

INVESTMENT OPPORTUNITY

10.23± Acres in Leflore County, MS | \$160,000



Welcome to the former Mims Auto Center and 24/7 Towing, located at 3701 Highway 49 South in Greenwood, MS. This expansive 10.23+/- acre property offers a unique opportunity for business development or expansion. Its prime location just off Highway 49 South provides excellent visibility and exposure to high traffic, making it ideal for advertising and customer access. Situated outside city limits, the property benefits from low annual taxes of just \$560.00. A secure gated entrance with a circular driveway ensures easy access for clients or personal use. Whether you're planning a commercial venture or seeking a spacious home site, this property offers endless possibilities. Invest today and take advantage of its versatility!



**ANTHONY
STEEN**

REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





A Real Estate Expert *You Can Trust!*

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert *You Can Trust!*

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert *You Can Trust!*

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



AERIAL MAP



[Click for the Interactive Map](#)

A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

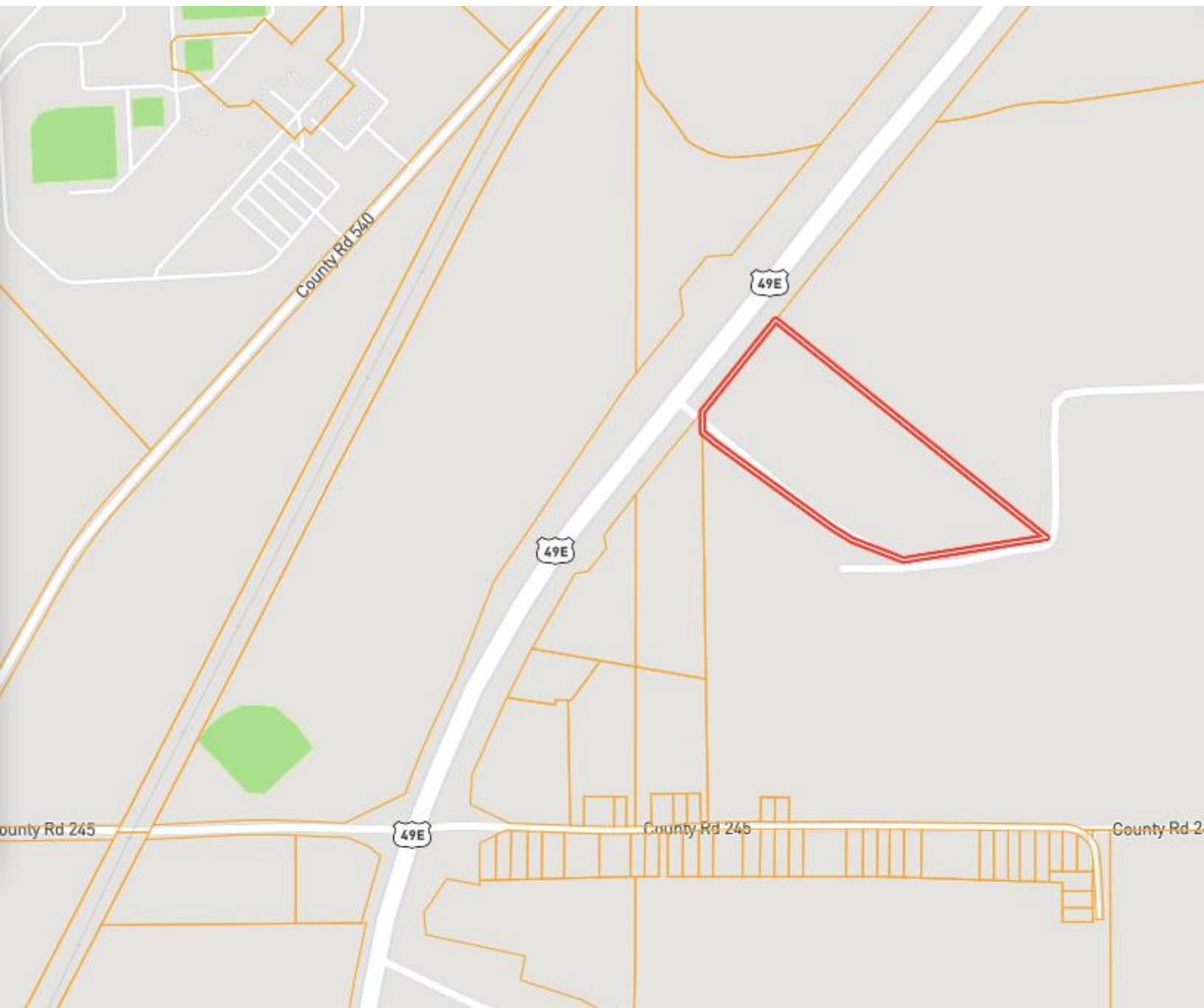
TomSmithLandandHomes.com



Expect More. Get More.



OWNERSHIP MAP



A Real Estate Expert
You Can Trust!

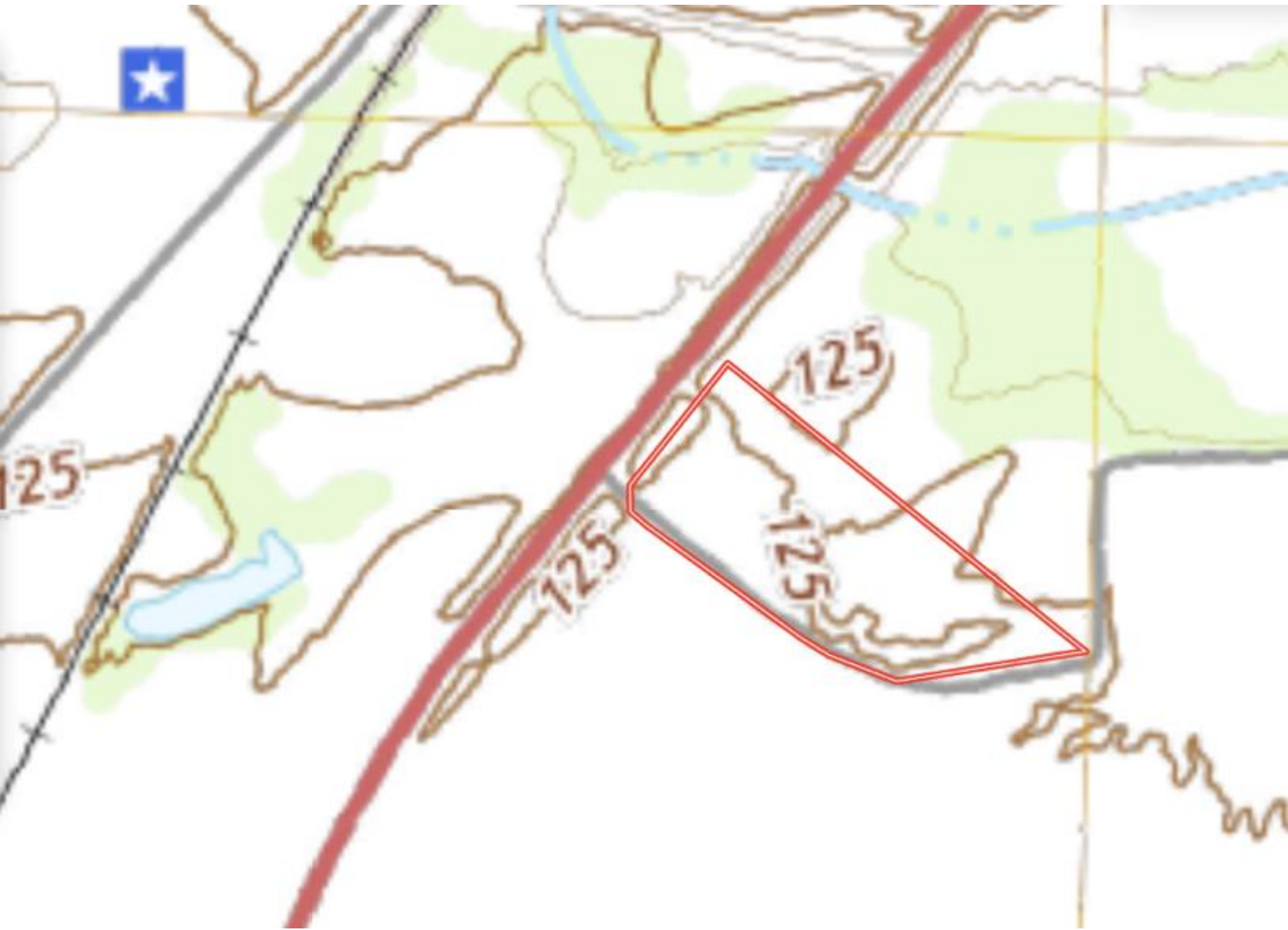
ANTHONY STEEN
REALTOR®
O: 662.441.2500 C: 662.645.5151
Anthony@TomSmithLand.com
TomSmithLandandHomes.com



Information is believed to be accurate but not guaranteed.



TOPOGRAPHY MAP



A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Beulah fine sandy loam, 1 to 5 percent slopes	3.77	36.78	0	79	2s
16	Dubbs loam, 0 to 1 percent slopes	3.26	31.8	0	90	1
21	Dundee loam, 0 to 1 percent slopes	3.19	31.12	0	86	2w
4	Alligator clay, 0 to 1 percent slopes	0.04	0.39	0	49	3w
TOTALS		10.26(*)	100%	-	84.64	1.69

(*) 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.

A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

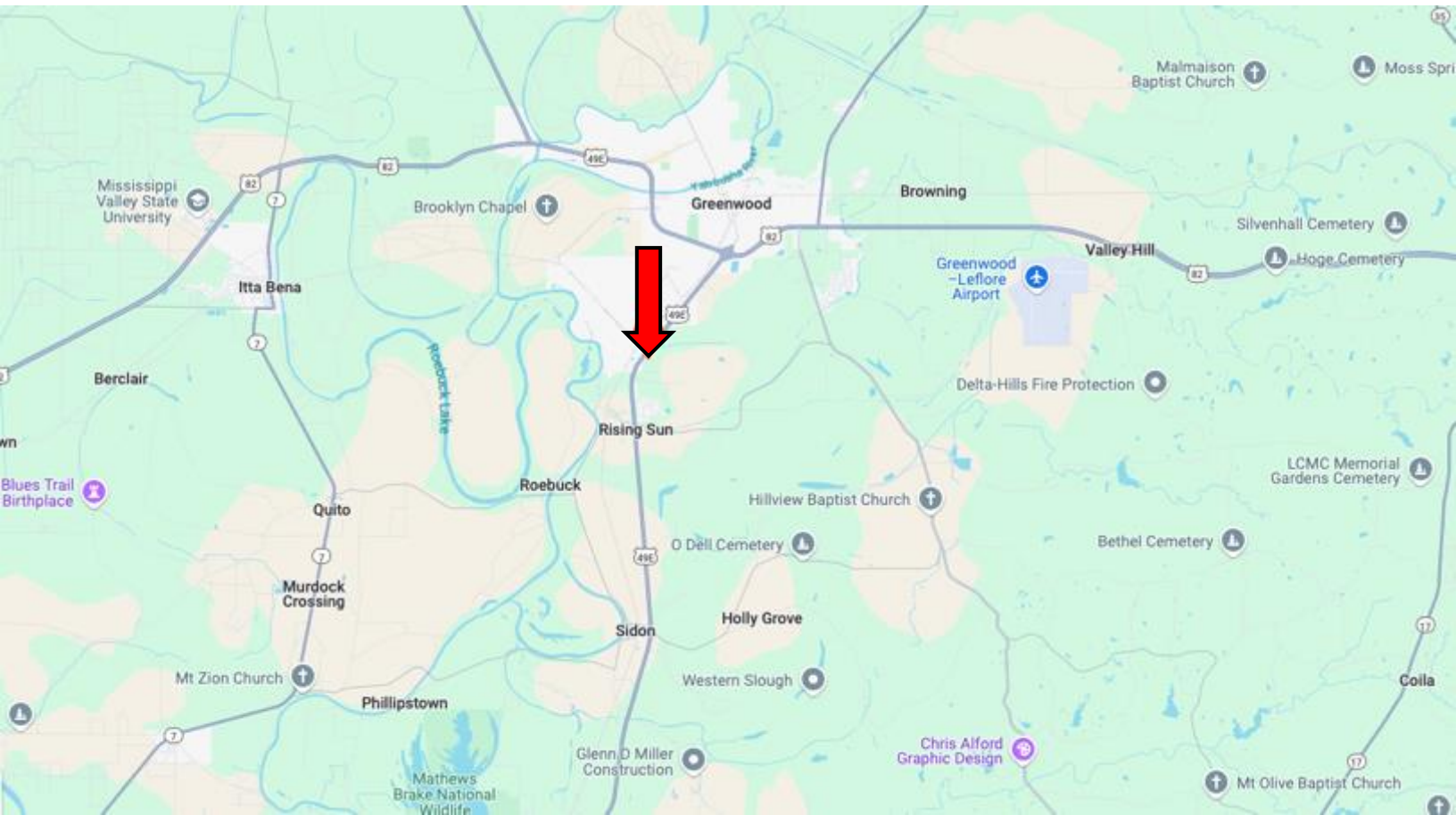
TomSmithLandandHomes.com



Expect More. Get More.



DIRECTIONAL MAP



Address: 3701 Highway 49 S, Greenwood, MS 38930

Directions from US-82 & US-49E in Greenwood, MS: Travel east on US-49E S for 4.3 miles. Turn right to merge onto US-49E S. After 2.3 miles, the property will be on the left. [Google Map Link](#)



**ANTHONY
STEEN**

REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

