

166.8± ACRES
LEFLORE COUNTY, MS
\$990,603



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE LEFLORE 166.8

PROPERTY PROFILE

LOCATION:

- Leflore County, MS
- 15± Miles NE of Belzoni
- 30± Miles SW of Greenwood
- Frontage on County Road 529
- Water Frontage on Wasp Lake

COORDINATES:

- 33.25976, -90.40905

PROPERTY USE:

- Recreational/Hunting
- Rental Income
- Passive Income
- Investment

PROPERTY INFORMATION:

- 166.8± Total Acres
- 78.13± Acres of Row Crop Farmland
- 80.50± Acres of Hardwood Timber
- 8.17± Acres of CRP
- Irrigation Well
- Internal Road System

TAX INFORMATION:

2023 - \$2,717.50

- Parcel 16009000000700



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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 166.8

FARMLAND ALERT! WELCOME TO THE LEFLORE 166.8, AN INCOME PRODUCING PROPERTY WITH A RECREATIONAL HAVEN. Located just outside of Belzoni, in Leflore County, MS is a total of 166.8± acres of premier farm and hunting land. Of the total 166.8± acres, 78.13± acres is an income producing row crop farm. The soil type consists of askew silt loam and Dundee loam, excellent ground for producing high yields. A variety of crops can be planted, including soybeans, corn, or cotton. An 8.17± acre area is enrolled in CRP, with a potential contract renewal in 2025. These huntable acres are currently producing \$861 in passive income.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

MORE ABOUT THE LEFLORE 166.8

The remaining acreage balance of 80.50± acres is in marketable hardwood timber. The thickness of the woods provides an advantage for a whitetail habitat haven. Encompassed by agriculture fields, the deer graze on high protein crops throughout the summer. A great internal road system exists in the woods, with shooting lanes and a box stand already in place.

Wasp Lake and the Yazoo River provide great water sources for the abundant wildlife, and year-round fun is possible, with fishing in the summer!

Farmland in The Mississippi Delta doesn't come to market often so take advantage of this rare opportunity!
Call Wilson Britt today for your private showing.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

166.8± ACRES

LEFLORE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

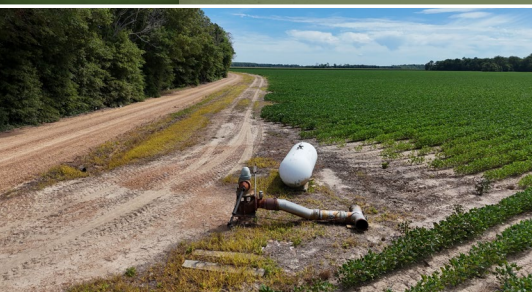
701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

166.8± ACRES

LEFLORE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

166.8± ACRES

LEFLORE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

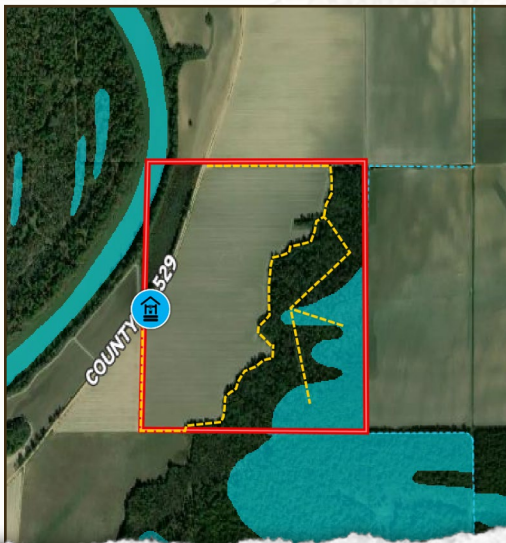
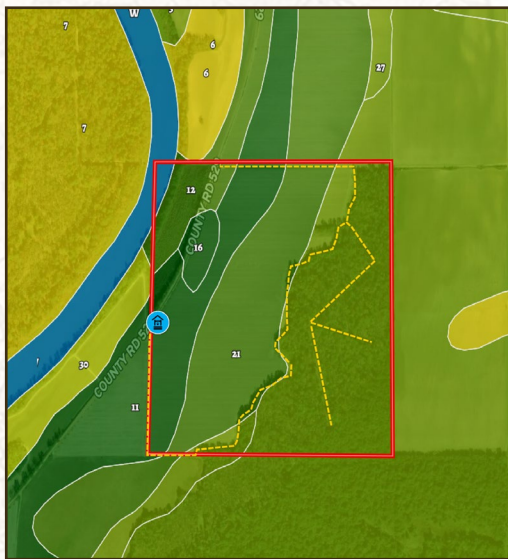
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

166.8± ACRES

LEFLORE COUNTY, MISSISSIPPI

land id. LINK



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

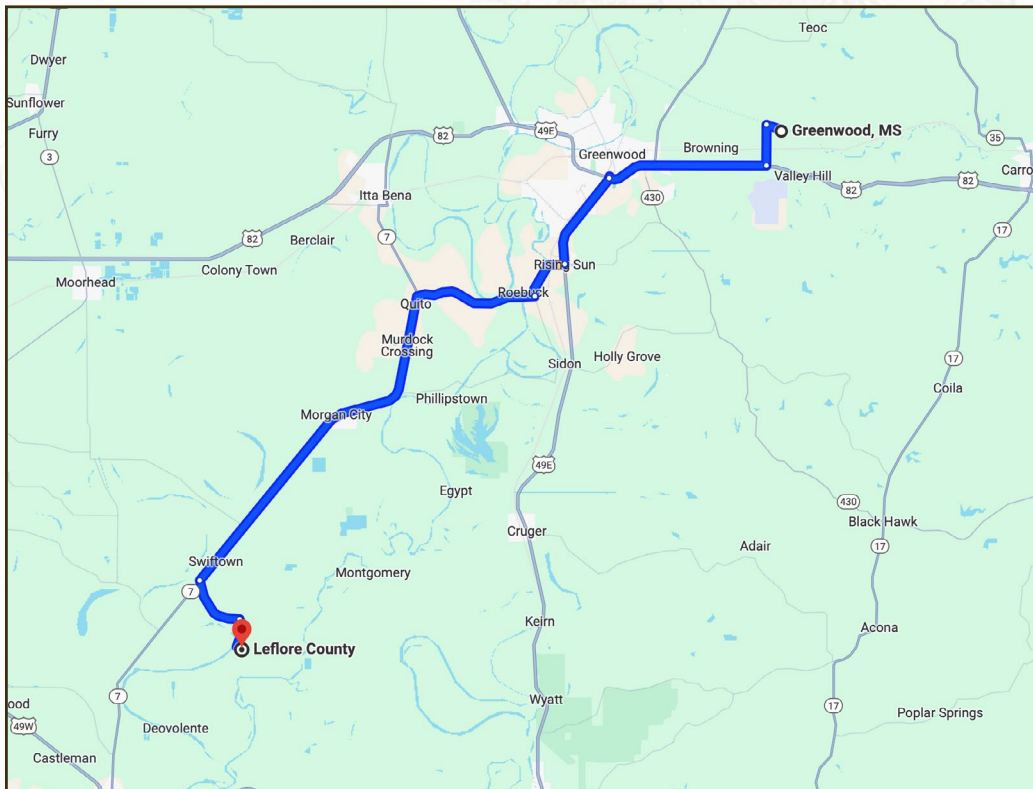
O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

166.8± ACRES**LEFLORE COUNTY, MISSISSIPPI**

Driving Directions from Greenwood, MS: Travel US-82 W for 5.8 miles. Make a slight right to merge onto US-49E S/Main Street toward Tchula/Yazoo City. Continue to follow US-49E S for 3.8 miles. Follow County Road 512 to MS-7 S for 6.3 miles. Turn left onto MS-7 S and drive 13.6 miles. Continue on Silent Shade Road. Drive to Church Road and drive 3.3 miles to your destination on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.