

72.7± Acres in Leflore County | \$245,000

64± Acres Enrolled in CRP – Paying \$6,402 Annually & Expiring in 2029

Are you looking to make your next land investment? While this property can primarily be enjoyed for deer hunting, it also produces \$6,402 annually from CRP payments. Approximately 64± acres are enrolled in the Conservation Reserve Program with the contract expiring in 2029. The various oak trees were planted 20± years ago. This hunting tract also has the potential to create a habitat to attract ducks. To learn more about this income-producing land and to schedule a private showing, call Charlie Heinsz!



**CHARLIE
HEINSZ**
REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

Charlie@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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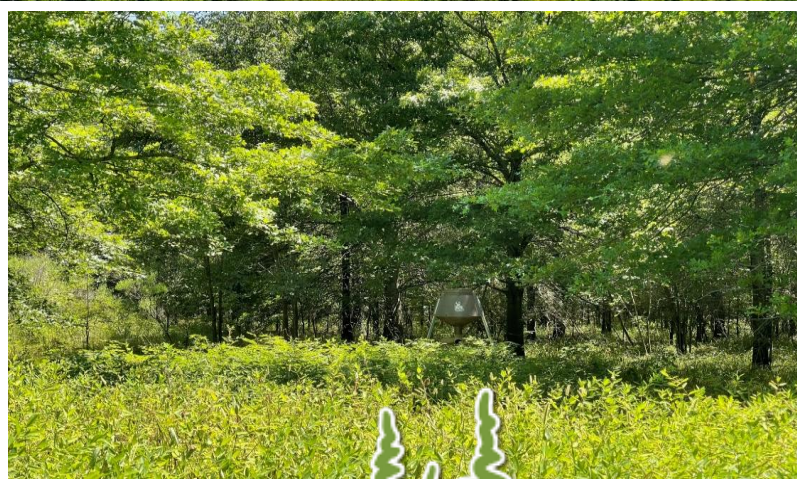
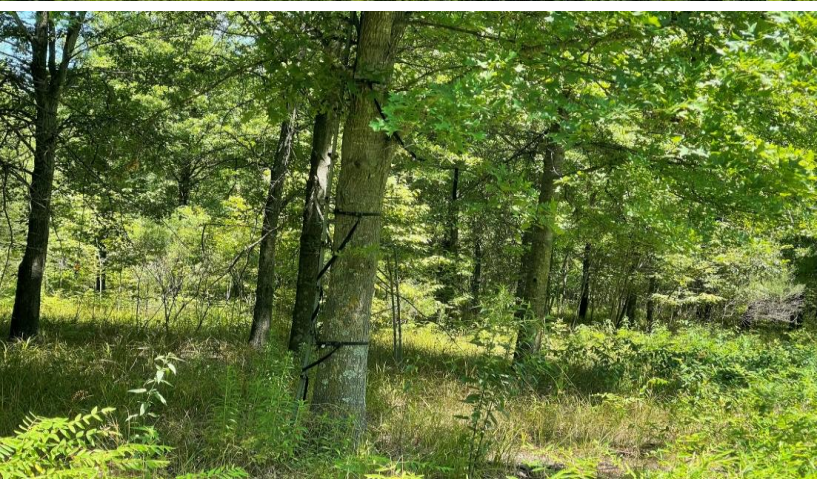
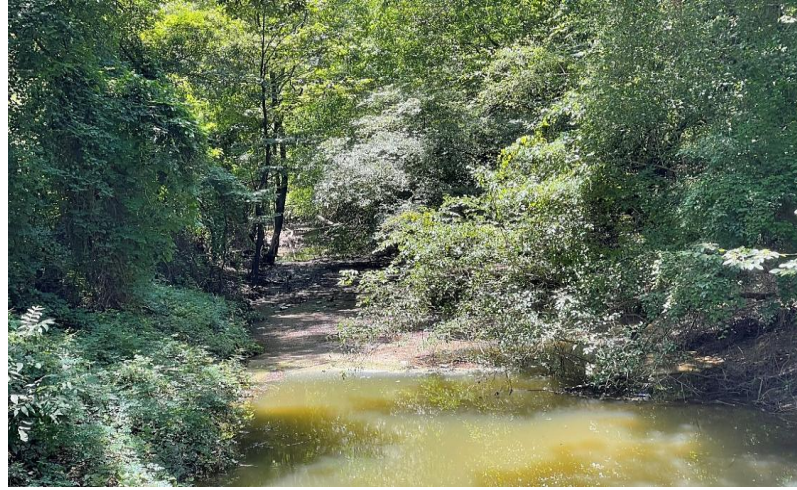
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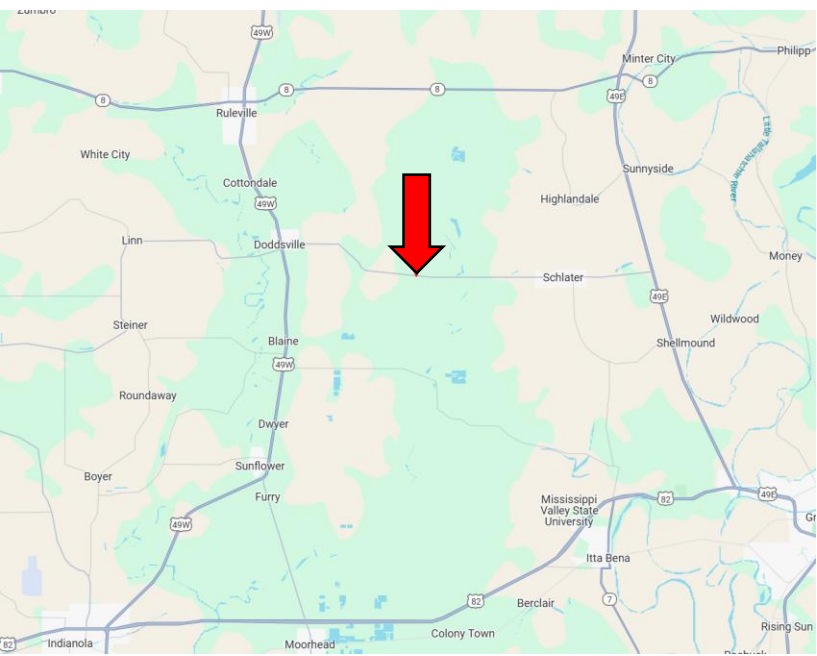
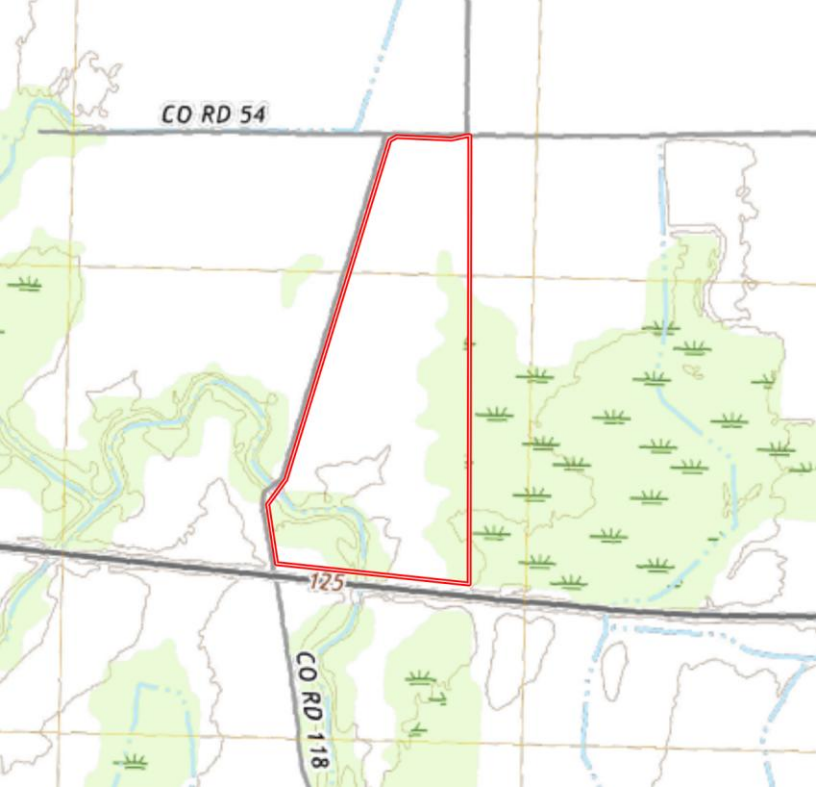


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Directions from Hwy 8 & HWY 49W in Ruleville, MS:

Travel south on HWY 49W for 5.4 miles.
Turn left on MS-442 E., and the property will be on the left 5.3 miles.

[Click for Google Maps.](#)



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