

# Build Your Dream Home

## 4+/- Acres in Leflore County, MS



Welcome to country living in Leflore County, MS! This 4± acre lot is located approximately 2.5 miles southeast of Greenwood so you can enjoy the convenience of town while living the country life. With a portion of the land currently in production agriculture and an existing older shop (no value) in place, you will just need dirt work to get your house pad ready (no clearing needed). Some light restrictions are in place including but not limited to 2,500 SF minimum, no mobile homes, and no subdividing. The lot has plenty of frontage along the east side of paved County Road 99. Power and water are available along the road. The agricultural portion of the property will be subject to the 2021 farming season. If you have been looking for a country lot in close proximity to Greenwood in the Mississippi Delta, come take a look at this 4± acre lot today. Additional lots are available.



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*Call me today!*

**MICHAEL OSWALT**, ASSOC. BROKER

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Licensed in MS, AR & MO



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Information is believed to be accurate but not guaranteed.



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# Aerial Map



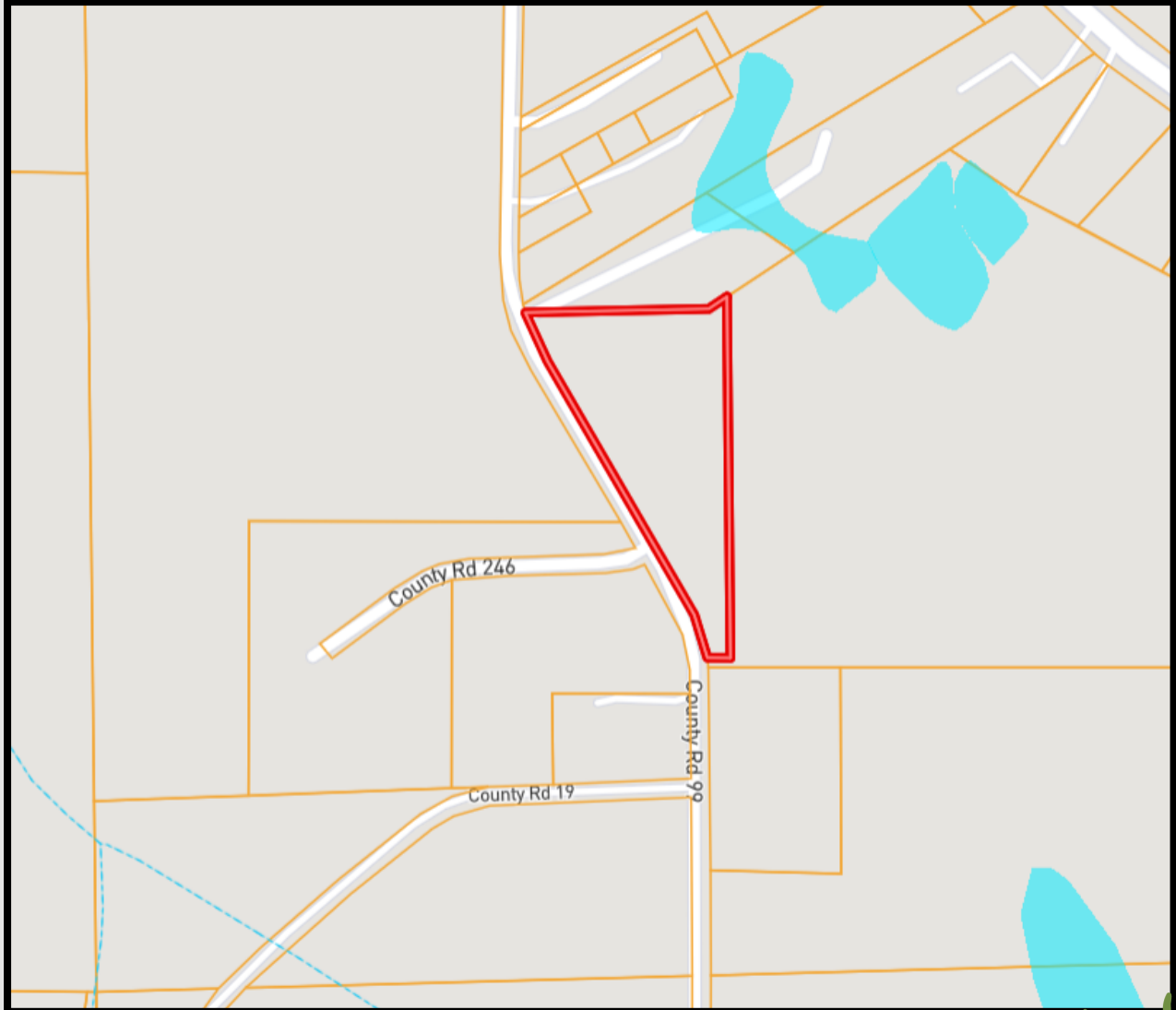
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# Ownership Map



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# Topo Map



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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
12	Askew silt loam, 1 to 3 percent slopes	2.4	60.42	2e
21	Dundee loam, 0 to 1 percent slopes	0.1	1.72	2w
6	Alligator clay, depressional	1.5	37.86	5w
<b>TOTALS</b>		<b>4.0</b>	<b>100%</b>	<b>3.14</b>



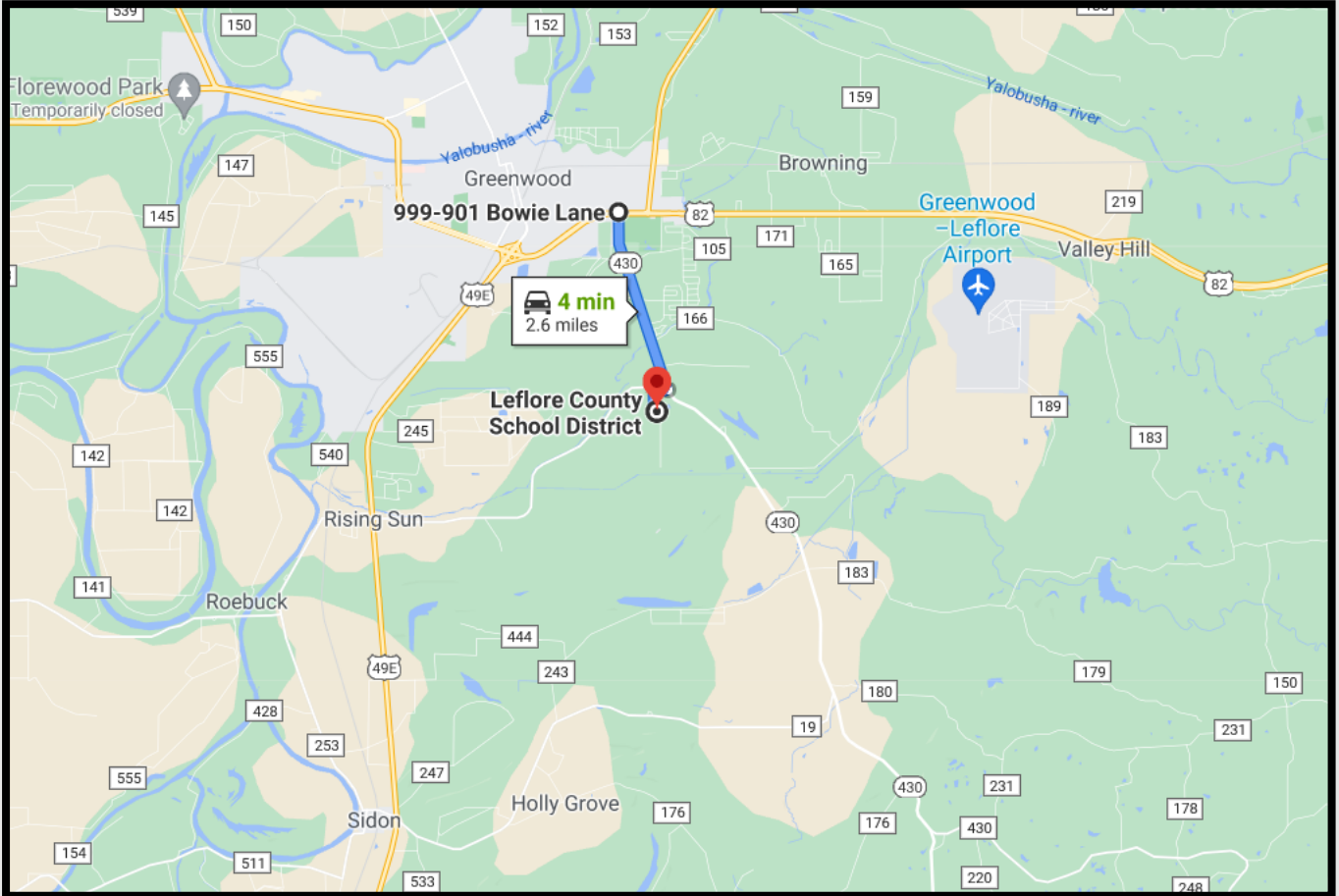
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# Directional Map



**Directions from Greenwood, MS on US-82:** Travel east on US-82 E and turn right at the 1st cross street onto MS-430 East and continue for 2.1 miles. Turn right onto Co Road 99 and travel for .3 miles. The property is located on the left. Click [here](#) for Google Maps.

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