



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

18± ACRES
LEFLORE COUNTY, MS
\$95,000



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

THE LEFLORE 18

PROPERTY PROFILE

LOCATION:

- County Road 167
- Itta Bena, MS 38941
- Leflore County
- 9± Miles SW of Greenwood
- 55± Miles N of Madison

COORDINATES:

- 33.44801, -90.34282

PROPERTY USE:

- Deer and Duck Hunting
- Agriculture
- Recreation

PROPERTY INFORMATION:

- 18± Total Acres
- 5± Acres in Gayden Brake
- Boat Ramp
- 10.4± Acres on Cropland (FSA Number 3693)
- Adjoins Over 1,000 Acres of WRP

TAX INFORMATION:

2024 - \$45.13

- Parcel ID 11606000000700



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HENRY MOSCO

MANAGING BROKER

C: 662-719-7167

O: 662-846-1425

henry@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEFLORE 18

IF YOU HAVE BEEN IN THE MARKET FOR A SMALL ACREAGE TRACT WITH BIG BUCKS AND DUCKS, LOOK NO FURTHER THAN THE LEFLORE 18. Located in the Mississippi Delta in Leflore County, this 18± acre property is divided by County Road 167 (See aerial map). The 5± acres on the north side of the road is in Gayden Brake and includes a boat ramp. The remaining 13± acres on the south side of the road adjoins over 1,000 acres of WRP that has been managed for both deer and ducks.

Call Henry Mosco today to learn more about the Leflore 18.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HENRY MOSCO

MANAGING BROKER

C: 662-719-7167

O: 662-846-1425

henry@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

18 ± ACRES

LEFLORE COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HENRY MOSCO

MANAGING BROKER

C: 662-719-7167

O: 662-846-1425

henry@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

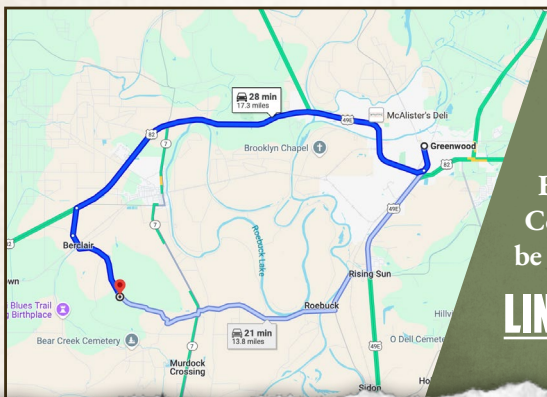
Information is believed to be accurate but not guaranteed.

18 ± ACRES

LEFLORE COUNTY, MISSISSIPPI



land id. LINK



Directions from Greenwood, MS:
 Travel south on Main Street toward Henry Street for 0.8 miles. Turn right to merge onto Highway 82 and continue for 12.9 miles. Turn left onto Berclair Road and then turn left onto County Road 167. The destination will be on the right in 2.7 miles.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
 HUNTING PROPERTIES
 & REAL ESTATESM

HENRY MOSCO
 MANAGING BROKER
 C: 662-719-7167
 O: 662-846-1425

henry@smalltownproperties.com
 701 W. Sunflower Rd - Cleveland, MS 38732
 smalltownproperties.com

Information is believed to be accurate but not guaranteed.