



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE



83.9± Acres in Leflore County, MS

\$249,500

Office 769-888-2522

Property Profile

The Leflore 83.9

Location:

- Leflore County, MS
- 2.5± South of Schlater
- 15± Miles Northwest of Greenwood
- 35± Miles North of Belzoni
- 100± Miles North of Madison

Coordinates:

- 33.606059, -90.334635

Property Information:

- 83.9± Acres
- Accessed by a Short Easement
- Enrolled in a Conservation Easement in 2001
- Primarily Bald Cypress and Tupelo Gum
- Three Established Duck Holes
- Gravel Boat Launch

Property Use:

- Duck
- Timber Management

Tax Information:

- Parcel 05607000000600: \$105.77 for 2021



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ADAM HESTER

ASSOCIATE BROKER

C: 601-506-5058

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P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Hole 1



Hole 2

Welcome to The Leflore 83.9! Located near the town of Schlater, MS in Leflore County, this 83.9± acre tract is ideal for the person looking for a duck first property. Situated in Ashland Brake, this property was enrolled in a conservation easement in 2001 with the primary purpose to promote and maintain wildlife and timber habitat and diversity. The timber primarily consists of bald cypress and tupelo gum with a small amount of willow trees scattered throughout. There are currently three duck holes, with the option to open additional areas per the conservation easement. Most years, the brake is navigable year-round by a small boat. Marked runs are established and a gravel bottomed boat launch is in place. This is a Mississippi Flyway tract and is in an area known to produce good duck numbers. Call Adam Hester for more information.



Hole 3



Boat Launch



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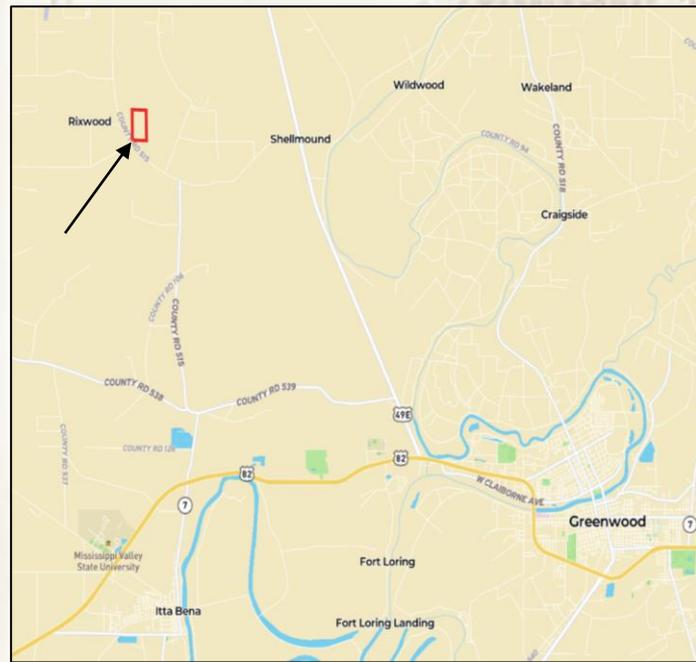
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- Boundary Consists of 83.9± Acres
- Three Established Duck Holes
- Primarily Bald Cypress and Tupelo Gum
- Accessed by a Short Easement
- Conservation Easement in Place
- Great Mississippi Flyway Location



- Located near Schlater, MS
- 15± Miles Northwest of Greenwood
- 35± Miles North of Belzoni
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[Interactive MapRight Link](#)

[Interactive Google Map Link](#)



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