

563.53± ACRES
LEFLORE COUNTY, MS
\$3,300,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE LEFLORE 563.53

PROPERTY PROFILE

LOCATION:

- Swiftown Community
- Leflore County, MS
- Access from County Roads 559 and 553
- 11± Miles Northeast of Belzoni
- 27± Miles Southwest of Greenwood

PROPERTY USE:

- Agriculture
- Recreational
- Investment

COORDINATES:

33.26918, -90.40701

PROPERTY INFORMATION:

- 563.53± Total Acres
- 460± Tillable Acres
- Ag Land and Cypress Brake
- Predominately Alligator Clay and Dundee Loam
- 3 Irrigation Wells
- 1 Center Pivot Can Be Purchased from the Tenant

TAX INFORMATION:

2023 - \$\$9,016.86



HENRY MOSCO | MANAGING BROKER
C: 662-719-7167 | henry@smalltownproperties.com



FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

WELCOME TO THE LEFLORE 563.53

WELCOME TO THE LEFLORE 563.53, A BEAUTIFUL PIECE OF THE MISSISSIPPI DELTA LOCATED IN SOUTHERN LEFLORE COUNTY JUST 15 MILES NORTH OF BELZONI. Access to the property is available from both County Roads 559 and 553. Delta farmland is one of the most sought after investments and this tract checks many boxes. The farming portion of the property consists of approximately 163 acres set up to be row irrigated with two wells and roughly 160 acres under a center pivot owned by the tenant which can be purchased from them. The well for the pivot goes with the farm. There is 80 acres set up to be easily land formed and irrigated. The remaining acreage consists of 61 acres of dryland with 19 acres on Bear Creek that is great for fishing and could also serve as a potential cabin site. The Leflore 563 can grow it all: cotton, corn or soybeans, and from a recreational standpoint, the Leflore 563 also features 75± acres of Cypress Brake offering duck and deer hunting.

If you are looking to expand your current farming operation or broaden your holdings into a Delta income producing tract, the Leflore 563 deserves a look! Call Ford True or Henry Mosco today to schedule a private showing.



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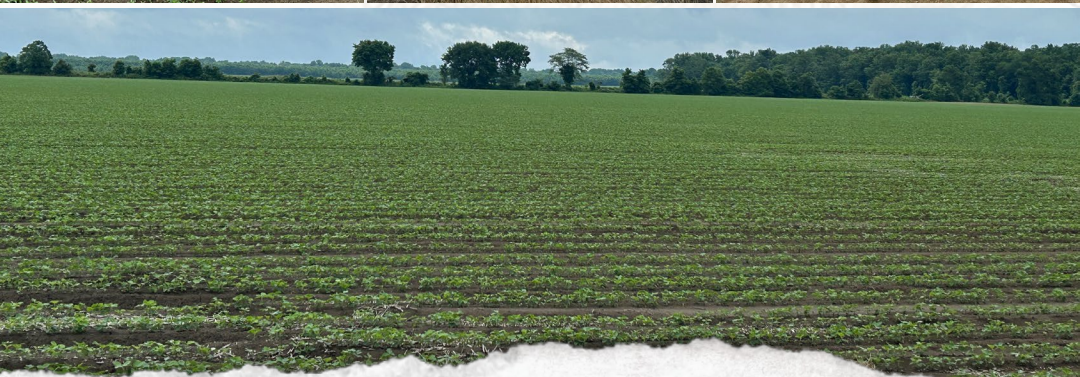
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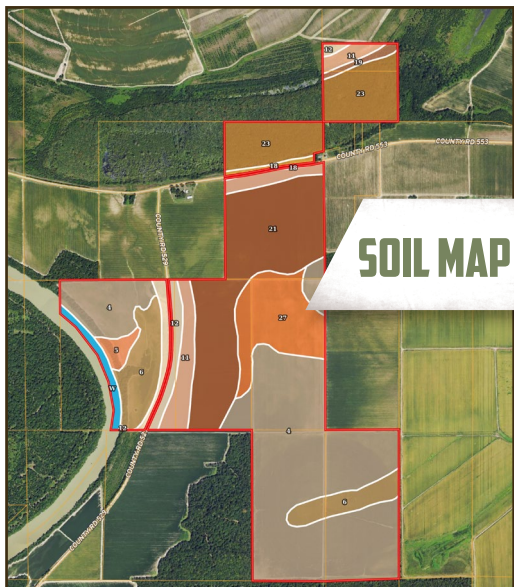
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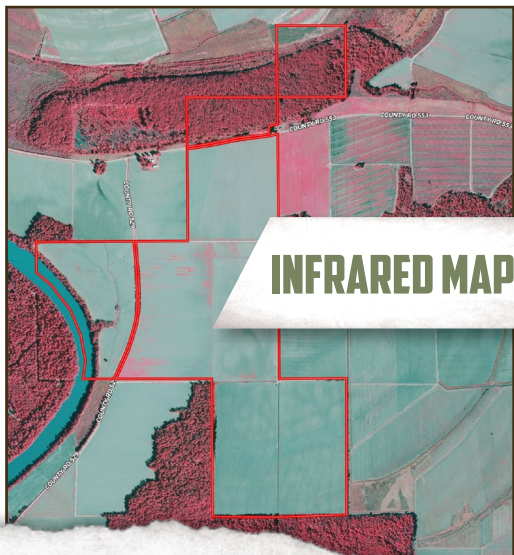
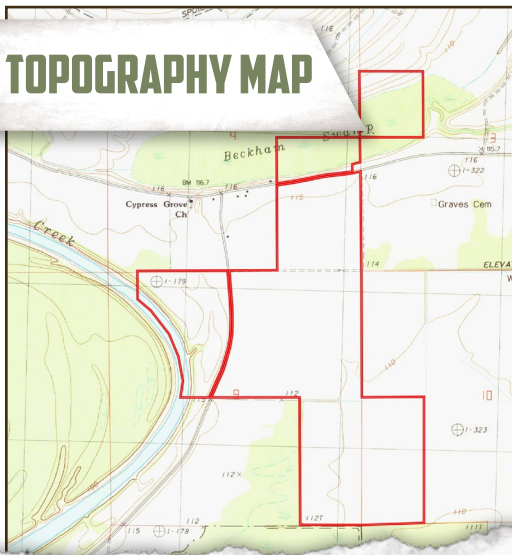
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SOIL MAP

TOPOGRAPHY MAP



INFRARED MAP



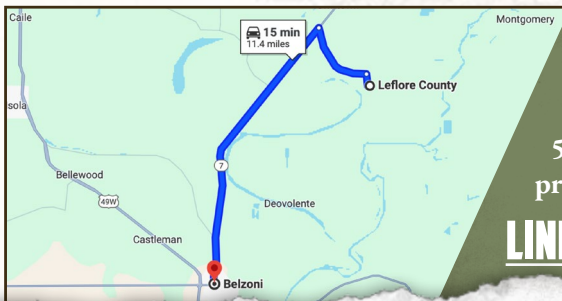
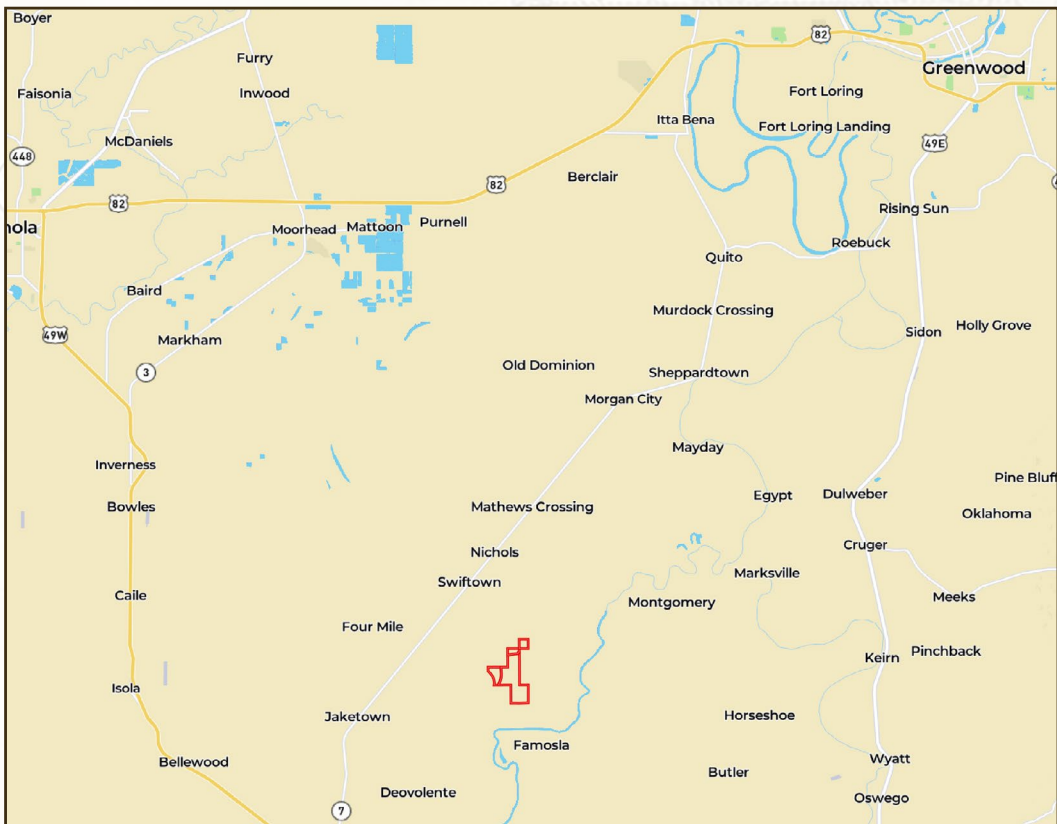
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Directions from Belzoni, MS: Travel North on HWY 7 for approximately 9 miles. Turn right on County Road 553 and proceed east for 3.5 miles. The property is on the south side of the road.

LINK TO GOOGLE MAP DIRECTIONS



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