

21± Acres
Leflore County, MS
\$110,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

Office (662)846-1425

Property Profile

Leflore 21

Location:

- Leflore County, MS
- Located 10 Miles South of Greenwood
- 3 Miles East of Mathews Brake National Wildlife Refuge

Coordinates:

- 33.389369, -90.197532

Property Information:

- 21± Acres
- Area is Known to Produce Big Bucks
- 2 Food Plots
- Excellent Hunting (Deer, Ducks & Other Small Game)
- Box Blind and Stands in Place
- Deeded Access

Property Use:

- Hunting
- Recreational
- Investment

Tax Information: 2023 - \$40.06

- Parcel #: 13828000001300 & 13828000001400



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Welcome to the Leflore 21, your new recreational hunting tract in the Mississippi Delta. Located just three miles east of Mathews Brake National Wildlife Refuge in the heart of the Mississippi Delta, this 21± acre Leflore County property is a turnkey hunting playground. As many know, whitetail genes in the Delta are some of the best Mississippi has to offer. The timber is a mix of young and mature oaks, ash, hackberry and a few cypress trees. Two established wildlife plots are in place that can be easily accessed. Corn and soybean fields surround the property, which will provide food and cover for the deer during the summer months. A drainage ditch runs along the east side of the property which acts as a natural travel corridor to and from larger tracts of timber to the north and south. Upon initial inspection, deer sign was abundant, multiple rubs and scrapes were found in addition to heavily used deer trails. A box blind and feeder is in place on the east food plot, and a ladder stand is just off the west food plot, ideal for bow hunting. For the duck hunters, the Ag fields to the north drain through the northeast corner of the property and a culvert could be installed to flood the timber. If you have been on the hunt for an affordable place in the Mississippi Delta that has all the right ingredients to produce big whitetails, give Billy Carpenter a call. Schedule your private showing of the Leflore 21 today!



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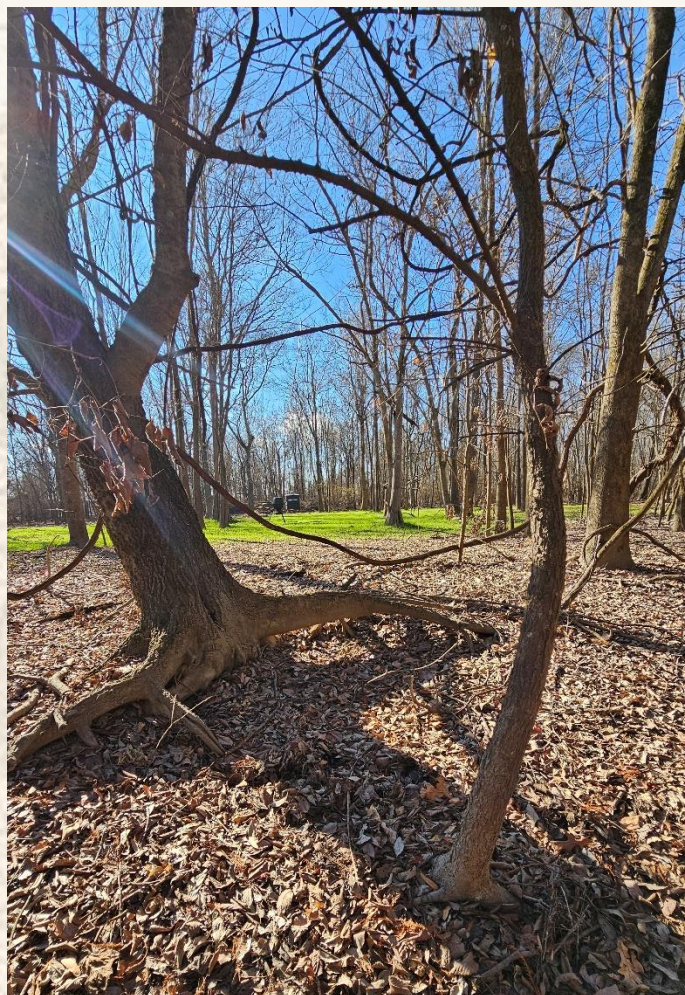
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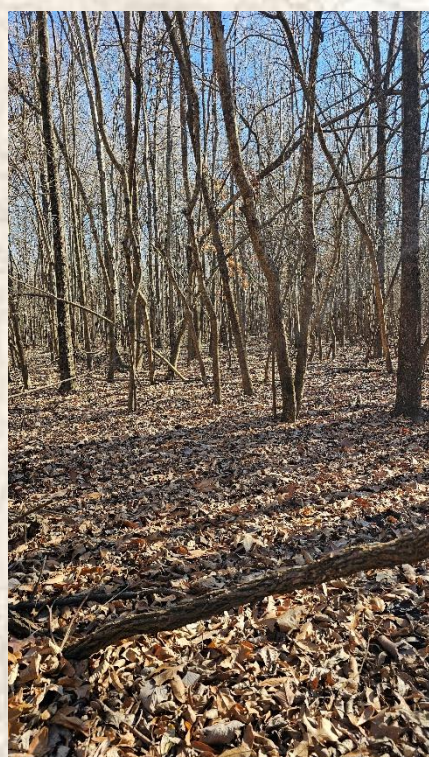
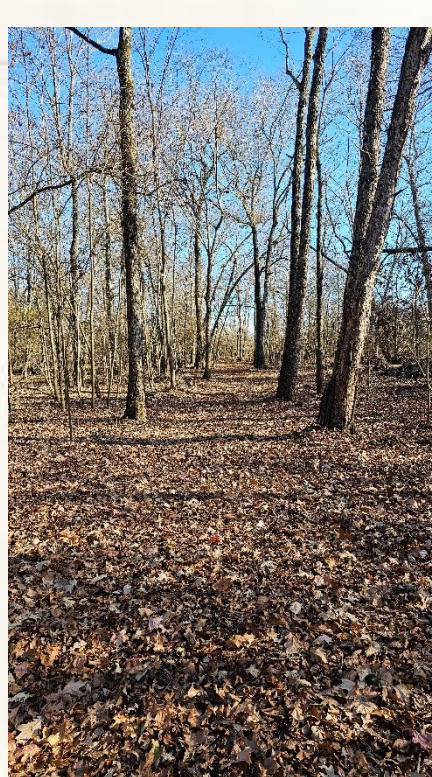
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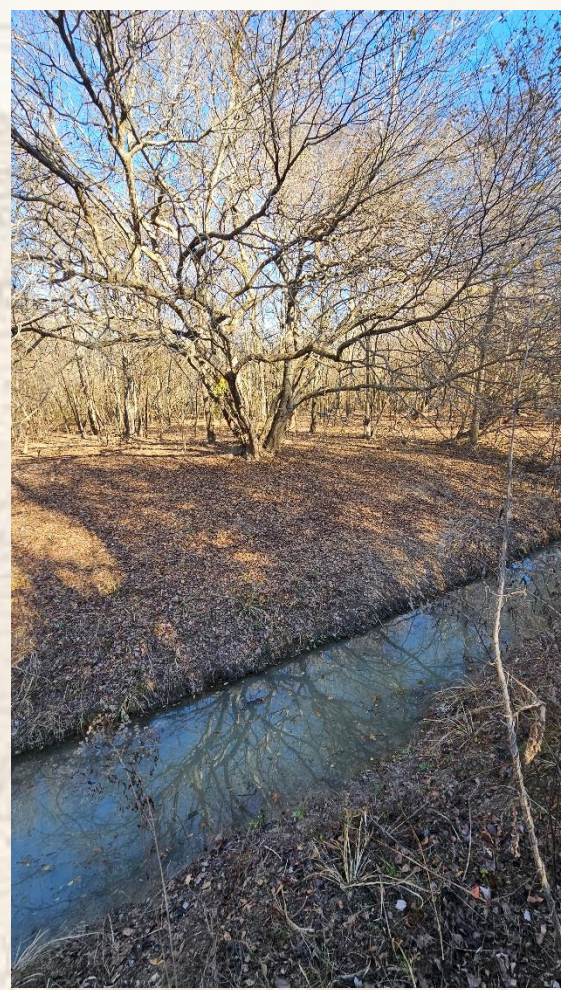
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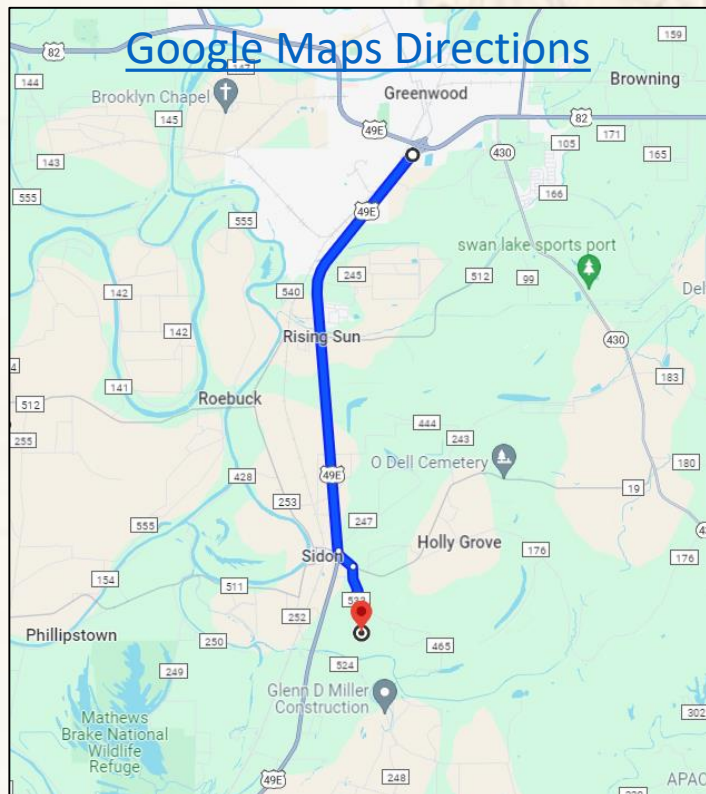
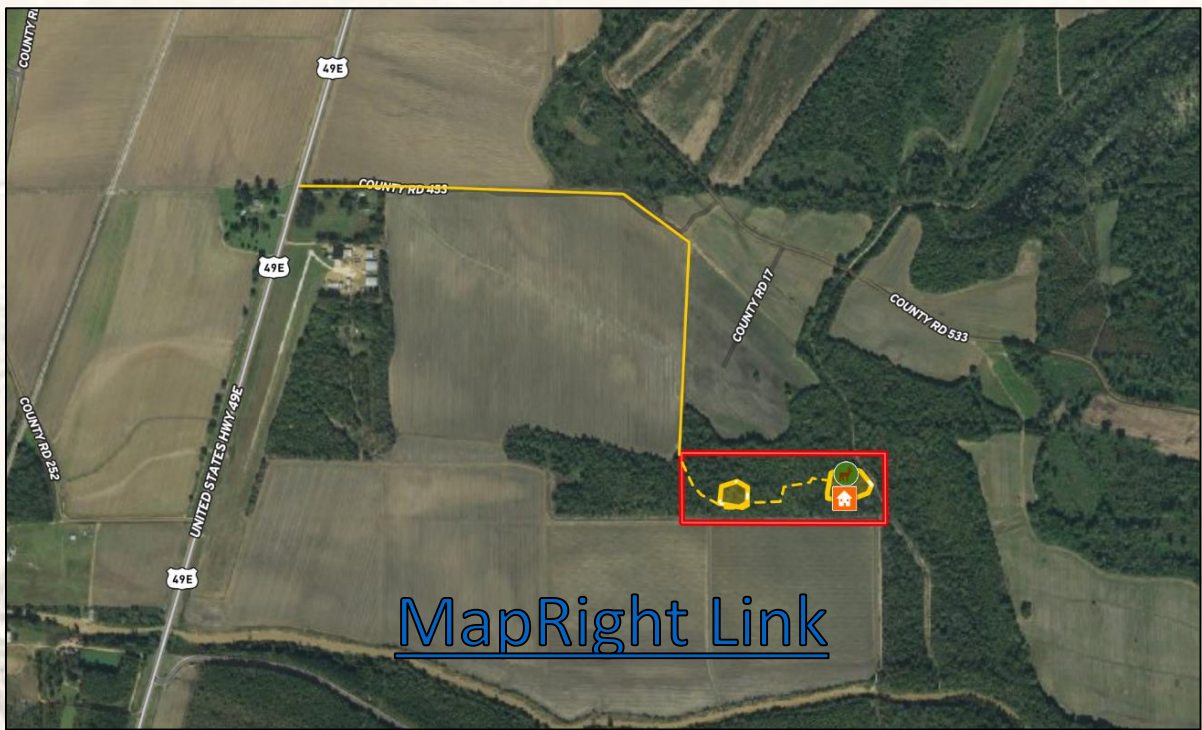
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Directions from the Intersection of Highway 82 & Highway 49 in Greenwood: Travel south on HWY 49E for approximately 8 Miles. Turn left onto County Road 453. The property is accessed by a deeded easement.



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