

# 459 County Road 420, Minter City, MS 38944

## 224± Acres in Leflore County

### \$3,000,000



This property spans 224± acres in Leflore County, Mississippi, featuring a 2,700 +/- SqFt, four bed, two bath home with a bonus room. The home is situated off of 459 CR 420 on 19+/- Acres with private fishing access. The remaining 205 acres are in 3 separate tracts that are easily accessible from the camp-house and offer fishing, deer, and duck hunting. Additionally, the property includes a shed and shop, providing ample storage space for vehicles, equipment, and other belongings. The large yard offers plenty of space for outdoor activities, while the fishing pond provides a peaceful and serene spot to relax and unwind. The property offers duck, deer, and fishing along with riding trails. This will make a perfect hunting camp or weekend getaway retreat to take clients hunting for the weekend to get away from the city. However, perhaps the most unique aspect of this property is its rich legacy of guided duck hunting. For over 150 years, the property has been known for its world-class duck hunting. The property is located on a private, natural, and untouched ancient brake right in the heart of the Mississippi Delta. Overall, this property is truly one-of-a-kind, offering a combination of comfortable living, outdoor recreation, and a rich history and heritage that's hard to find anywhere else.



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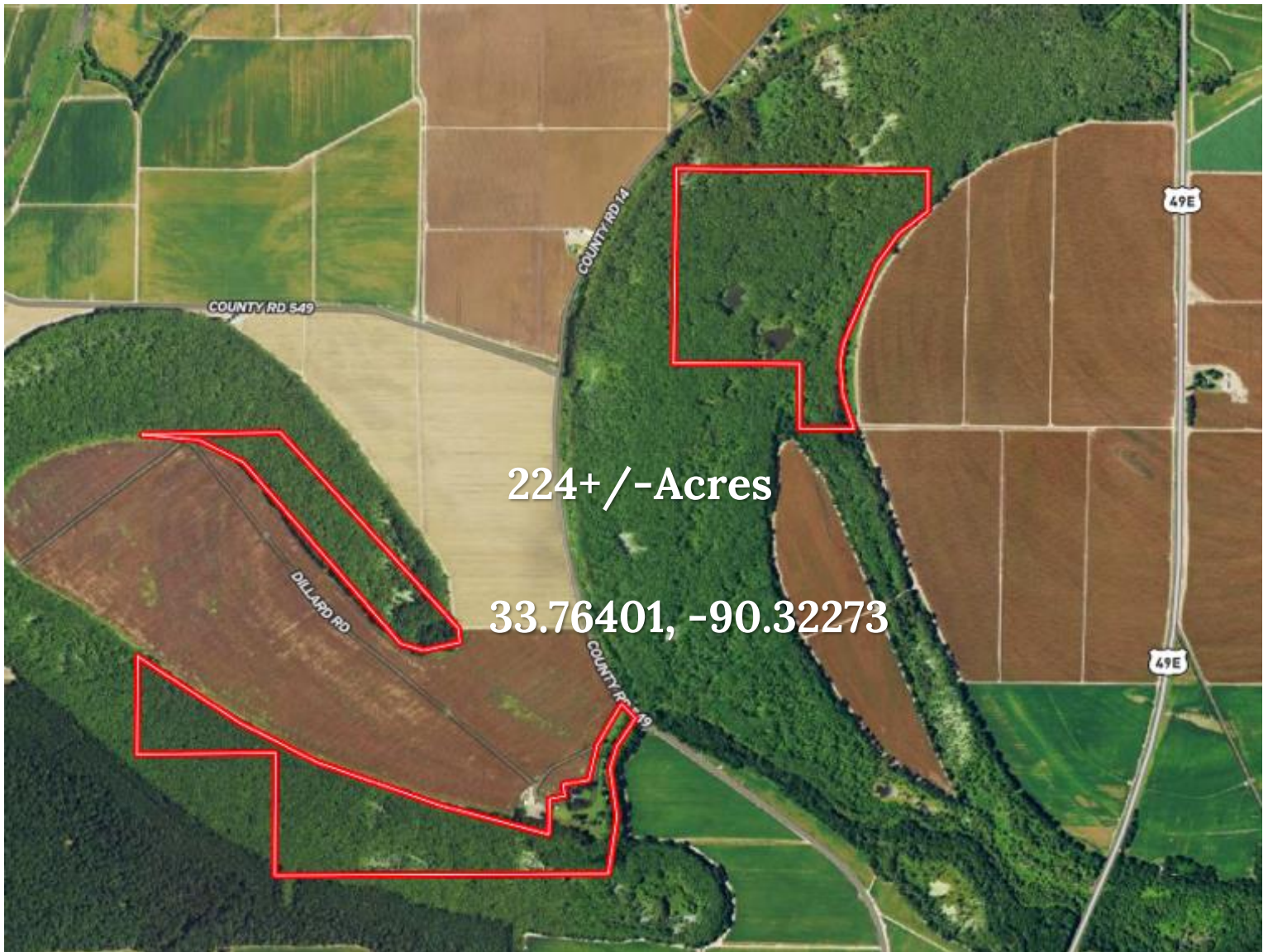


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# AERIAL MAP



[Click for Interactive Map](#)

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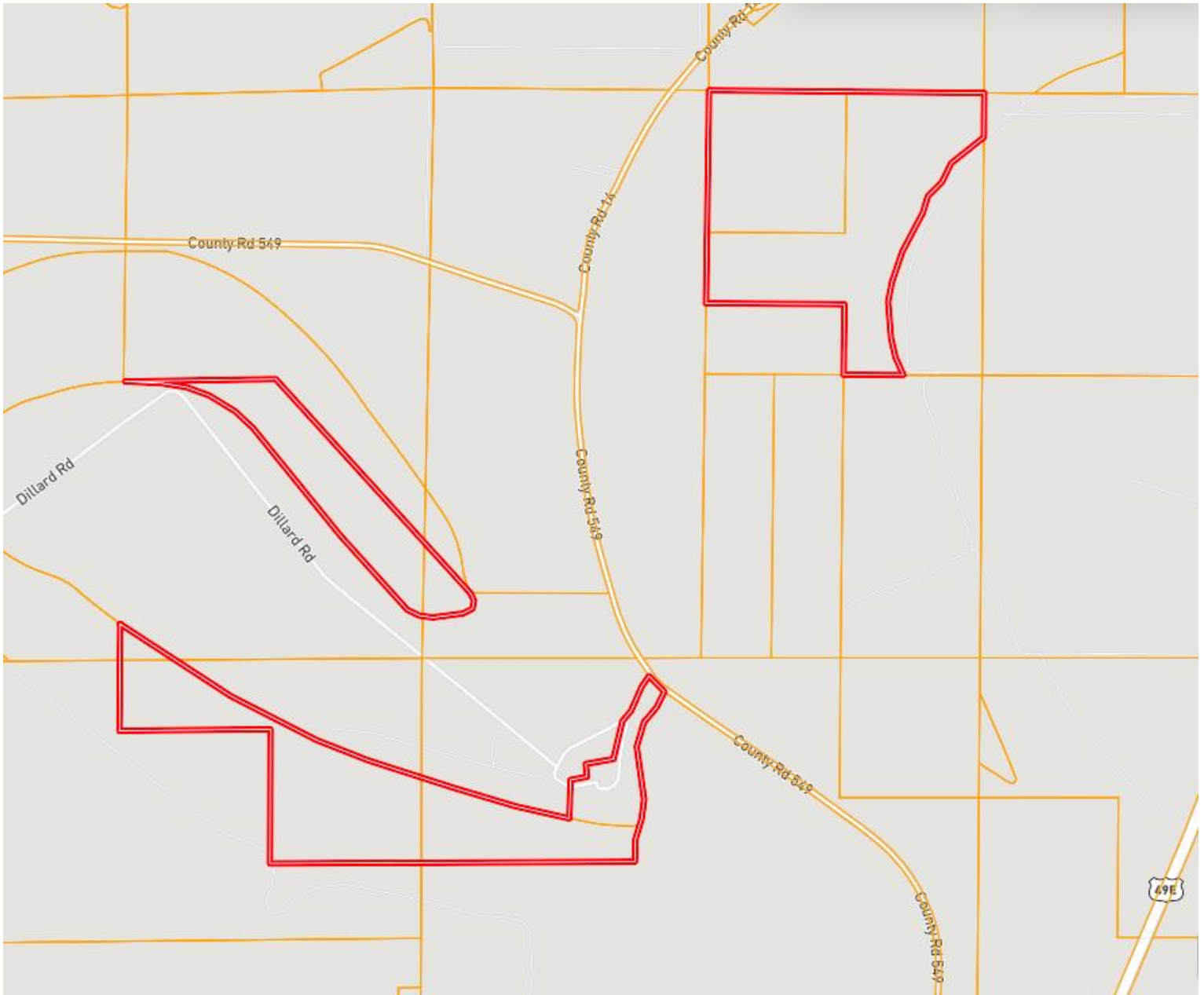


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# OWNERSHIP MAP



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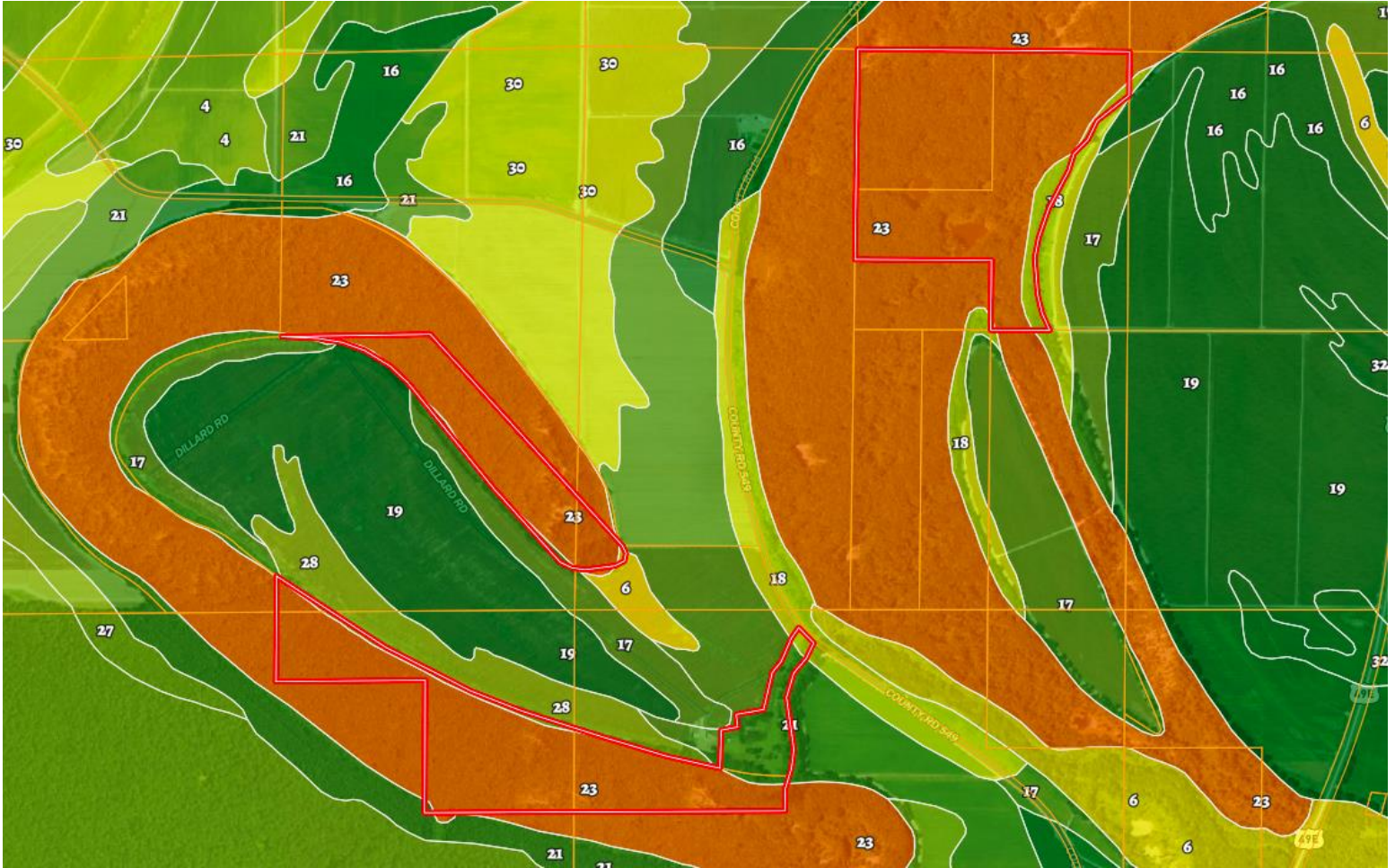


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# SOIL MAP



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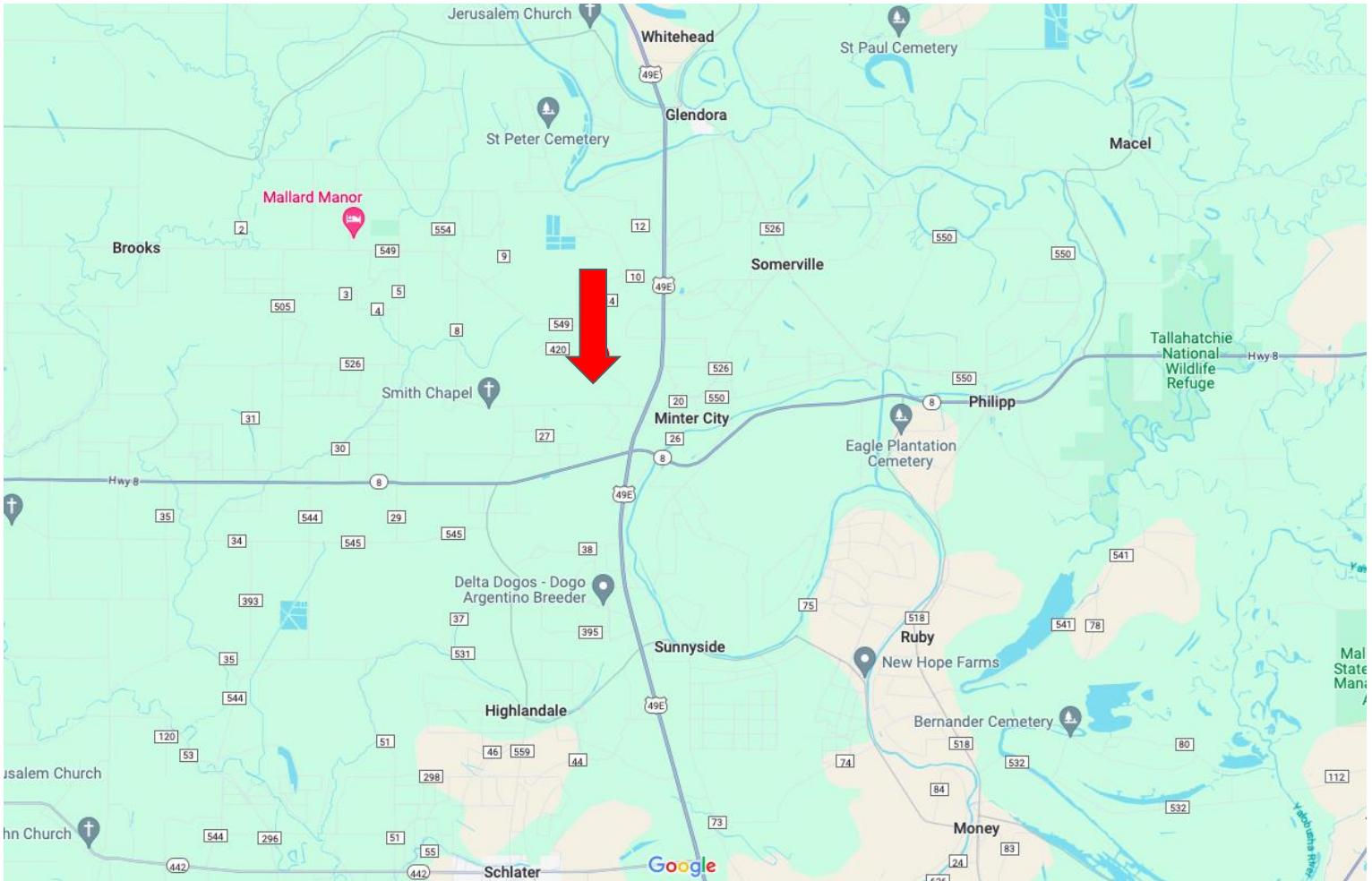


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# DIRECTIONAL MAP



## 459 County Road 420, Minter City, MS 38944

**Directions from US-278 & MS-8:** Travel east on MS-8 E/E Sunflower Rd for approximately 23.5 miles. Turn left onto US-49E N and travel 0.8 miles. Turn left onto Old Hwy 8. In 0.3 miles turn right onto Co Rd 549, then in 0.9 miles turn left onto Co Rd 420. After 440 feet, make a slight left onto Dillard Rd. After 0.2 miles, the house will be on the right. [Click for Google Maps](#)



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