1.4± ACRE LOT LEFLORE COUNTY, MS \$10,000



OFFICE (662) 846-1425

111+++++++

THE LEFLORE 1.4



LOCATION:

- Itta Bena, MS 38941
- Leflore County
- 3.5± Miles From MS Valley State University
- 12± Miles W of Greenwood
- Frontage on **County Road 514**

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 1.4± Acres
- Corner Lot

TAX INFORMATION:

2023 - \$96.37

• Parcel 9620031601100

COORDINATES:

SHALLTOWN

33.4902, -90.32985



WILSON BRITT LAND SPECIALIST C: 662-299-2367 O: 662-846-1425 wilson@smalltownproperties.com 701 W. Sunflower Rd - Cleveland, MS 38732 smalltownproperties.com

WELCOME TO THE LEFLORE 1.4

ARE YOU LOOKING TO BUILD THE HOME OF YOUR DREAMS? Situated just southwest of Itta Bena, in Leflore County, MS and only 3.5 miles from Mississippi Valley State University is a 1.4± acre lot waiting to be transformed! The surrounding area features row crop farmland and a few residential developments. The property enjoys frontage on County Road 514, which takes you directly to Itta Bena. This is a great corner lot for a house, don't miss out on this opportunity.

Call Wilson Britt today for your private showing!.



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SHALLTOWN

1.4 ± ACRES LEFLORE COUNTY, MISSISSIPPI



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Information is believed to be accurate but not guaranteed

SHALLTOWN

1.4 ± ACRES LEFLORE COUNTY, MISSISSIPPI

ues Trail

SHR SMALLTOWN



Directions from Greenwood, MS: Travel northwest on US-49E N/US-82 W. Continue to follow US-82 W for 9 miles. Turn left onto MS-7 South and drive 2 miles. Turn right onto Martin Luther King Jr. Drive and then turn left onto Freedom Street. The destination is in 0.5 miles.

LINK TO GOOGLE MAP DIRECTIONS



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