



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

5.4± ACRES
LEFLORE COUNTY, MS
\$27,000



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE LEFLORE 5.4

PROPERTY PROFILE

LOCATION:

- Itta Bena, MS 38941
- Leflore County
- 12± Miles W of Greenwood

COORDINATES:

- 33.49192, -90.32679

PROPERTY USE:

- Farmland
- Development
- Investment

PROPERTY INFORMATION:

- 5.4± Acres
- Dryland Farmland
- Alligator Clay
- Surrounded by Residential Lots

TAX INFORMATION:

2023 - \$400.02

- Parcel 9620031602500



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

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wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEFLORE 5.4

INTRODUCING THE LEFLORE 5.4, WHERE FARMLAND IS WAITING TO BE TRANSFORMED INTO A RESIDENTIAL HAVEN. Located in Itta Bena, in Leflore County, MS, this 5.4± acre tract is currently an income producing row crop farm. Continuing to rent the farmland can bring \$100 per cultivatable acre. The soil type consists of alligator clay, and a variety of crops can be planted, including soybeans, wheat, or corn. Residential lots encompass the property; and this spot would be ideal for residential development.

Call Wilson Britt today for your private showing!



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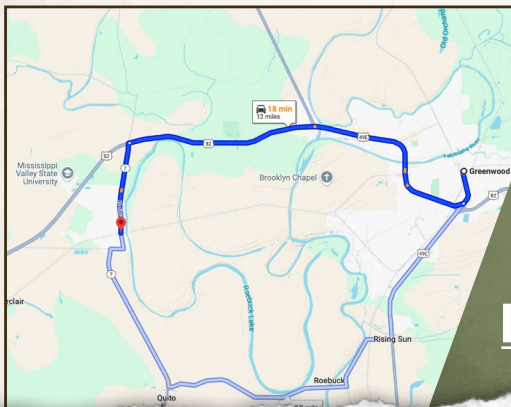
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LEFLORE COUNTY, MISSISSIPPI

land id. LINK



Directions from Greenwood, MS:
Travel northwest on US-49E N/US-82 W and continue to follow US-82 W for 9 miles. Turn left onto MS-7 south and proceed 2 miles. Turn right onto Thurman Street and arrive at your destination.

LINK TO GOOGLE MAP DIRECTIONS



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