



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

29.4± ACRES
LEFLORE COUNTY, MS
\$102,900



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE LEFLORE 29.4

PROPERTY PROFILE

LOCATION:

- Itta Bena, MS 38941
- Leflore County
- Frontage on
County Road 514
- 12± Miles W
of Greenwood

PROPERTY USE:

- Farmland
- Commercial
- Development
- Investment

COORDINATES:

- 33.49141, -90.33273

PROPERTY INFORMATION:

- 29.4± Acres
- Dryland Farmland
- Alligator Clay
- Potential for CRP/WRE

TAX INFORMATION:

2023 - \$519.45

- Parcel 9619041300100



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEFLORE 29.4

INTRODUCING THE LEFLORE 29.4, A MULTI-USE LOT OFFERING EXCITING POSSIBILITIES JUST OUTSIDE OF ITTA BENA, MS. Farmland is waiting to be transformed into a commercial or residential dream in Leflore County. The 29.4± tract is currently an income-producing row crop farm, and continuing to rent the farmland can bring \$100 per cultivatable acre. The soil type consists of alligator clay, and a variety of crops can be planted, including soybeans, wheat, or corn. This farm could be enrolled in CRP or WRE for additional income opportunities. The property offers frontage on County Road 514, which takes you directly to Itta Bena. This is a great spot for a gas station, church site, solar farm, or even a subdivision with house lots.

Take advantage of this unique opportunity;
call **Wilson Britt** today for your private showing!



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29.4 ± ACRES **LEFLORE COUNTY, MISSISSIPPI**



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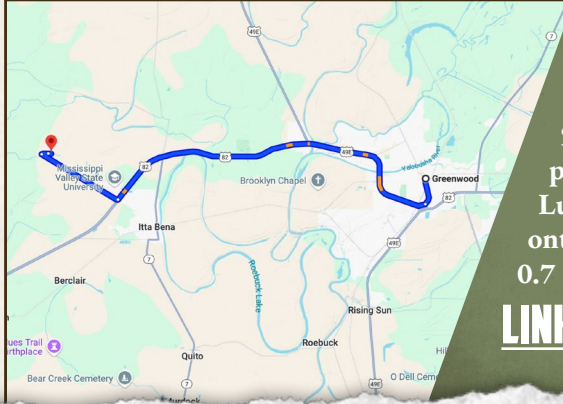
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land id. LINK



Directions from Greenwood, MS:
Travel northwest on US-49E N/US-82 W and continue to follow US-82 W for 9 miles. Turn left onto MS-7 south and proceed 2 miles. Turn right onto Martin Luther King Jr. Drive and then turn left onto Freedom Street. The destination is in 0.7 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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