

# Build Your Dream Home

## 3.2+/- Acres Leflore County, MS



Welcome to country living in Leflore County, MS! This 3.2± 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 the land currently in production agriculture, 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 north side of paved County Road 512. Power and water are available along the road. Construction 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 3.2± acre lot today. Additional lots are available.



MORE THAN  
**10K**  
FOLLOWERS  
ON FACEBOOK

*call me today!*

**MICHAEL OSWALT**, ASSOC. BROKER

Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

Licensed in MS, AR & MO



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



MORE THAN  
**10K**  
FOLLOWERS  
ON FACEBOOK



**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Aerial Map



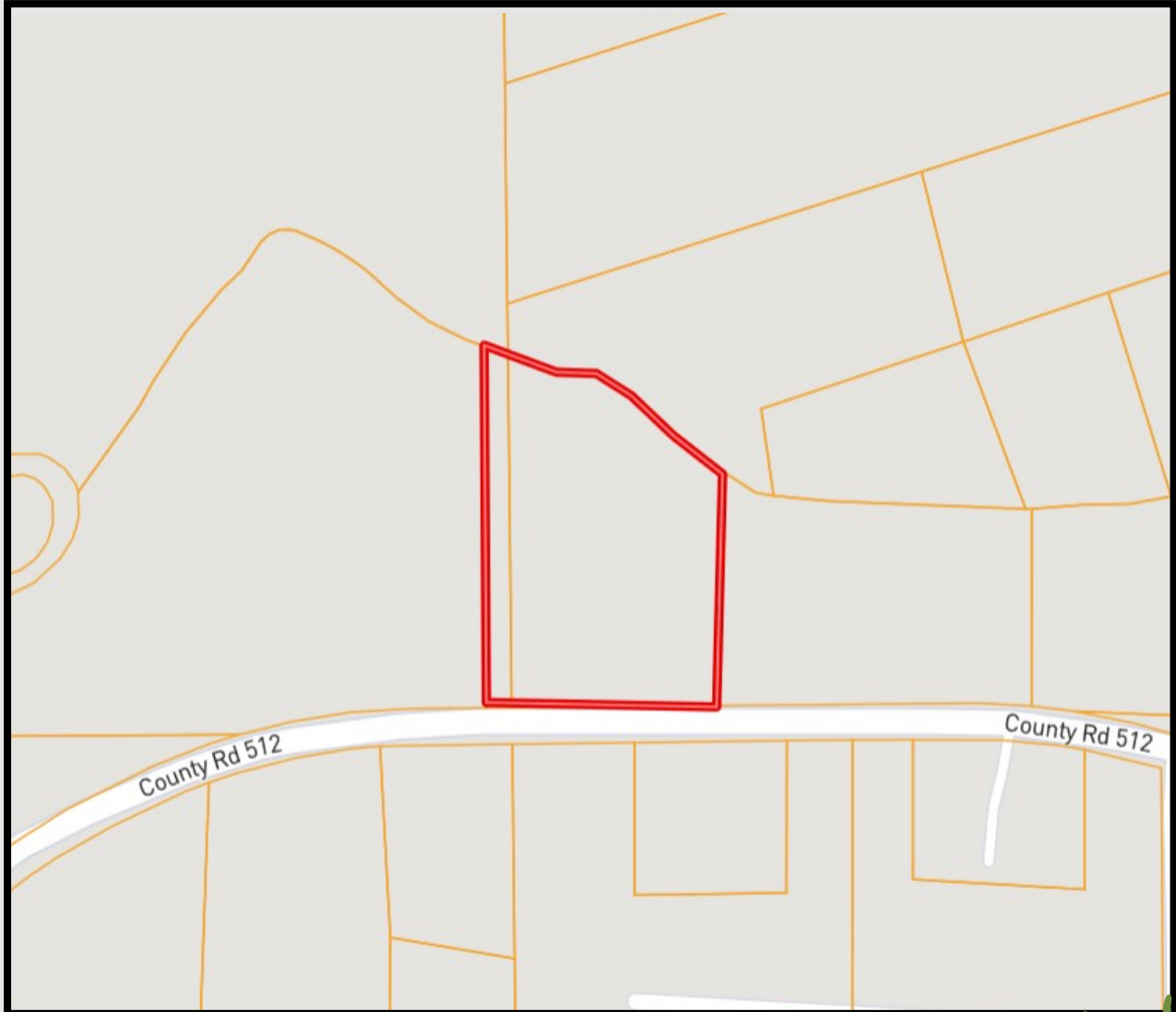
**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO



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

Information is believed to be accurate but not guaranteed.

# Ownership Map



**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO

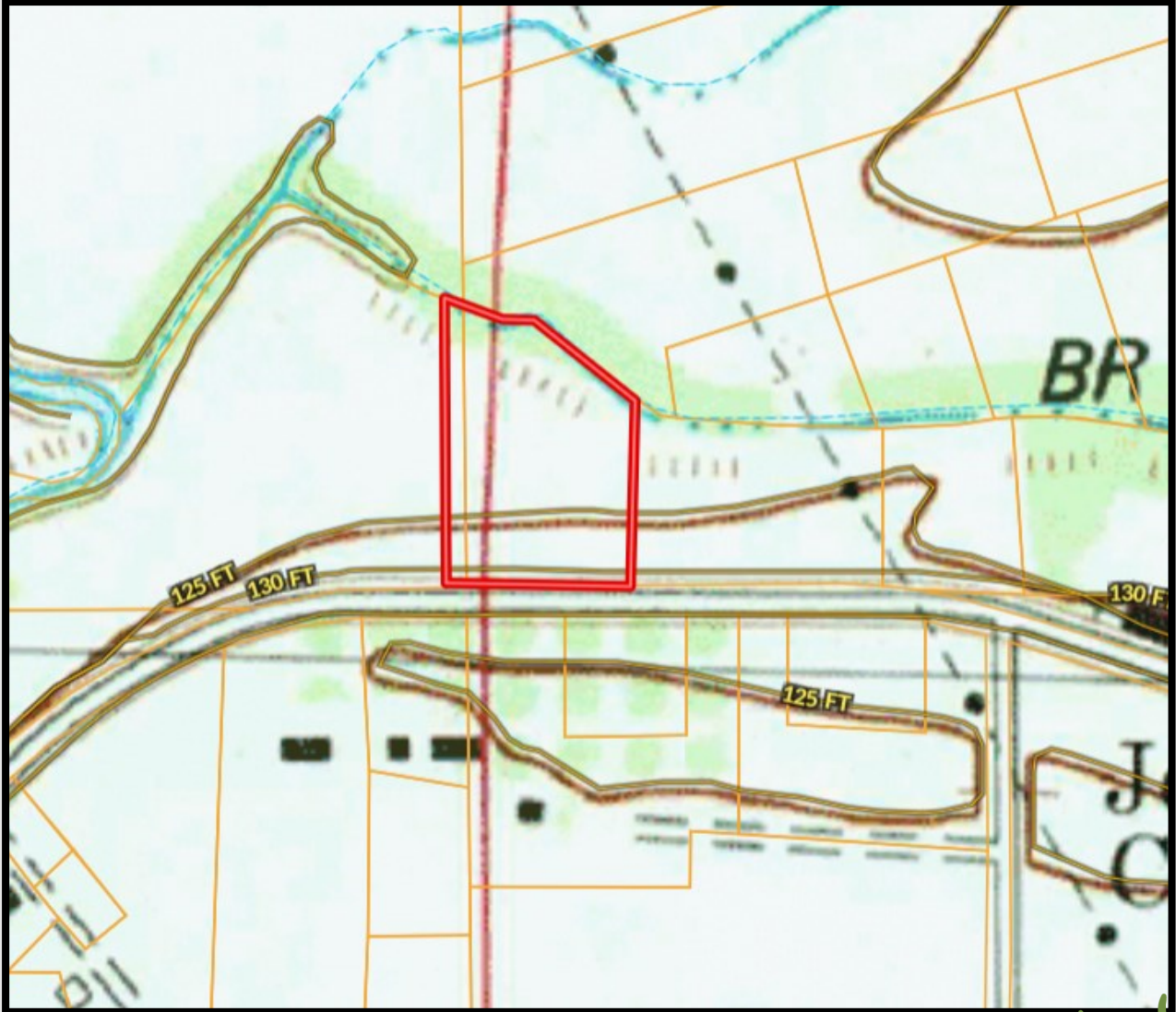


Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Topo Map



**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
27	Tensas silty clay loam, 0 to 1 percent slopes	1.6	49.01	3w
28	Tensas silty clay loam, 1 to 3 percent slopes	1.6	50.99	3e
TOTALS		3.2	100%	3.0



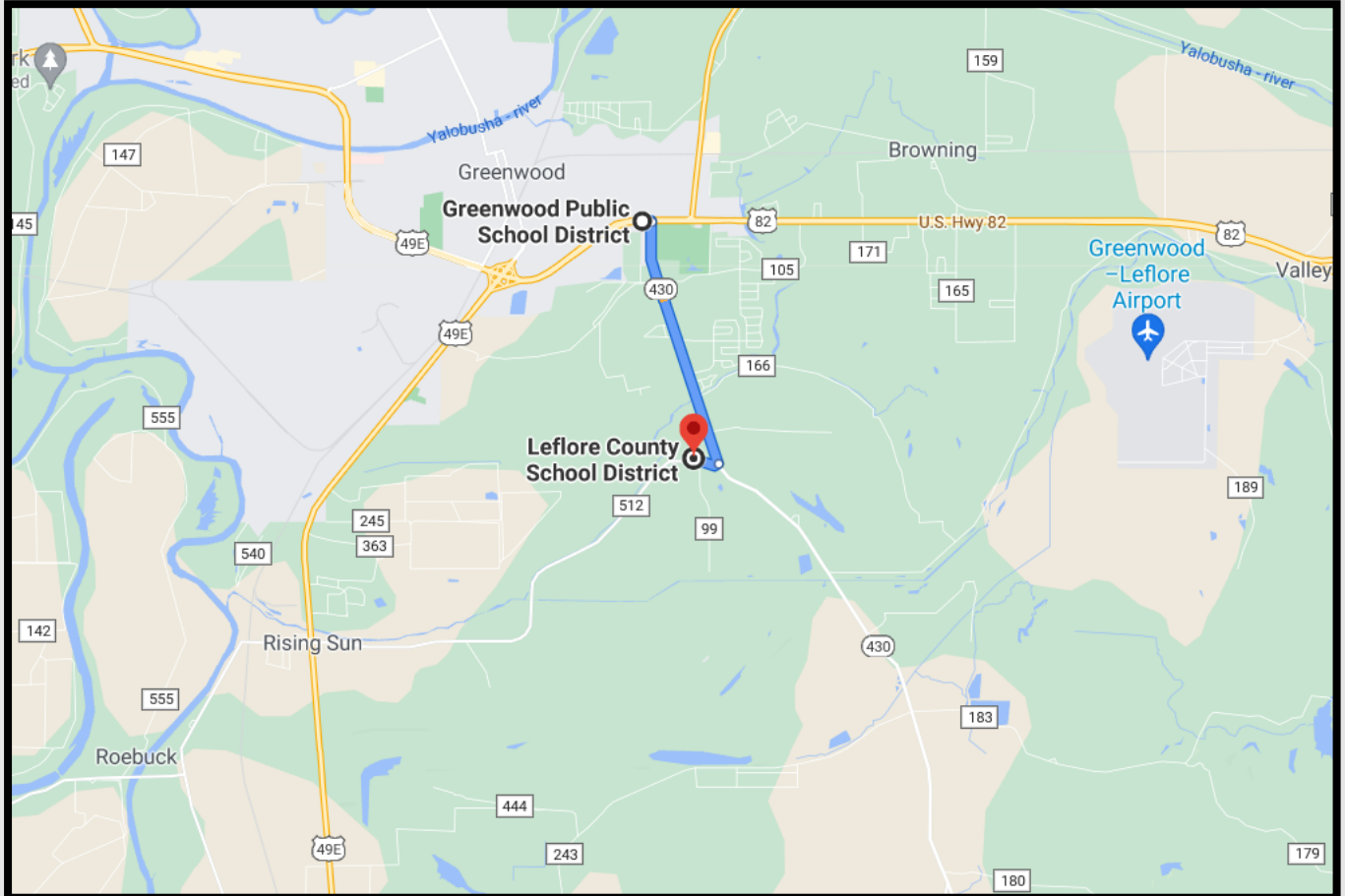
**MICHAEL OSWALT**, ASSOC. BROKER  
 Michael@TomSmithLand.com  
 601.898.2772 office | 662.719.3967 cell  
 Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# 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 512 and the property is located on the right. Click [here](#) for Google Maps.

MORE THAN  
**10K**  
FOLLOWERS  
ON FACEBOOK

*Call me today!*

**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO

**Tom Smith**  
**LAND AND HOMES**  
Expect More. Get More.

2010-2021  
AMERICA'S  
**BEST**  
BROKERAGES

REALTORS  
**LAND**  
INSTITUTE  
RLI MISSISSIPPI CHAPTER

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.