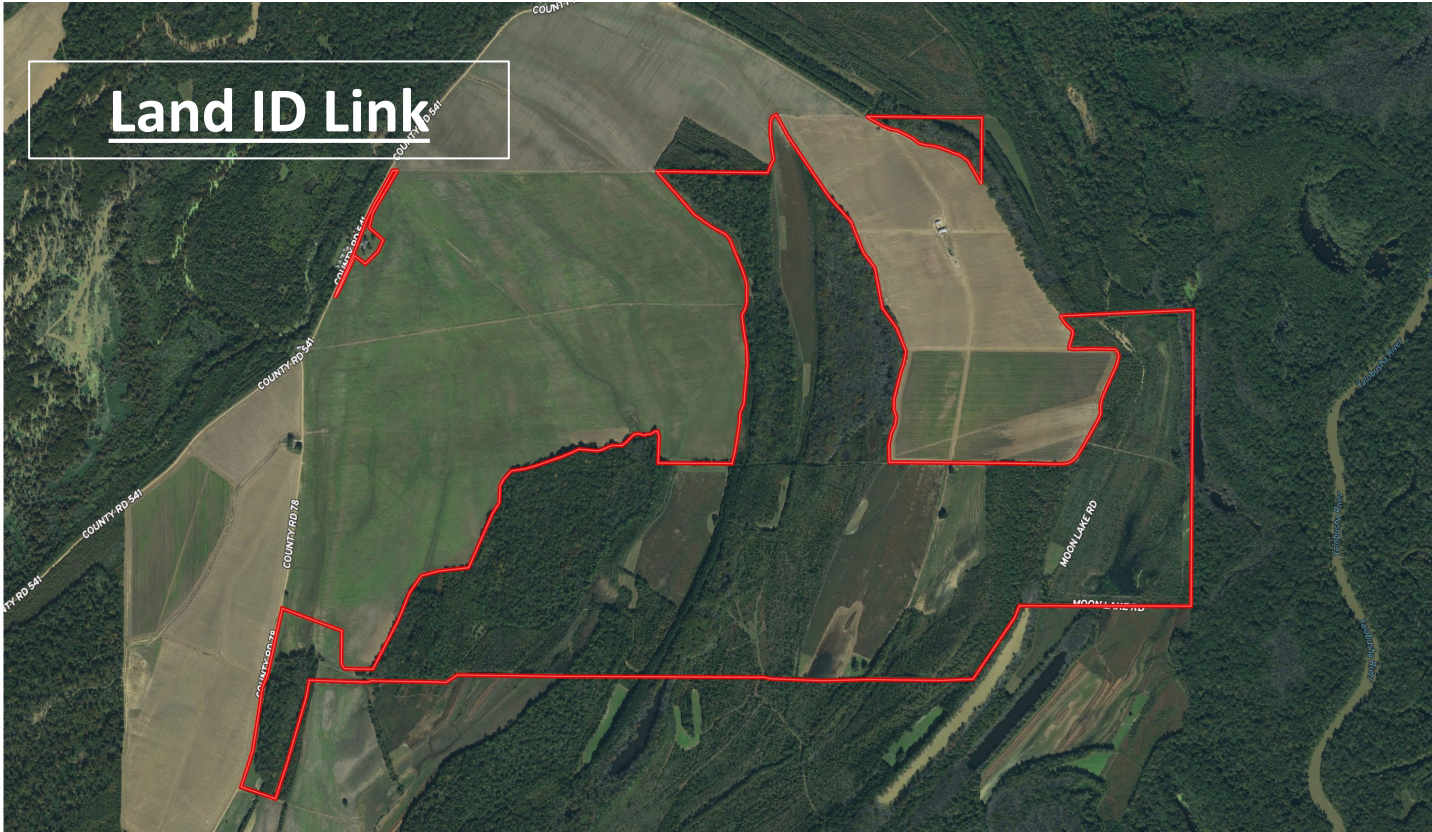
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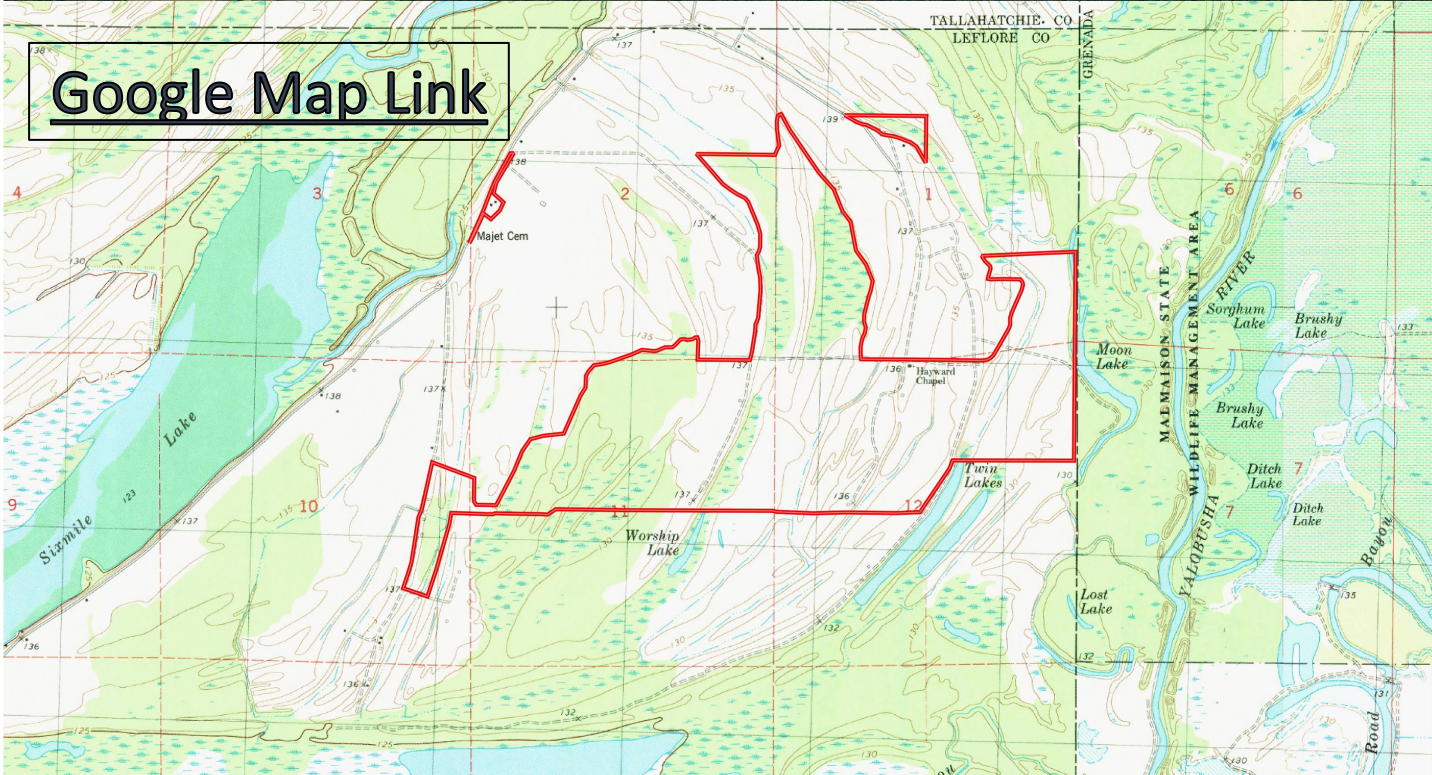
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Land ID Link



Google Map Link



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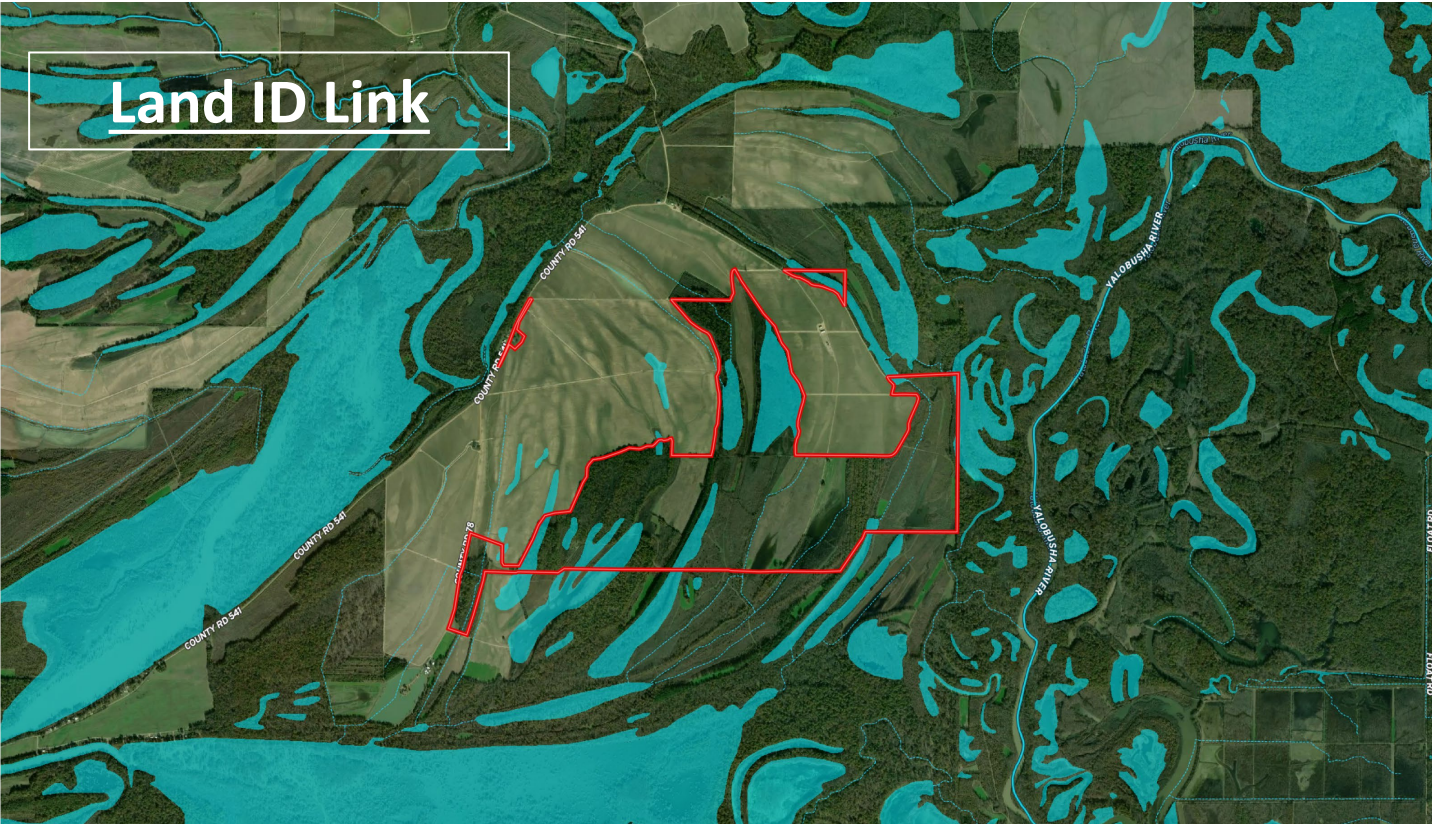
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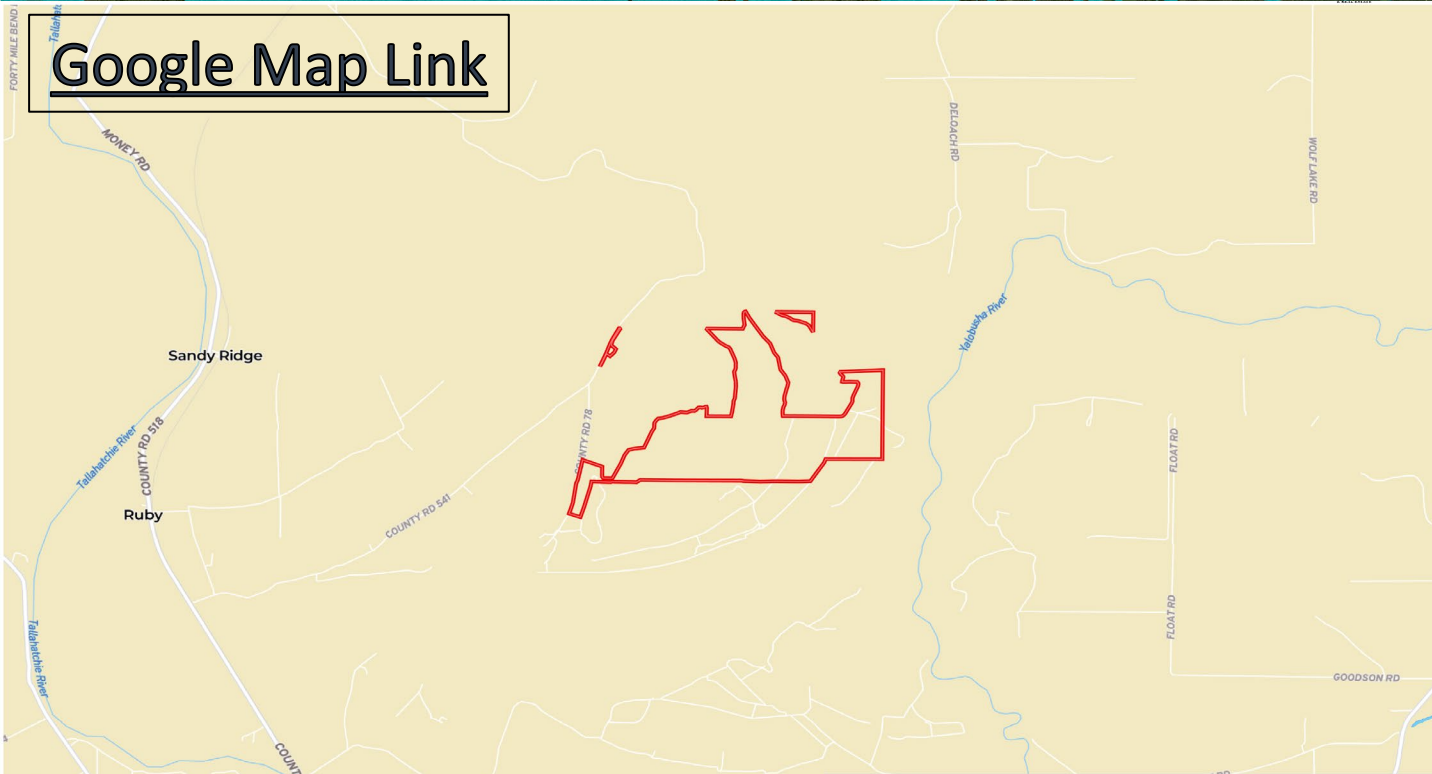
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