



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

Office 662-846-1425

304.75± Acres in Leflore County, MS
\$850,000

Property Profile

The Leflore 304.75 “Macduff Farm”

Location:

- Leflore County, MS
- Frontage on County Road 550 and County Road 22
- 28± Miles West of Grenada
- 34± Miles South of Clarksdale
- 25± Miles East of Cleveland
- 16± Miles North of Greenwood

Coordinates:

- 33.75803, -90.28090

Property Information:

- 304.75± Acres
- 3± Miles Frontage on the Tallahatchie River
- 3 Natural Duck Holes
- Hardwood Timber

Property Use:

- Recreational and Investment

Tax Information:

- \$1,213.73 Total for 2022
- Parcel # 01124000000100
- Parcel # 01123000000100
- Parcel # 01222000000800



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FORD TRUE
LAND SPECIALIST

C: 662-645-1119

O: 662-846-1425

ford@smalltownproperties.com

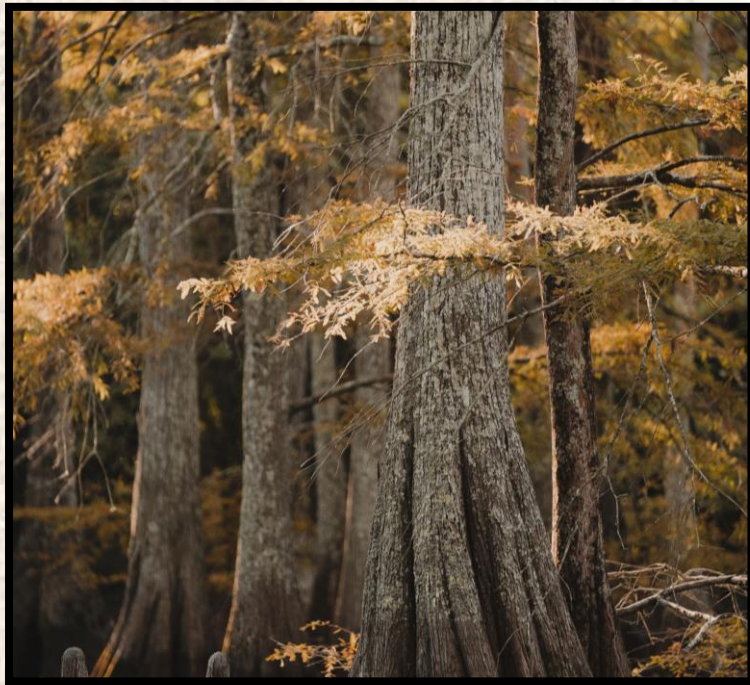
701 W. Sunflower Rd - Cleveland, MS 38732

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Information is believed to be accurate but not guaranteed.



Welcome to "Macduff Farm" situated in the Mississippi Delta. This 304.75+/- acre Leflore County farm is located in Minter City and offers multiple opportunities: Deer Hunting, Duck Hunting, or an Investment. This outstanding tract offers more than three miles of frontage on the Tallahatchie River and is easily accessed from County Road 550 and County Road 22. The hardwood draws and bottoms along the river are excellent deer habitat and are loaded with Oak, Pecan, Ash, Cypress and Persimmon. The farm is situated between two large blocks of woods and acts as a natural funnel for wildlife. Being in a major duck flyway the three natural duck holes on the property have produced for years.



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From a deer hunter's perspective, the Macduff Farm sets up beautifully. The location and shape of the property perfectly funnel deer through the area. But to the trained eye, there are multiple pinch points within the property to narrow down stand locations even further. The topography and features of the Macduff Farm offer bottlenecks between the duck holes and riverbank that are perfect for getting that big buck in close for a shot. Where the bayou from the north connects to the wooded area in the middle of the farm is another natural place to intercept a cruising buck.



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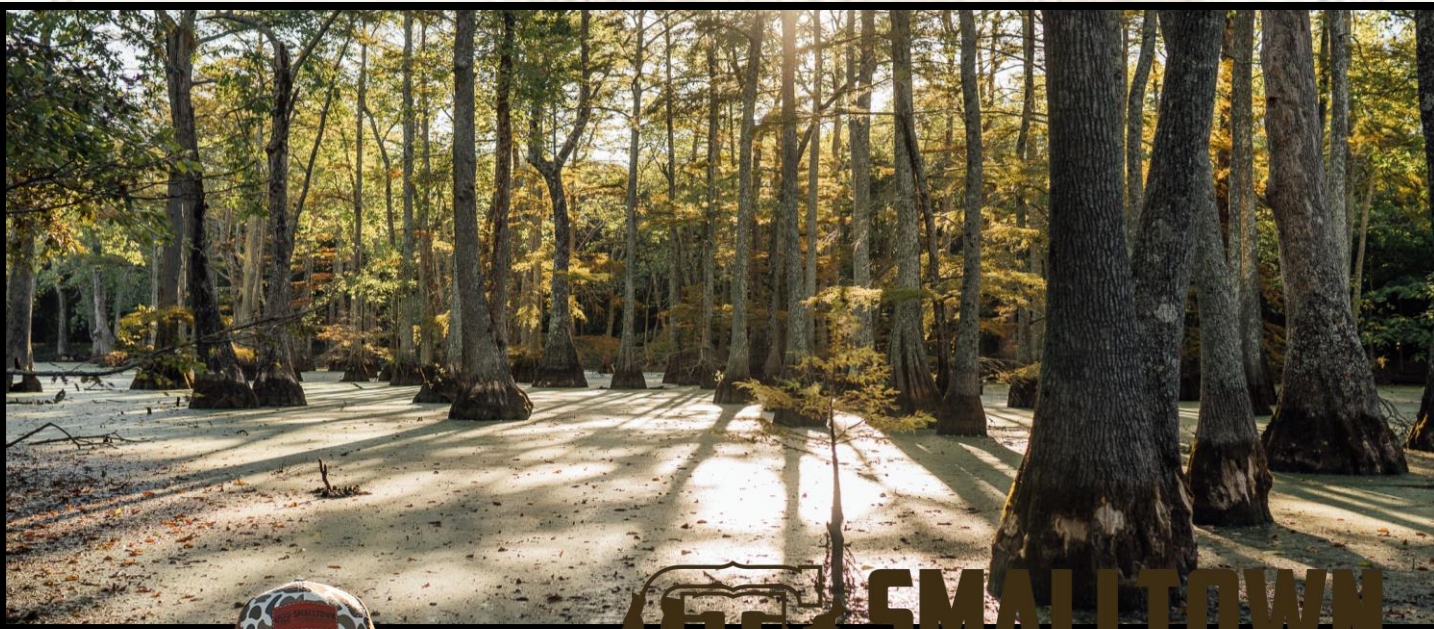
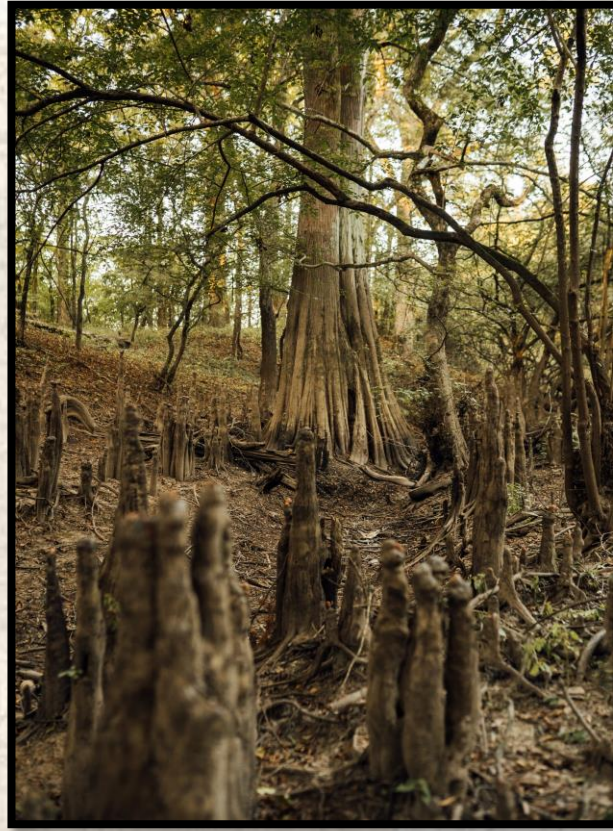
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The Mississippi Delta is a famed duck hunting destination and the Macduff Farm is right in the middle of the action. Located 5+/- miles west of the Tallahatchie Wildlife Refuge and only 9 miles northeast of the world famous Fighting Bayou, flights of ducks pass over the farm every year. The natural sloughs located on the property are a magnet for waterfowl. The crown jewel of the property, from a duck perspective, is the cypress lake. Leaning against an ancient cypress and watching mallards fall down through the trees is every duck hunters dream and that dream can be a reality on the Macduff Farm. The lake is lined with giant cypress and also scattered cypress throughout the middle with multiple holes that set up perfectly for decoy spreads.



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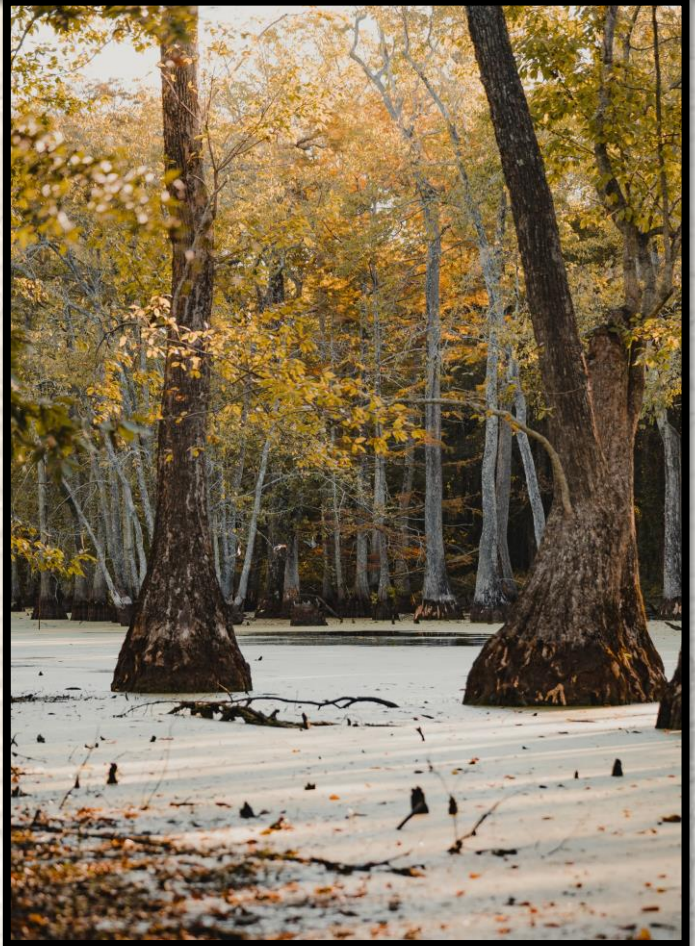
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This property is centrally located being just 28+/- miles from Grenada, approximately 34 miles from Clarksdale, 25+/- miles from Cleveland and roughly 16 miles from Greenwood. Be on your new farm quickly from several Delta cities. If you are in the market for a deer and duck tract in the Mississippi Delta, look no further than the Leflore 304.75 aka Macduff Farm. To schedule a showing, call Ford True today.



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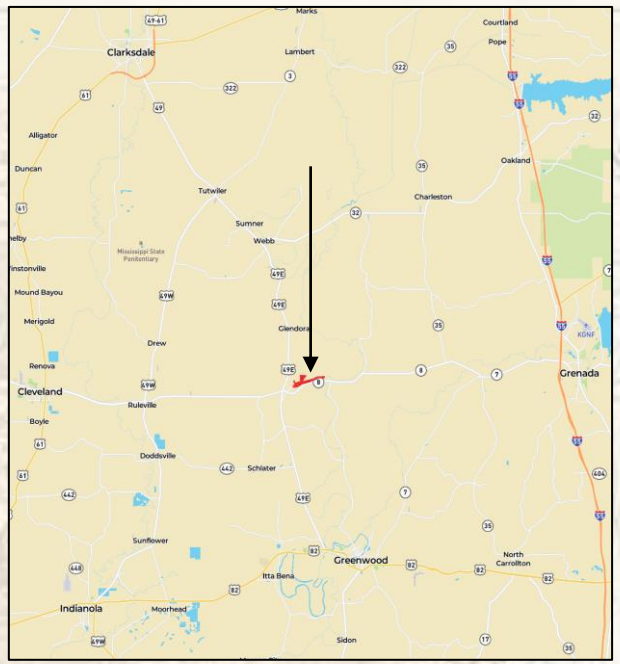
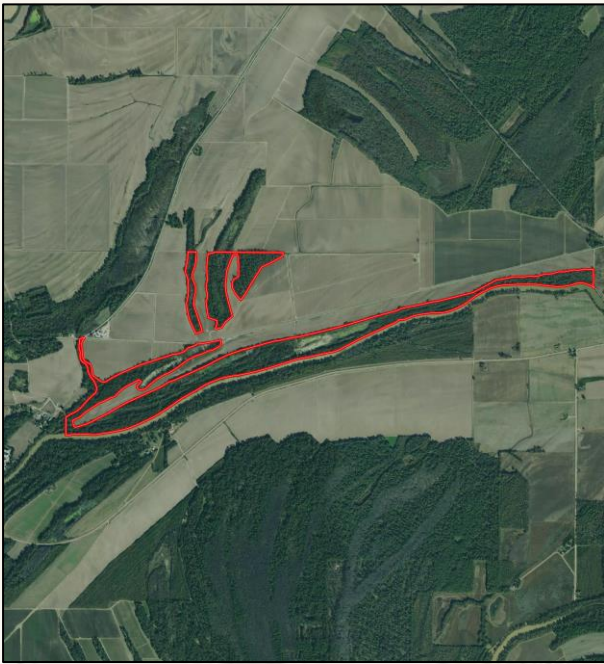
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[Map Right Link](#)

[Google Map Link](#)



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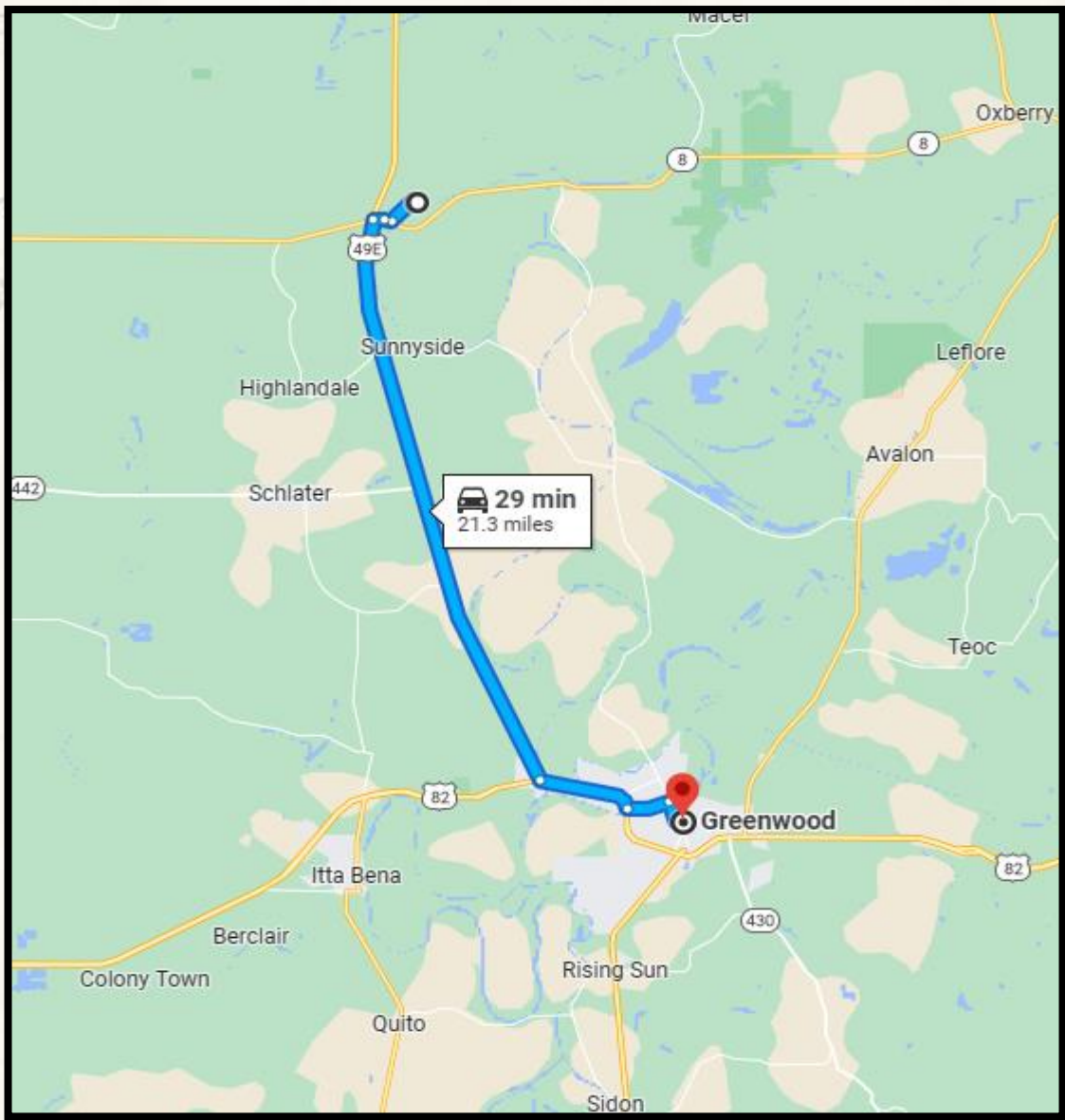
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Directions from Greenwood Mississippi: Travel north on Hwy 49 for approximately 16 miles to the intersection of Hwy 8. Travel East on Hwy 8 for approximately .25 mile and turn left on County Rd 26. Travel north for approximately 1 mile and turn right on County Rd 22 where you will dead end at the property.



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