

**30± Acres Commercial  
in Leflore County, MS  
\$1,400,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

Office 662-846-1425



# Property Profile

## The Leflore 30 Commercial

### Location:

- Leflore County
- Sidon, MS
- 5± Miles South of Greenwood

### Coordinates:

- 33.4613, -90.2191

### Property Information:

- 30± Total Acres with a 13± Acre Open Lot
- 6,780± SF Office Building with Paved Parking
- A Filing/Safe Room
- Standing Seam Metal Roof, New in 2016
- Underground Fiber to Office Building
- Fire Protection Sprinkler System
- 12,000± SF Warehouse
- 3,250± SF Warehouse
- 6,000± SF (30' x 200') Open Front Storage Shed
- Water Well
- Yazoo River Access, When River Levels Allow

### Property Use:

- Commercial
- Industrial
- Farm/Ranch
- Mixed Use

### Tax Information:

- Parcel 10632000000800 plus two others: \$9,674 for 2021



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**WILSON BRITT**

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





Are you looking to expand or start your own business? This 30± acre mixed-use property in Leflore County, MS is your answer! A renovated, 6,780± square foot building serves as the focal point, offering 19 offices with a reception area, kitchen, conference room, and several restrooms.



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An open plan concept allows for additional opportunities to expand. A file room doubles as a safe room with fully grouted masonry walls and a poured-in-place concrete deck. Three restrooms inhabit the building, with one also including a shower.



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A small back porch overlooks the Yazoo River, offering an outdoor space for gatherings. A second floor provides additional storage over the corridor.



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The flexibility of the property's storage capabilities is a selling point. A 12,000± square foot warehouse and a 3,250± square foot warehouse offer ample opportunity for production, maintenance, or industrial needs. Additionally, a 30'x200' open front storage shed enhances site flow and ease of access, crucial to operational efficiency. A rail spike also exists but would need upgrading. Situated at the extreme north side of the property is a 13± acre open lot, extending the development possibilities.



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[MapRight Link](#)

Location is key! This property is less than ten minutes from the deltahub, Greenwood, MS. Centrally located between Memphis, TN and Jackson, MS, this area provides an ideal setting for industrial and commercial opportunities alike.

Take advantage of this unique property that checks all the boxes for a thriving business. The possibilities are endless thanks to the office space and storage capabilities. Call Wilson Britt today for additional information and to schedule a showing!



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