

# 36.5 ± ACRES IN LEFLORE COUNTY, MS



**\$115,000**

## INVESTMENT OPPORTUNITY!

Explore this prime 36.5+/- acre farmland in Leflore County, MS. Priced at just \$3,150 per acre and currently planted with beans, the land yields over 50 bushels per acre, making it a productive and valuable asset. Located on the outskirts of Itta Bena, MS, and just south of Larry's Fish House, this property offers incredible potential. Whether you're interested in farming or considering it for the future development of rental homes, this tract is perfect. Don't miss out on this versatile investment—call today to make this farm tract yours!



**ANTHONY  
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Expect More. Get More.

**A Real Estate Expert You Can Trust**

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.





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# AERIAL MAP



[Click for Interactive Map](#)

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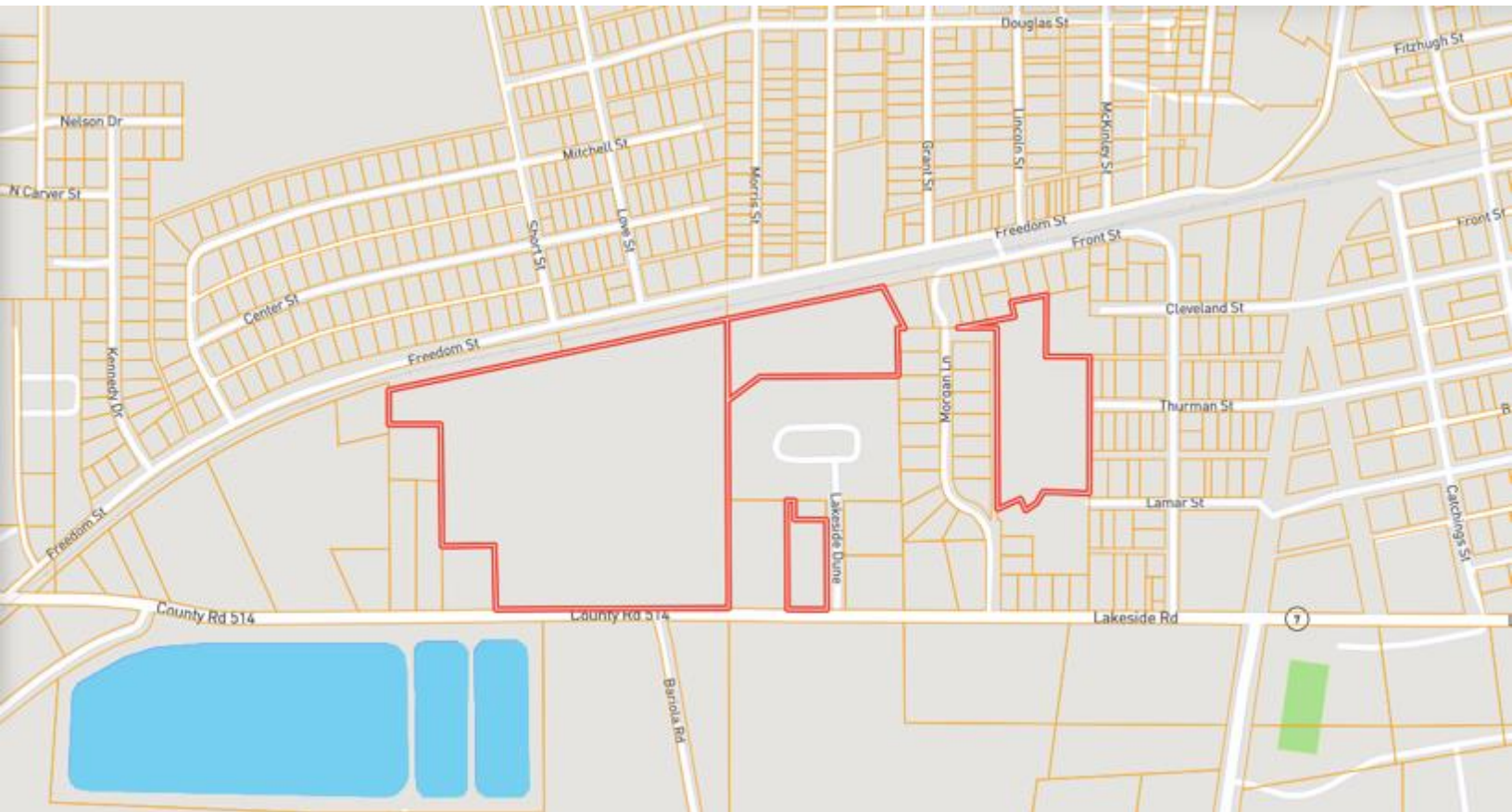


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# OWNERSHIP MAP



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# TOPOGRAPHY MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21	Dundee loam, 0 to 1 percent slopes	15.36	40.88	0	86	2w
27	Tensas silty clay loam, 0 to 1 percent slopes	10.95	29.15	0	75	3w
4	Alligator clay, 0 to 1 percent slopes	8.51	22.65	0	49	3w
28	Tensas silty clay loam, 1 to 3 percent slopes	1.68	4.47	0	75	3e
20	Dubbs-Dundee-Urban land complex, 0 to 3 percent slopes	1.06	2.82	0	56	1
TOTALS		37.56(*)	100%	-	73.05	2.53

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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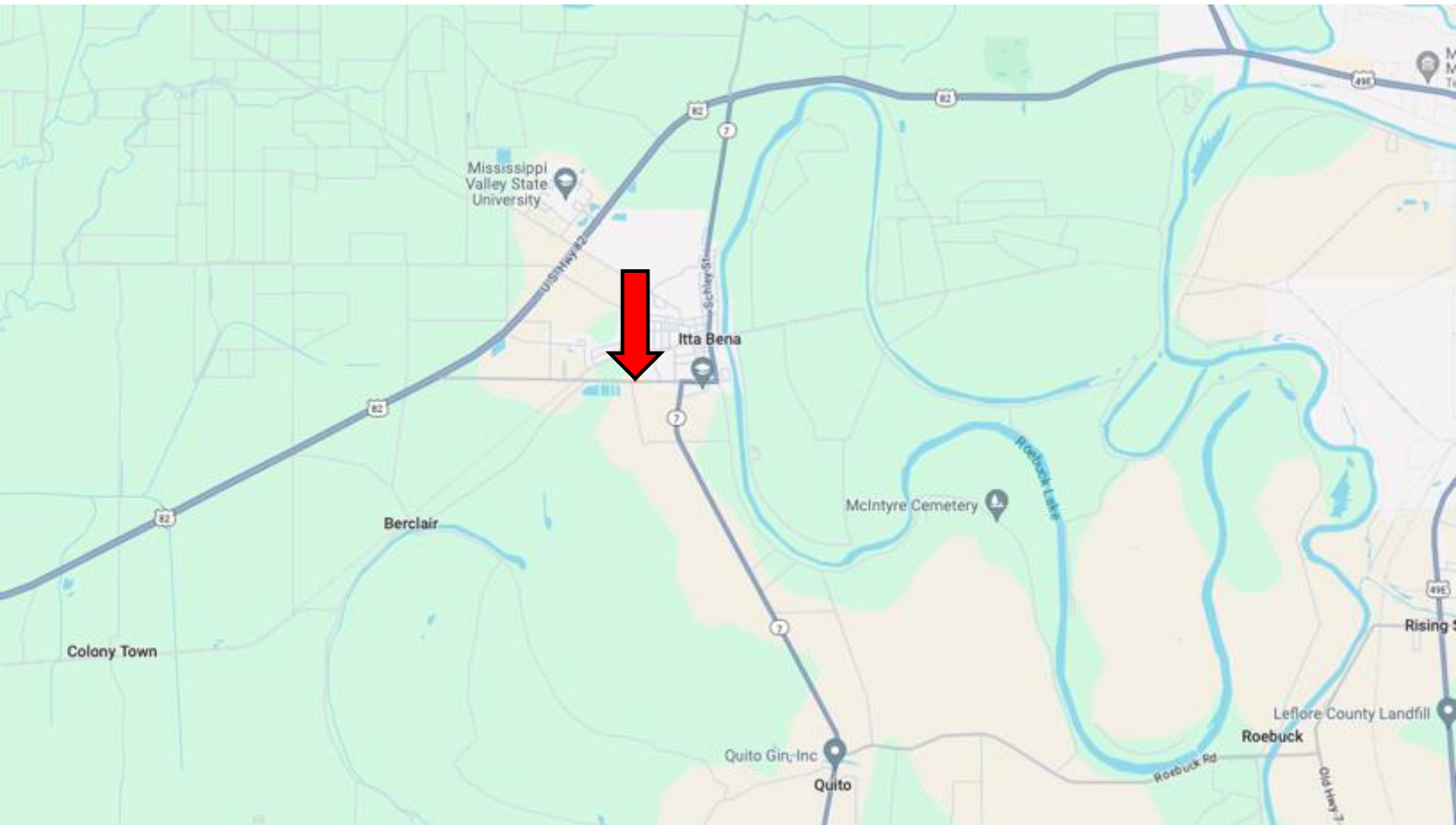
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# DIRECTIONAL MAP



**Address:** County Road 514, Itta Bena, MS 38941

**Directions from US-82 & US-49E in Greenwood, MS:** Travel east on US-49E for 5.7 miles. Turn left onto MS-7 S and travel 2.5 miles. Turn right onto Lakeside St. and travel 0.3 miles. Continue straight to stay on Lakeside St. for 0.3 miles. Continue onto Co Rd 514. After 0.1 miles, the property will be on the right. [Google Map Link](#)



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