

Hunter's Paradise in the Mississippi Delta

396± Acres in Leflore County, MS



\$1,199,000

Explore this 396+/- acre Mississippi Delta hunting property in a prime location in Leflore County, just north of Greenwood, MS. This property is equipped with utilities and water along the road, providing an ideal spot for a campsite. This property is a hunter's paradise with three trenches that can be strategically utilized for duck holes, 3-4 timber duck holes, and 8-10 deer food plots featuring tower stands and feeders. With frontage on Hwy 7 and a secure gated entrance, the tract offers easy access. The wildlife is abundant, with deer, ducks, squirrels, rabbits, and occasional turkeys traversing the landscape. The property's versatility shines through its year-round hunting potential, complemented by a pond that is a reliable water source for your duck holes. An old railroad easement, integrated into the property, grants access to the giant sand creek and levee, enhancing your hunting experience as you track mature bucks along the creek. Take the chance to witness the endless possibilities of this 396+/- acre hunting tract. For a private showing, contact Anthony today!



**ANTHONY
STEEN**
REALTOR®

Office: 662.441.2500
Cell: 662.645.5151

Anthony@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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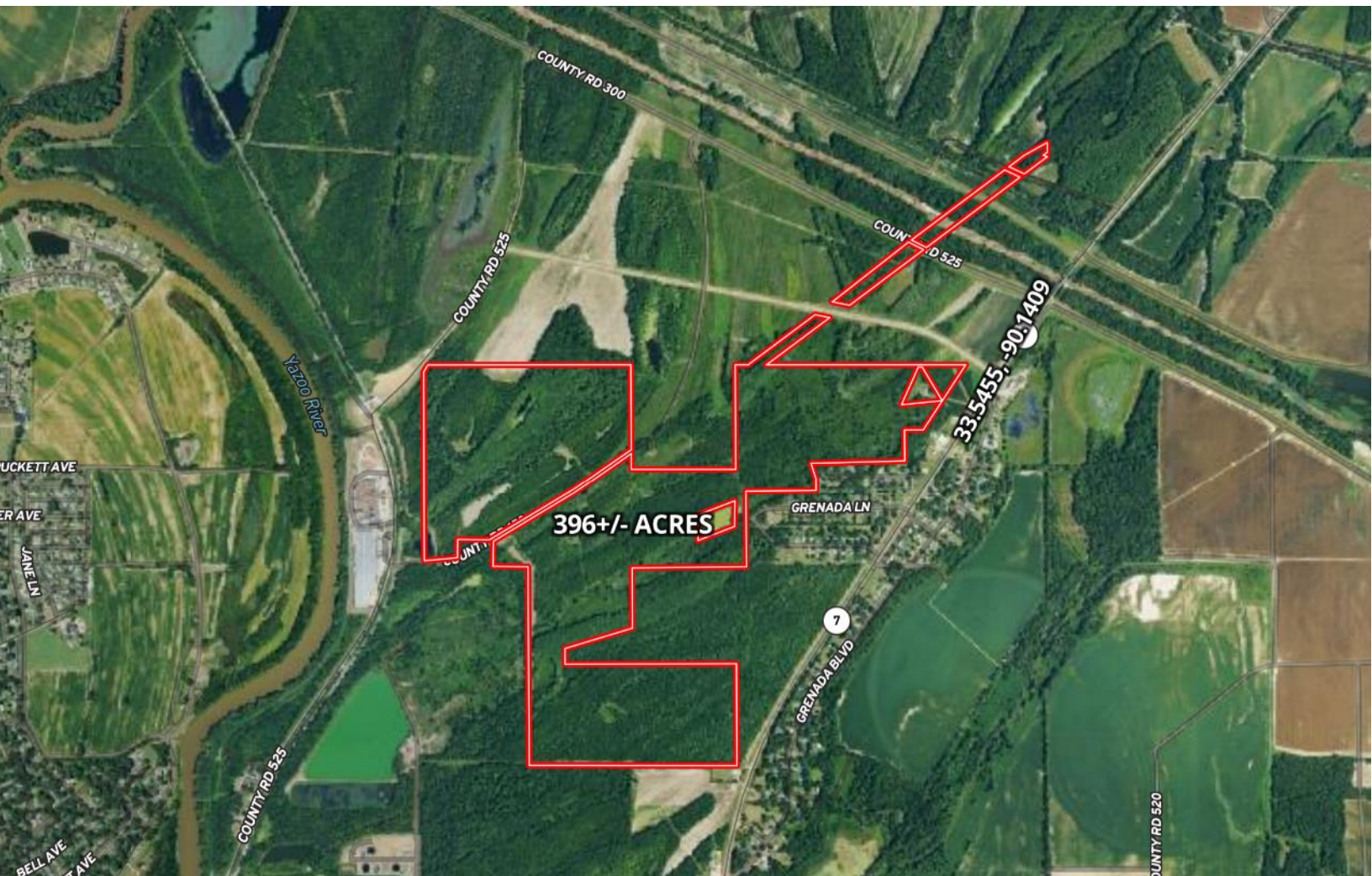
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AERIAL MAP

Click for Interactive Map



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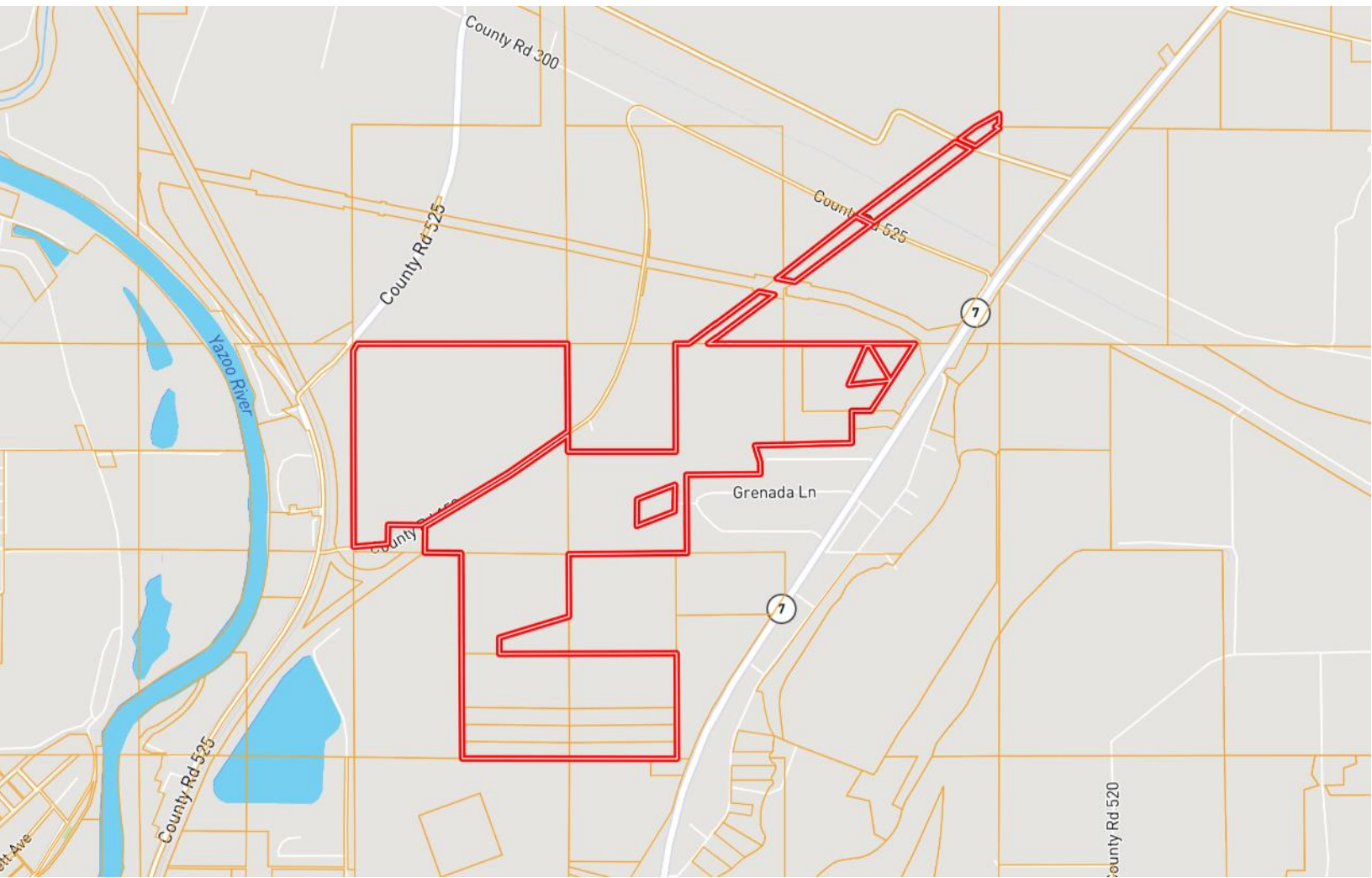


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OWNERSHIP MAP



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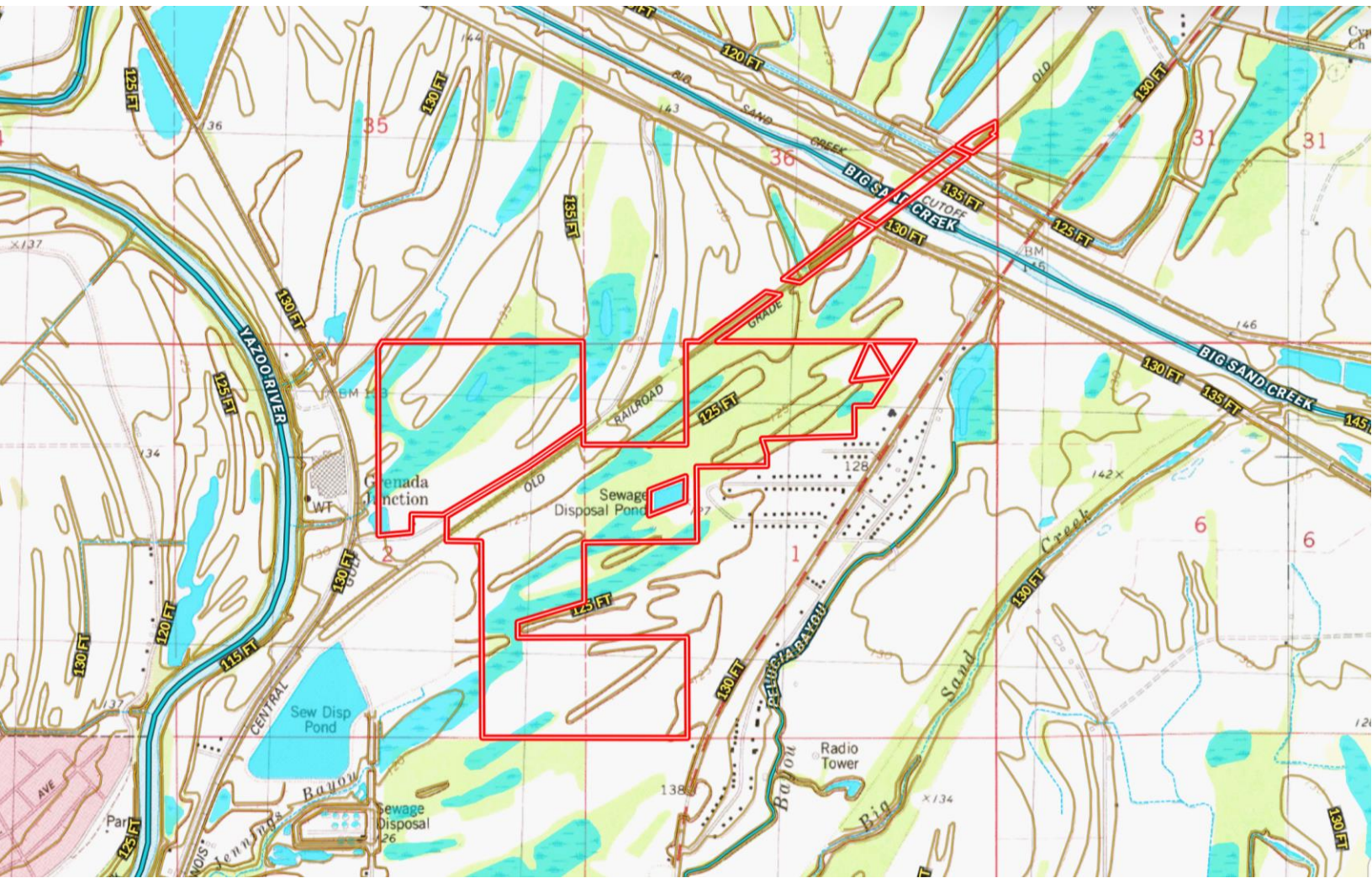
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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6	Alligator clay, depressional	205.7 1	53.01	0	22	5w
4	Alligator clay, 0 to 1 percent slopes	91.05	23.46	0	49	3w
27	Tensas silty clay loam, 0 to 1 percent slopes	27.85	7.18	0	75	3w
28	Tensas silty clay loam, 1 to 3 percent slopes	20.54	5.29	0	75	3e
12	Askew silt loam, 1 to 3 percent slopes	10.97	2.83	0	86	2e
30	Tensas-Alligator complex, 0 to 3 percent slopes, occasionally flooded	7.68	1.98	0	59	4w
23	Dowling muck	7.36	1.9	0	7	7w
18	Dubbs very fine sandy loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	7.26	1.87	0	85	4e
25	Pits-Udorthents complex	6.9	1.78	0	-	8s
31	Tensas-Alligator-Urban land complex, 0 to 3 percent slopes	1.54	0.4	0	42	3e
W	Water	1.2	0.31	0	-	-

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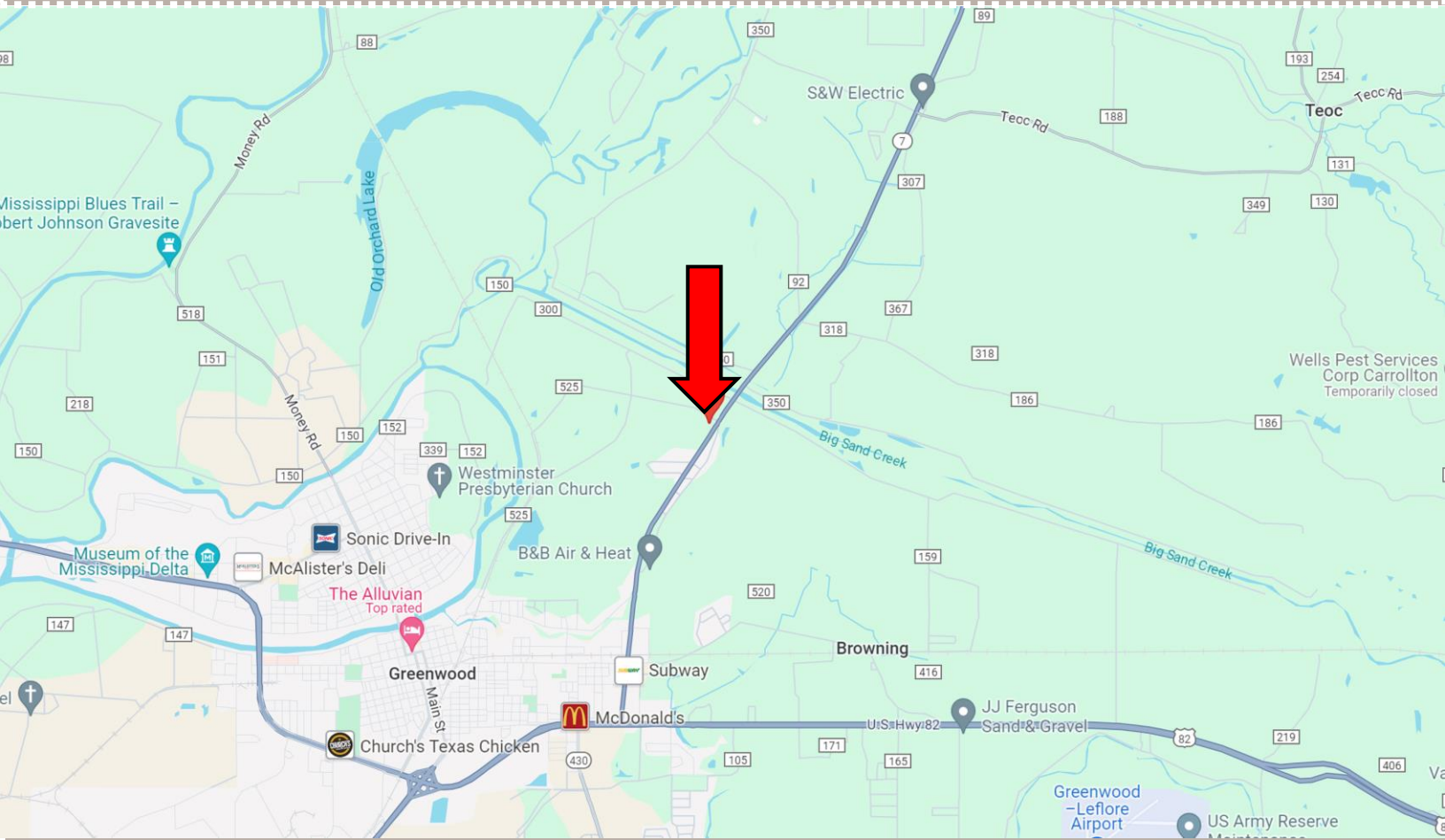


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DIRECTIONAL MAP



Directions from Greenwood, MS: Travel East on Hwy 82 Frontage Road for approximately 1.6 miles. Turn left onto Hwy 7 N and travel 2.5 miles. The property will be on the left.

[Click for Google Maps](#)



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