

**9.37± ACRES**  
**LEFLORE COUNTY, MS**

**\$90,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

OFFICE (662) 846-1425 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE LEFLORE 9.37

## PROPERTY PROFILE

### LOCATION:

- Greenwood, MS
- Leflore County
- Frontage on Eastman Street and James H. Hargrove Street
- 1.8± Miles S. of US Highway 82

### COORDINATES:

- 33.49646, -90.20185

### PROPERTY INFORMATION:

- 9.37± Acres
- Vacant, Corner Lot

### PROPERTY USE:

- Commercial Use
- Mixed Use
- Investment
- Passive Income Opportunity
- Development

### TAX INFORMATION:

2023 - \$303.16

- Parcel 10021020600130



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**WILSON BRITT**

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

[wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

701 W. Sunflower Rd - Cleveland, MS 38732

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LEFLORE 9.37

COME TAKE A LOOK AT YOUR NEXT MULTI-USE LOT IN GREENWOOD, MS. Currently, this Leflore County 9.37± acre tract is an income producing row crop farm. Continuing to rent the farmland can bring rental income of \$900 annually. The soil type consists of silt loam soil.

Situated on the corner of Eastman Street and James H Hargrove Street, the property is located on one of the busiest intersections in Greenwood's Industrial Park, a professional development with active businesses and warehouses. Milwaukee Tool is located across the street.

The property has adequate access to major roads in the city of Greenwood. With heavy road traffic, your business will have ample opportunity to catch the eye of existing and new customers.

**Take advantage of this opportunity for a large commercial lot or divide it into individual lots. Call Wilson Britt today for your private showing.**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**WILSON BRITT**

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

[wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

701 W. Sunflower Rd - Cleveland, MS 38732

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

Information is believed to be accurate but not guaranteed.

9.37 ± ACRES

LEFLORE COUNTY, MISSISSIPPI



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**WILSON BRITT**

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

[wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

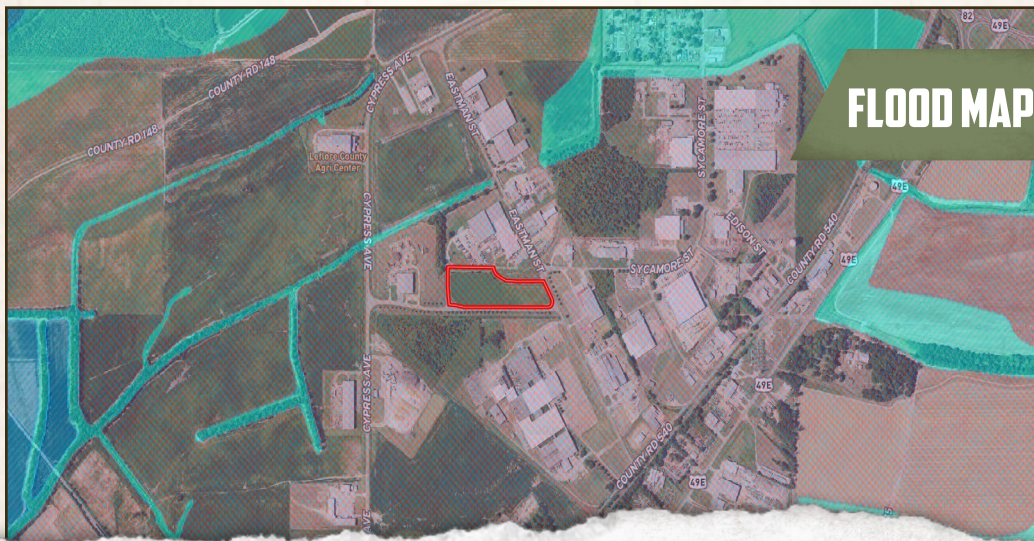
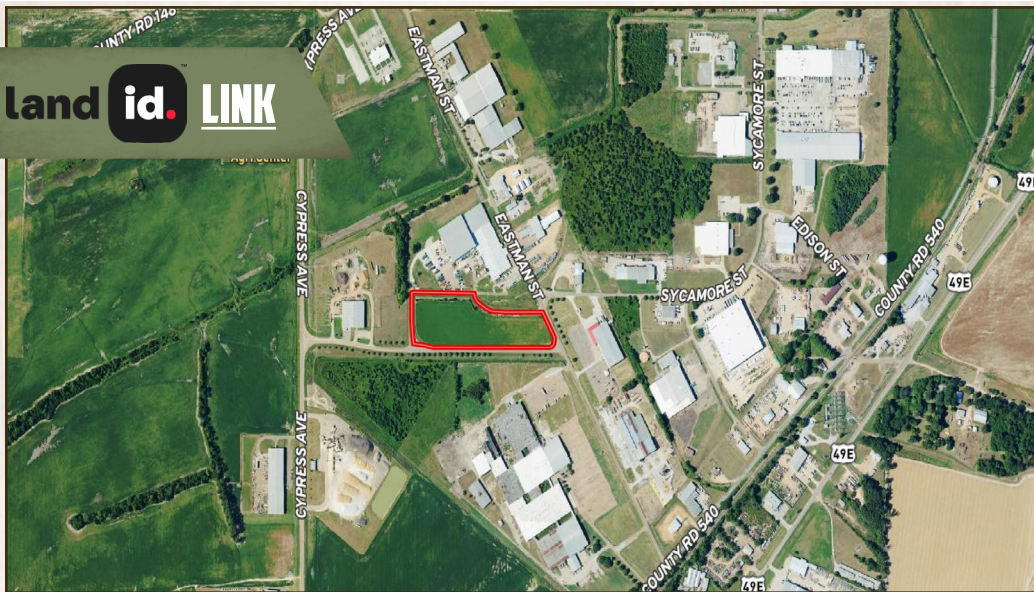
701 W. Sunflower Rd - Cleveland, MS 38732

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

Information is believed to be accurate but not guaranteed.

9.37 ± ACRES LEFLORE COUNTY, MISSISSIPPI

land id. LINK



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**WILSON BRITT**

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

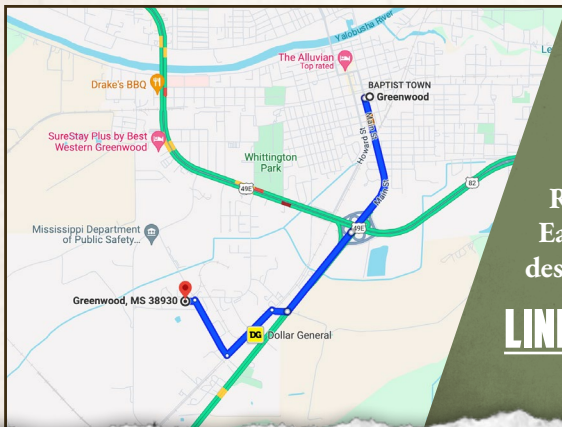
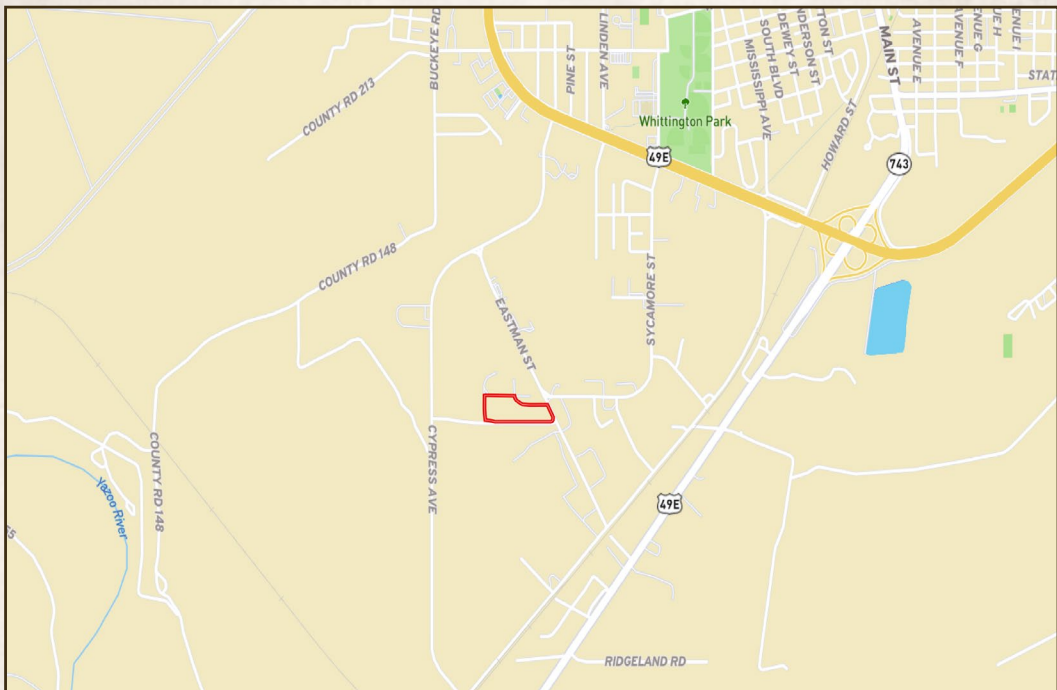
701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

9.37 ± ACRES

LEFLORE COUNTY, MISSISSIPPI



Directions from Greenwood, MS:  
 Continue onto US-49E S/US-49S for 0.7 miles. Turn right at Co Rd 175 and drive 0.1 miles. Turn left onto Co Rd 540 for 0.4 miles. Turn right onto Eastman Street and drive 0.4 miles to the destination on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



**SMALLTOWN**  
 HUNTING PROPERTIES  
 & REAL ESTATE<sup>SM</sup>

**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.