

400± Acres in Leflore County, MS
\$1,590,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 662-846-1425

Property Profile

The Leflore 400

Location:

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

Coordinates:

- 33.4773, -90.1488

Property Information:

- 400± Acres
- 2± Miles of Frontage on Palusha Creek
- 2,500± Sq. Ft. House
- 1,100± Sq. Ft. Shop
- 120± Acres of Farmland
- 43.19± Acres of CRP
- Carbon Credit Contracts

Property Use:

- Three Fishing Lakes/Ponds
- Deer, Duck, Dove, Turkey, Small Game
- Mixed Timber
- Passive Income Opportunity

Tax Information:

- Parcel 10436000000500 plus eight others: \$5,122 for 2021



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WILSON BRITT
LAND SPECIALIST

C: 662-299-2367

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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 400, situated just outside of Greenwood, MS in the town of Sidon. This year-round escape offers 400± acres of water, woods, and fields for the outdoor enthusiast or anyone wanting a homestead just beyond the city limits.



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As you enter the property from the north, a paved road takes you directly to a 2,500± square foot three bedroom home. Additional features include planed cypress interior, hardwood floors, a wood burning fireplace, and two outdoor porches. Storage and workspace is not an issue, as multiple shops and a pole barn are in place. This house would make an excellent family home or hunting camp for the future owners.



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Activity is bustling during all four seasons. Three bodies of water are on the property: a cypress lake holding crappie, a pond stocked with bass and bream and more than two miles of frontage on Palusha Creek offering summertime fun for the whole family. Located at the foot of The Delta, the creek also serves as a water source for the abundant wildlife. Multiple shooting houses and food plots are found throughout. Two sloughs are the perfect habitat for waterfowl. A 7± acre field historically has been planted in sunflowers for exceptional fall dove hunts.



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Passive income is another rare opportunity that is offered. With 120± acres of farmland, CRP contracts through 2032 and 2033, and Carbon Credit Contracts, the property is currently producing \$17,852 on an annual basis. This is a great asset to use towards your taxes or yearly maintenance and improvements.

Whatever your goals, this recreational playground is one you don't want to miss. Call Wilson Britt today for a private showing.



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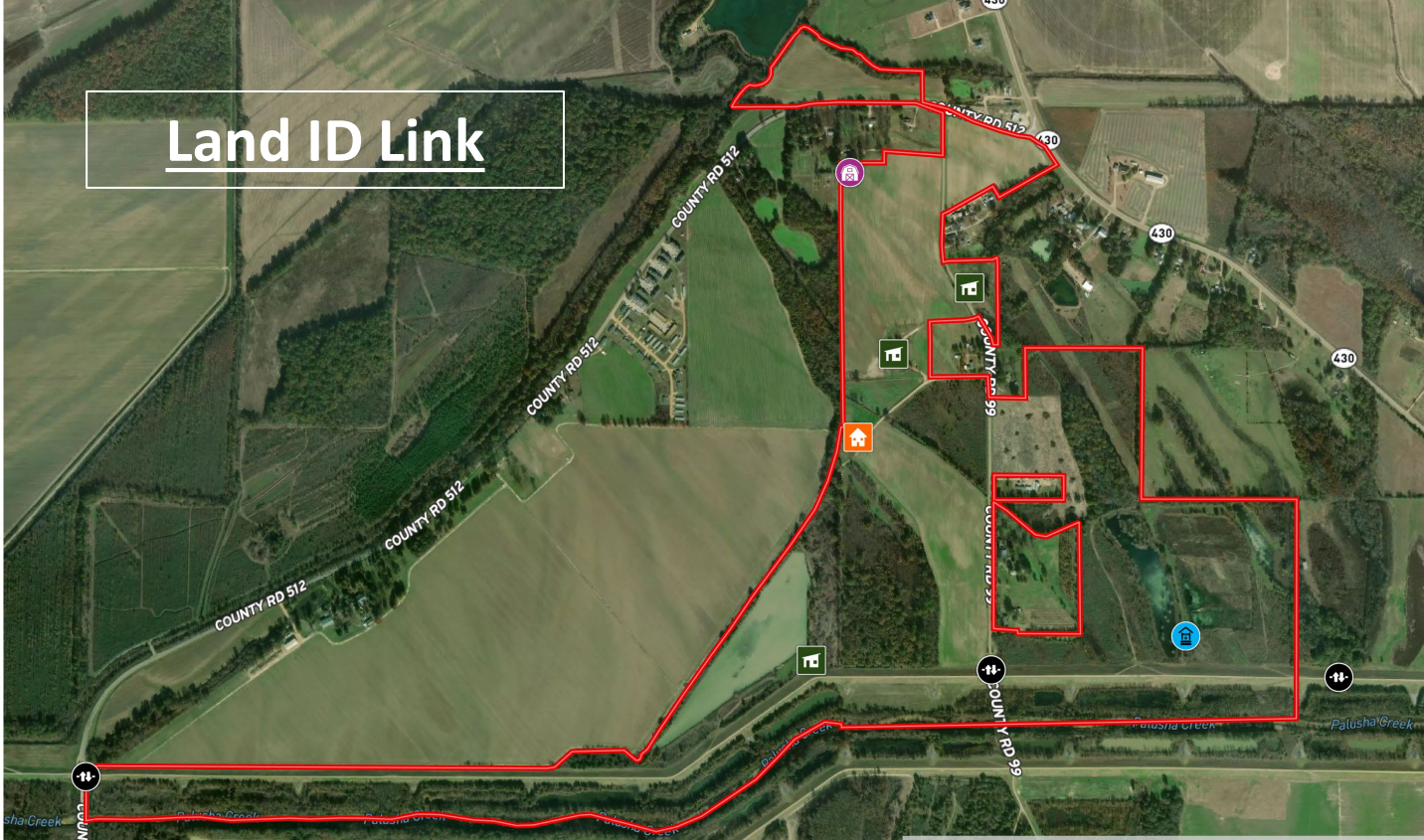
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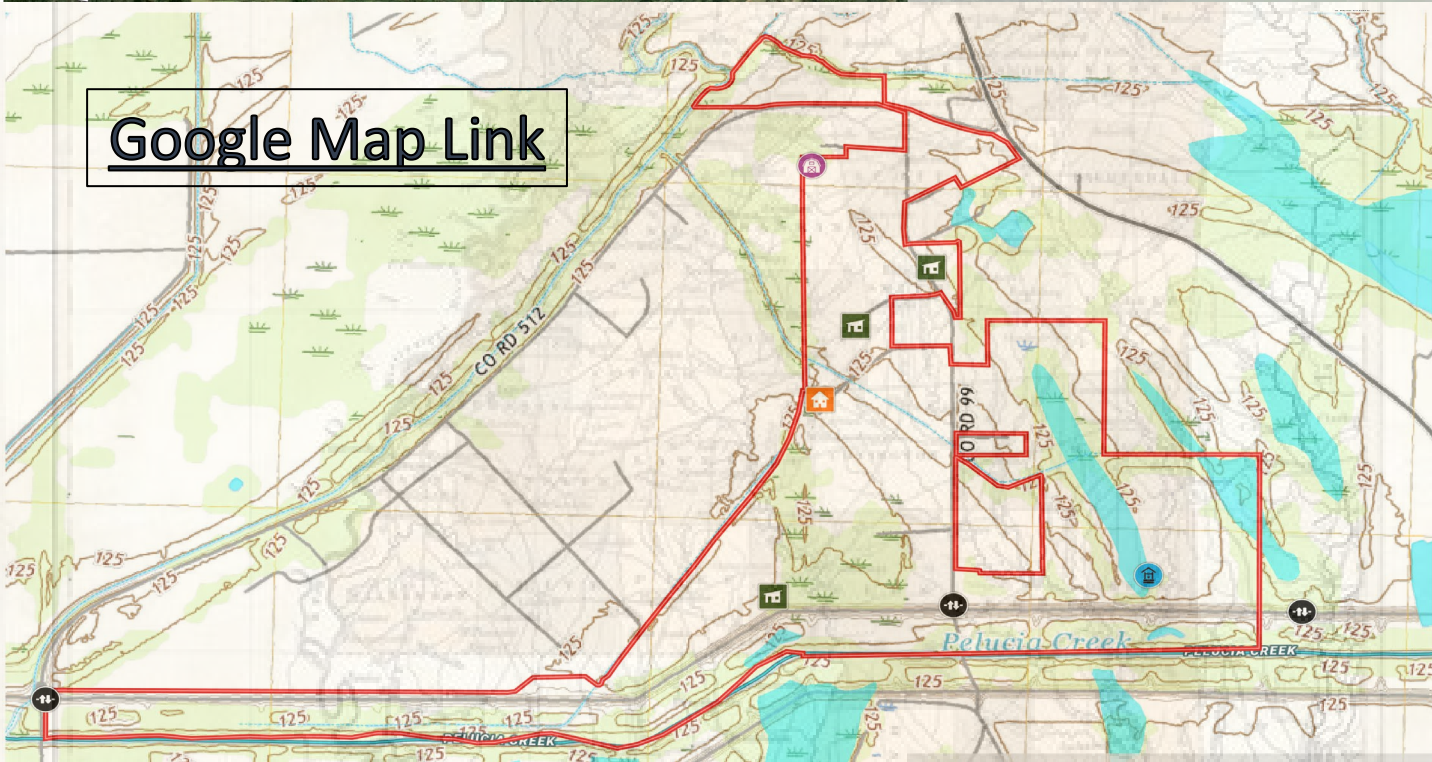
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Land ID Link



Google Map Link



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