



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**400± ACRES WITH A HOME  
LEFLORE COUNTY, MS**

**\$1,650,000**

**TURNKEY RECREATIONAL**

**& INCOME-PRODUCING**

OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE LEFLORE 400

# PROPERTY PROFILE

## LOCATION:

- 1549 CR 99  
Sidon, MS, 38954
- Leflore County
- 5± Miles S of Greenwood
- 82± Miles N of Madison

## COORDINATES:

- 33.4776, -90.1488

## TAX INFORMATION:

- 2025 Taxes
- Parcel 10426000000110: \$127.66
- Parcel 10425000000120: \$46.86
- Parcel 10425000001300: \$1,165.93
- Parcel 10425000001310: \$302.69
- Parcel 10425000001000: \$430.32
- Parcel 10425000001100: \$186.16
- Parcel 10436000000500: \$3,056.48
- Parcel 10435000000330: \$197.30
- Parcel 10435000000340: \$105.91
- Parcel 10534000000620: \$126.32

## PROPERTY USE:

- Hunting & Fishing
- Recreational
- Investment

## PROPERTY INFORMATION:

- 400± Total Acres
- 120± Acres of Farmland
- 43.19± Acres in CRP
- 2± Miles of Creek Frontage
- 2,500± SqFt Home
- 1,100± SqFt Shop
- Mixed Timber
- Cypress Lake
- Stocked Pond
- Carbon Credit Contracts
- Deer, Duck, Dove, Turkey,  
and Small Game



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

WILSON BRITT | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

# WELCOME TO THE LEFLORE 400

**WELCOME TO THE LEFLORE 400, A YEAR-ROUND ESCAPE OFFERING WATER, WOODS, AND FIELDS!** Situated just outside of Greenwood, in the town of Sidon, Mississippi, this 400± acre tract is ideal for outdoor enthusiasts or anyone wanting a homestead just beyond the city limits.

As you enter the Leflore County property from the north, a paved road takes you directly to a 2,500± square foot home, featuring three bedrooms, planed cypress interior, hardwood floors, a wood-burning fireplace, and two outdoor porches. Storage and workspace is not an issue, as multiple shops and a pole barn are in place. The house would make an excellent family home or hunting camp for the future owners.



**ADAM HESTER, ALC** | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

# MORE ABOUT THE LEFLORE 400

Activity is bustling during all four seasons. Three bodies of water are on the property: a cypress lake holding crappie, a pond stocked with bass and bream, and more than two miles of frontage on Palusha Creek offering summertime fun for the whole family. Located at the foot of the Delta, the creek also serves as a water source for the abundant wildlife. You will find multiple shooting houses and food plots throughout. Two sloughs are the perfect habitat for waterfowl.

A 7± acre field has historically been planted in sunflowers for exceptional fall dove hunts. Passive income is another rare opportunity that is offered. With 120± acres of farmland, CRP contracts through 2032 and 2033, and carbon credit contracts, the property is currently producing \$17,852 on an annual basis. This is a great asset to use towards your taxes or yearly maintenance and improvements.

**Whatever your goals, this recreational playground is a solid choice. Call Adam Hester or Wilson Britt today for a private showing of the Leflore 400.**



**ADAM HESTER, ALC** | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>



**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

400± ACRES WITH A HOME

LEFLORE COUNTY, MISSISSIPPI



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

WILSON BRITT | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

400± ACRES WITH A HOME

LEFLORE COUNTY, MISSISSIPPI



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

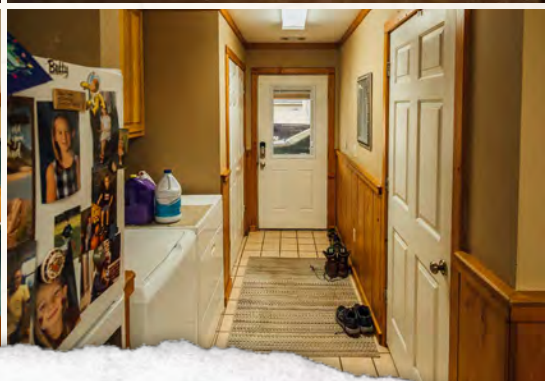
WILSON BRITT | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

400± ACRES WITH A HOME

LEFLORE COUNTY, MISSISSIPPI



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

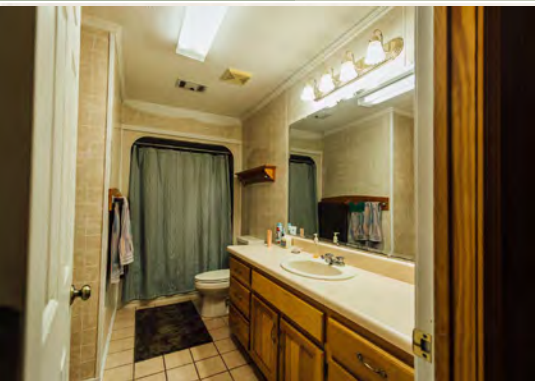
WILSON BRITT | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

400± ACRES WITH A HOME

LEFLORE COUNTY, MISSISSIPPI



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

WILSON BRITT | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

400± ACRES WITH A HOME

LEFLORE COUNTY, MISSISSIPPI



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

WILSON BRITT | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

400± ACRES WITH A HOME

LEFLORE COUNTY, MISSISSIPPI



**ADAM HESTER, ALC** | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

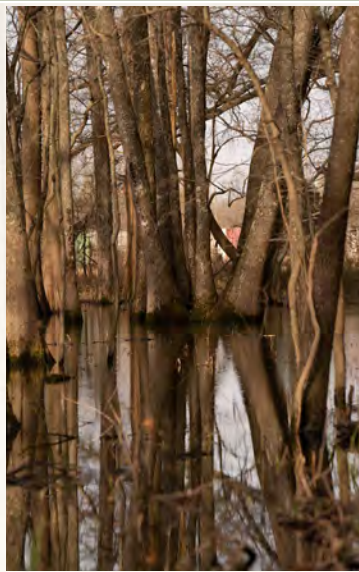
**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

400± ACRES WITH A HOME

LEFLORE COUNTY, MISSISSIPPI



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

WILSON BRITT | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

400± ACRES WITH A HOME

LEFLORE COUNTY, MISSISSIPPI



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

WILSON BRITT | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

400± ACRES WITH A HOME

LEFLORE COUNTY, MISSISSIPPI



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

WILSON BRITT | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

400± ACRES WITH A HOME

LEFLORE COUNTY, MISSISSIPPI



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com

WILSON BRITT | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

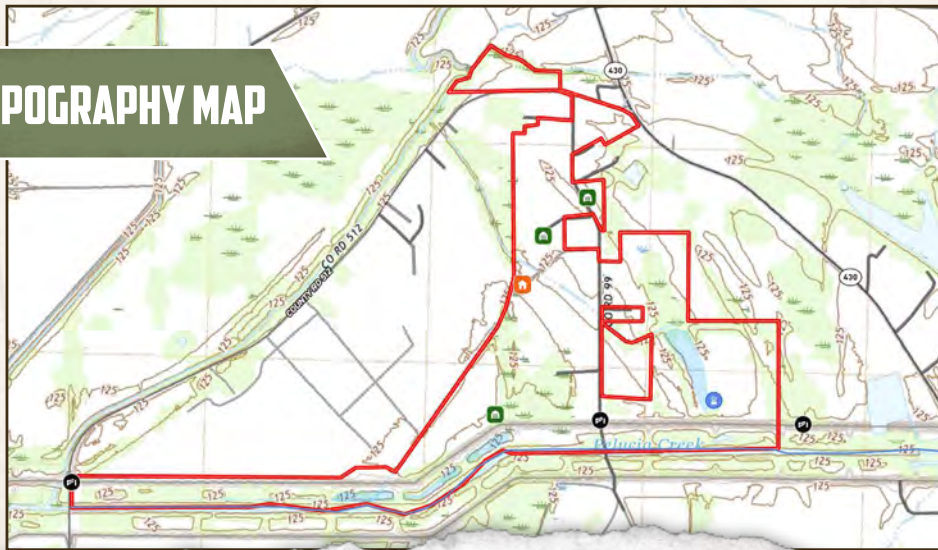
400± ACRES WITH A HOME

LEFLORE COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com



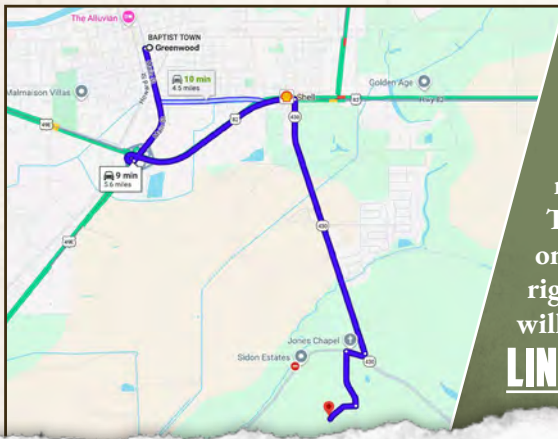
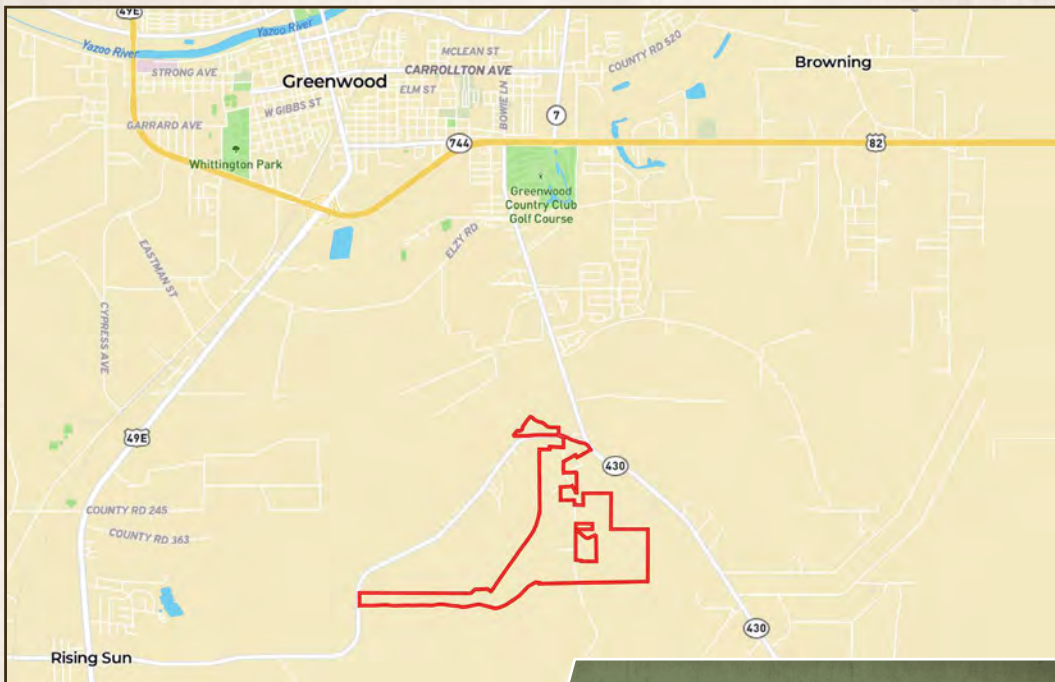
**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



WILSON BRITT | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com

400± ACRES WITH A HOME

LEFLORE COUNTY, MISSISSIPPI



Directions From Greenwood, MS:  
Travel 1.0 mile south on Main Street to the intersection of MS-82 and US 49E. Merge onto US-49E/US-82E and continue on US-82 E for 1.6 miles. Turn right on MS-430 E and travel 2.1 miles. Turn right and then take your first left on CR 99. Drive 0.5 miles and then turn right on CR 19. In 0.2 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



ADAM HESTER, ALC | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™



WILSON BRITT | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com