

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



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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.



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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.**



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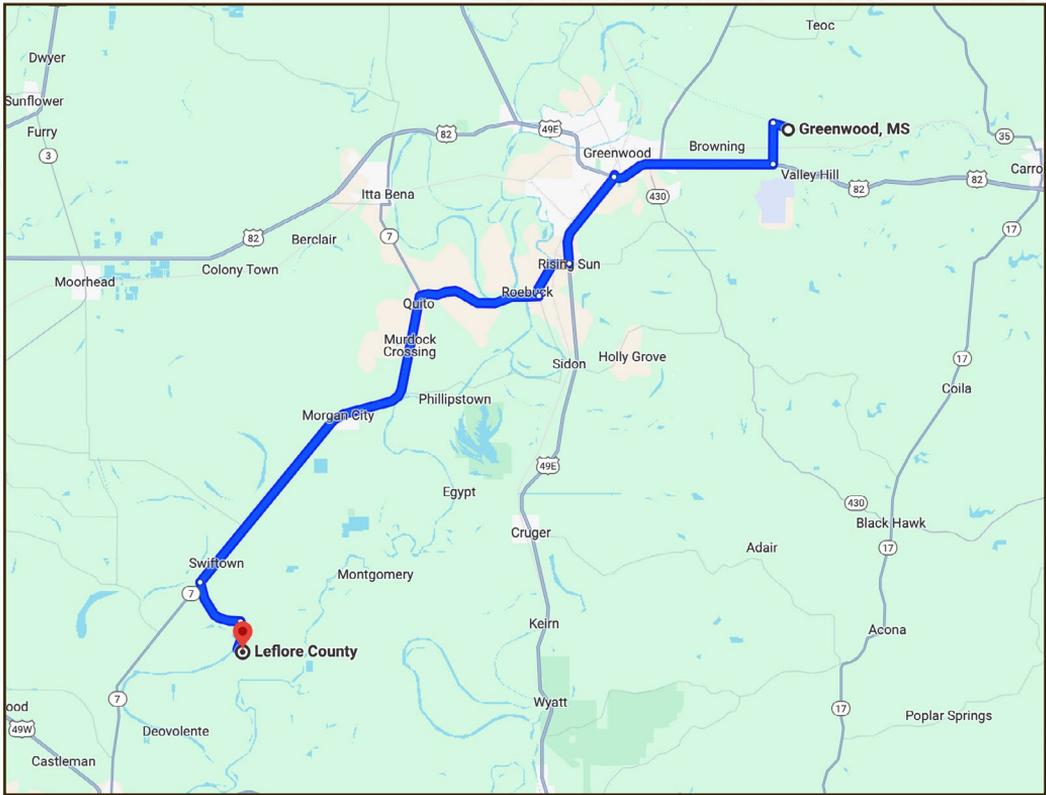
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Driving Directions from Greenwood, MS: Travel US-82 W for 5.8 miles. Make a slight right to merge onto US-49E S/Main Street toward Tchula/Yazoo City. Continue to follow US-49E S for 3.8 miles. Follow County Road 512 to MS-7 S for 6.3 miles. Turn left 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](#)



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