

INCOME-PRODUCING PROPERTY

395± Acres in Leflore County
1400 County Road 246 Sidon, MS 38954



\$1,795,950

This 395± acre Leflore County, MS property offers annual farm and CRP income! This property has a 2,500 SqFt heated and cooled brick house on a slab foundation and offers two shops, giving you plenty of storage for your tractor or side-by-side. The property consists of 120± acres of farmland that is being rotated with corn and beans. There are 44± acres of income-producing CRP land, bringing in a little over \$5,000 a year income. One CRP contract ends in 2032, and the other ends in 2033, giving you years of income. There is a farm lease on the property right now that ends in 2025 that can be renewed, or the new owner can lease it out for \$100-150 an acre rent for yearly income. The property also has 5+ fishing ponds with fish from bream, bass, crappie, and catfish. You will find an abundance of wildlife on the property, including deer, turkey, rabbits, squirrels, ducks, and more. The south side of the property is completely gated off with your very own private road to easily travel your property to the deer stand or the duck hole. Multiple deer thickets on the property give plenty of places to keep the wildlife around. If you're looking for a good Mississippi Delta hunting tract to hunt year-round and have a yearly income off, look no further. This income-producing Leflore County property has everything, from hunting to your house to call home or a camp home. Call today for your private showing!



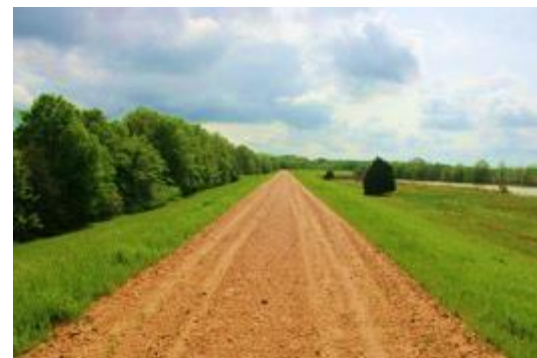
**ANTHONY
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Anthony@TomSmithLand.com



A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

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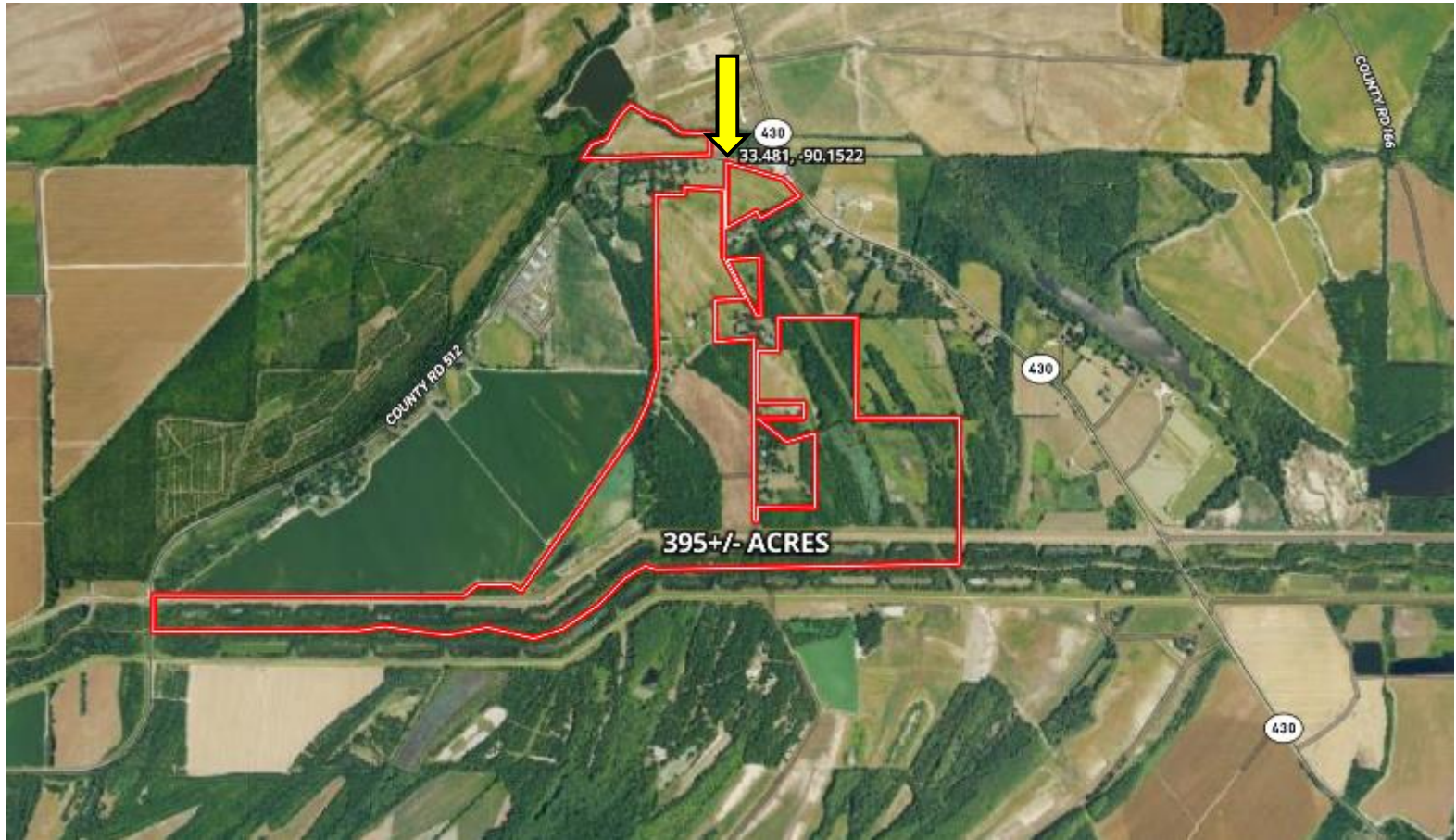
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AERIAL MAP

[Click for Interactive Map](#)



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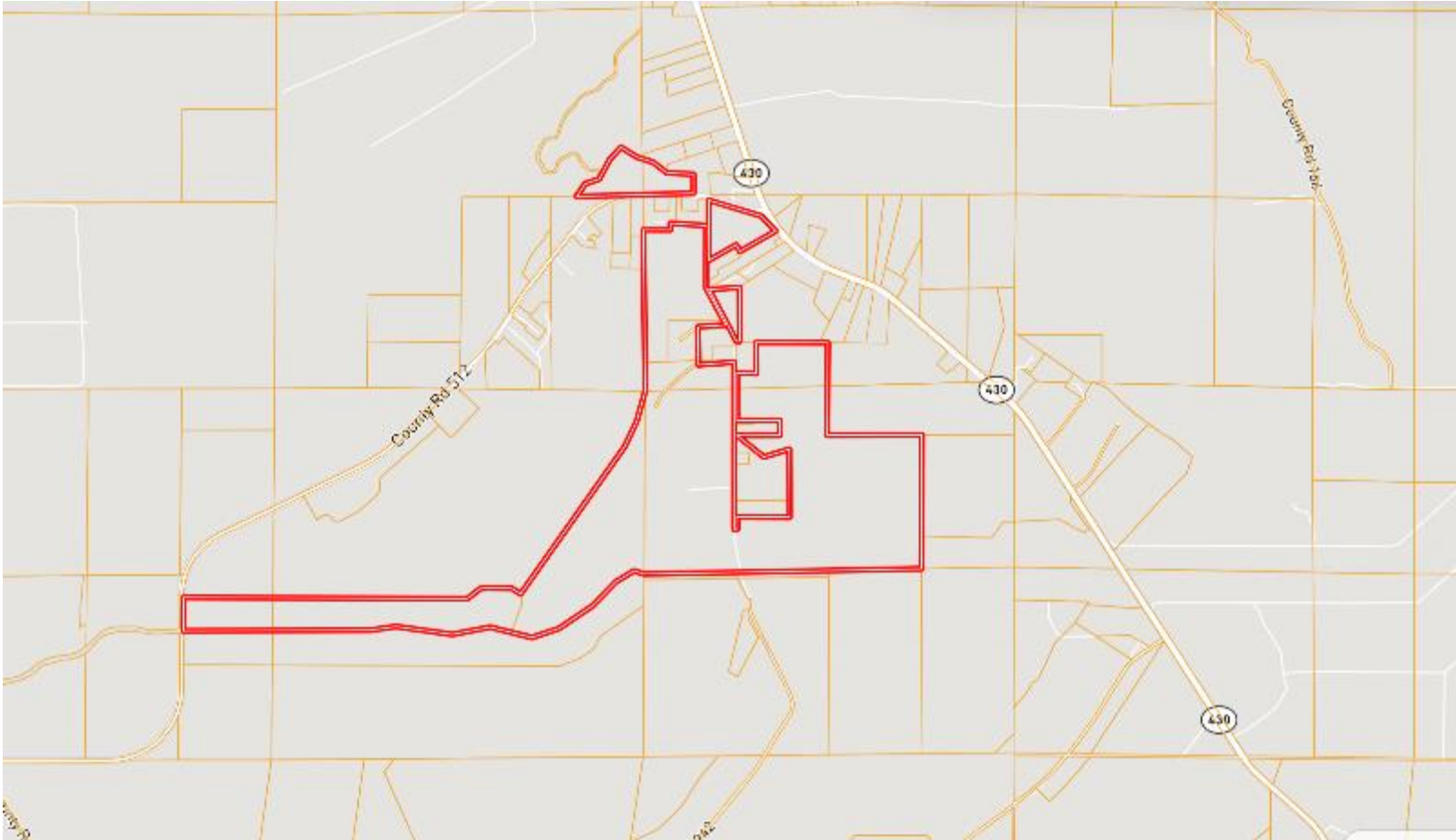
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OWNERSHIP MAP



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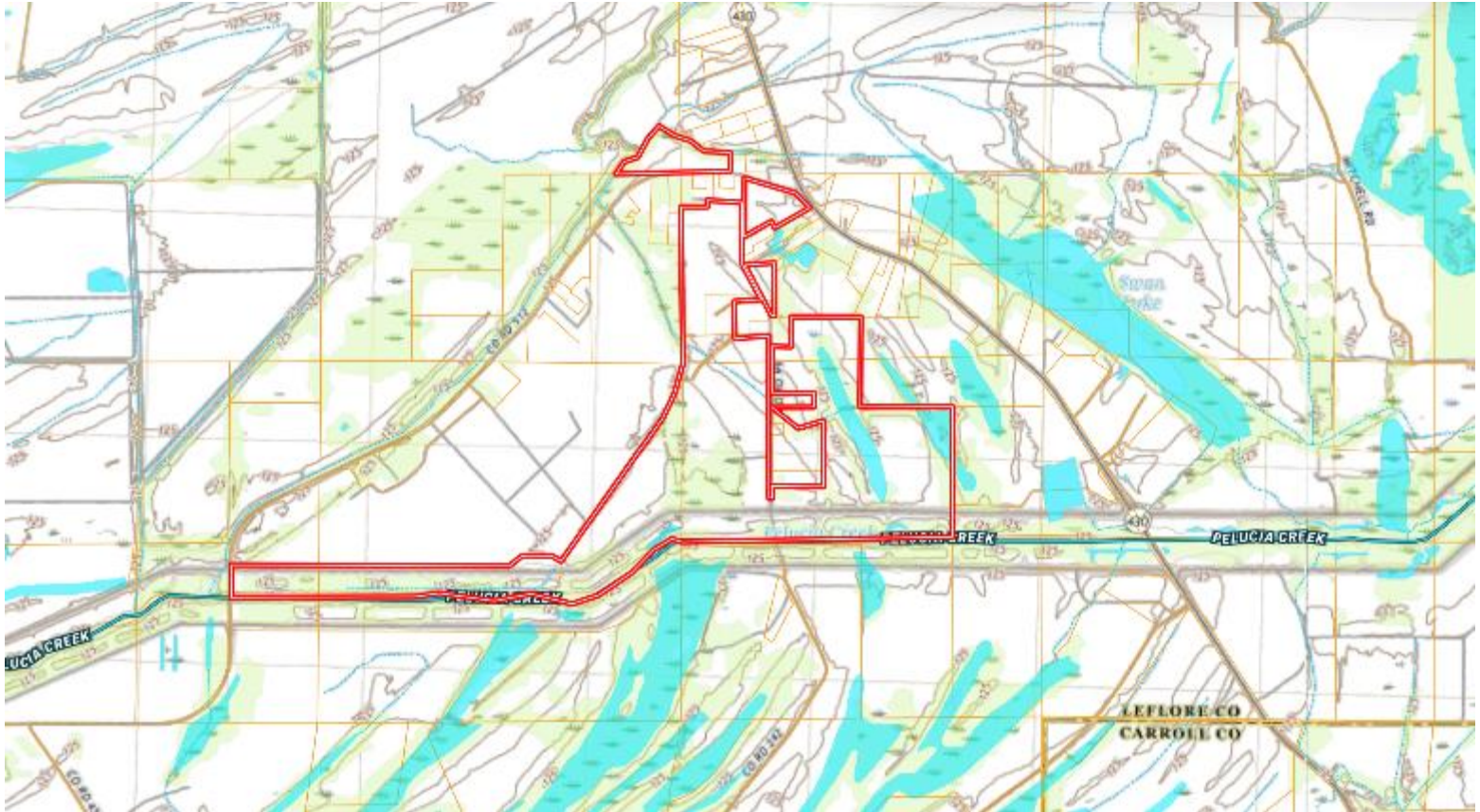


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Tensas silty clay loam, 0 to 1 percent slopes	120.0 2	29.92	0	75	3w
21	Dundee loam, 0 to 1 percent slopes	80.68	20.12	0	86	2w
12	Askew silt loam, 1 to 3 percent slopes	76.02	19.45	0	86	2e
4	Alligator clay, 0 to 1 percent slopes	27.49	6.85	0	49	3w
1	Collins silt loam, 0 to 2 percent slopes	26.77	6.67	0	87	1
25	Pits-Udorthents complex	17.02	4.24	0	-	8s
17	Dubbs loam, 1 to 3 percent slopes	14.60	3.66	0	90	2e
28	Tensas silty clay loam, 1 to 3 percent slopes	11.24	2.8	0	75	3e
6	Alligator clay, depressional	10.16	2.53	0	22	5w
W	Water	7.18	1.79	0	-	-
15	Bruno loamy sand, 0 to 2 percent slopes, occasionally flooded	6.7	1.67	0	37	3s
3	Alic Udarents, loamy	1.08	0.27	0	-	3e

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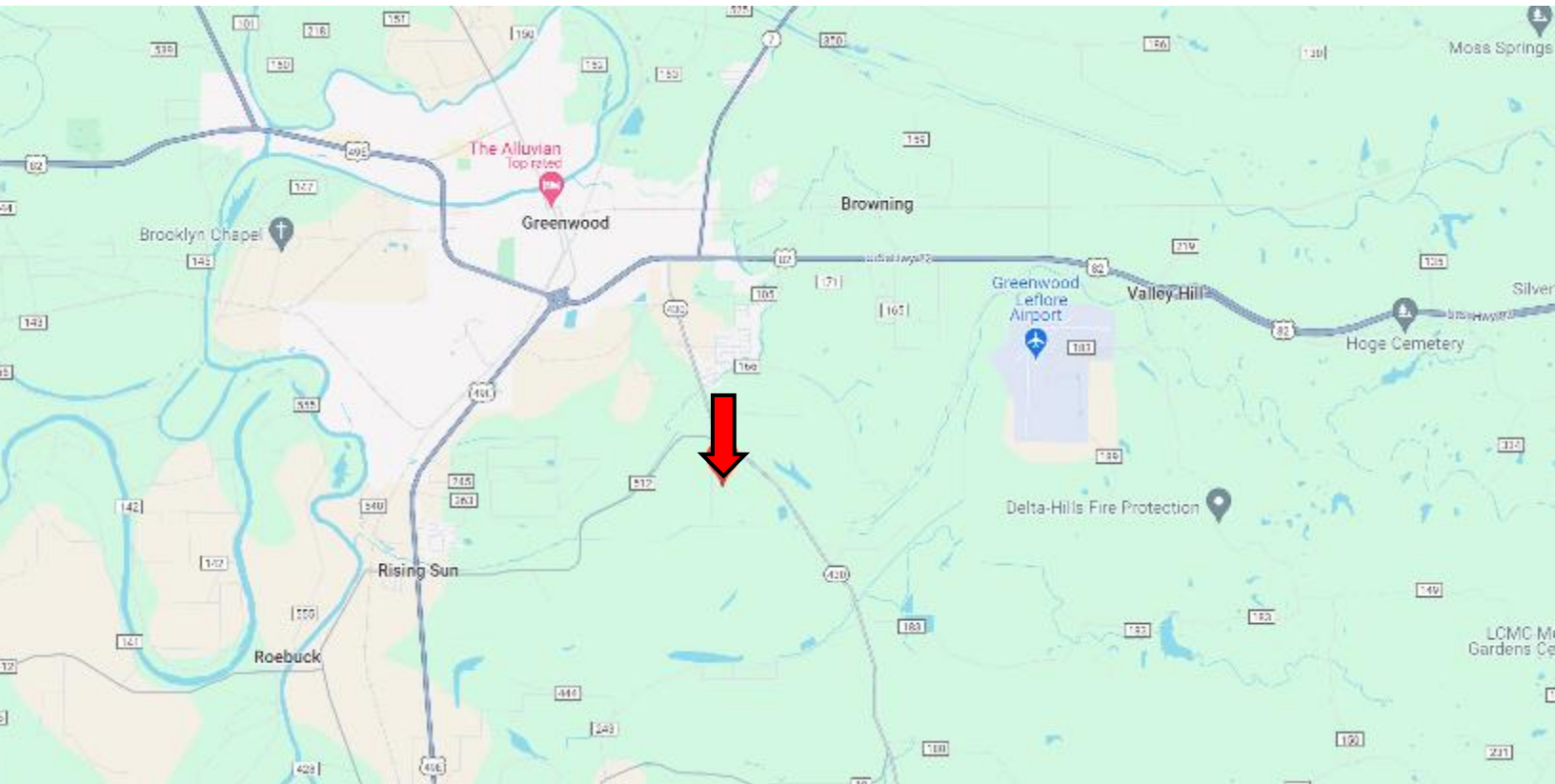
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DIRECTIONAL MAP



Address: 1400 County Road 246 Sidon, MS 38954

Directions from US-82 and MS-430 in Greenwood, MS: Travel south on MS-430 E for 2.1 miles. Turn right onto Co Rd. 512 and travel 0.2 miles. Turn left onto Co Rd. 99. The property will be on both sides of the road. [Click for Google Maps](#)



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