



# SMALLTOWN

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

**136± ACRES WITH A LODGE**  
**LEFLORE COUNTY, MS**  
**\$1,600,000**



OFFICE (662) 846-1425 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE LEFLORE 136

## PROPERTY PROFILE

### LOCATION:

- Hwy 82  
Greenwood, MS 38930
- Leflore County
- 5± Miles W of Greenwood

### COORDINATES:

- 33.5299, -90.27365

### PROPERTY USE:

- Recreational
- Hunting & Fishing
- Potential Cabin/Home Site
- Corporate Retreat

### TAX INFORMATION:

- 2025 Taxes: \$5,947.52
- Parcel 08711000000200

### PROPERTY INFORMATION:

- 136± Total Acres
- 3,000± SqFt Fully Furnished Lodge
  - 2 Bedrooms/2 Bathrooms
  - Fully Furnished Kitchen with Viking Appliances
  - Laundry Room/Mud Room
  - Utilities Connected
  - Custom-Built Swimming Pool
  - 15' x 40' Game Room
- 40'x100' Metal Storage Building with 2 Roll-up Doors
- 85'x50' Open Metal Shed
- 24'x16' Cypress-Covered Shed
- Two Additional Storage Sheds
- Former Tennis Court



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**WILSON BRITT**

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LEFLORE 136

**WELCOME TO LEFLORE 136 — A RARE AND VERSATILE PROPERTY OFFERING EXCEPTIONAL RECREATIONAL, RESIDENTIAL, AND COMMERCIAL POTENTIAL.** This one-of-a-kind property in Leflore County, Mississippi, originally developed as a country club with a 9-hole golf course, is loaded with character, improvements, and limitless opportunity. Whether you're looking for a private retreat, event venue, or investment property, the Leflore 136 delivers on every level.

At the heart of the 136± acre property sits a beautifully renovated 3,000± square foot metal lodge, thoughtfully designed with both comfort and functionality in mind. The fully furnished lodge features a well-equipped kitchen with all Viking appliances, an open floor plan ideal for entertaining, a wood-burning fireplace, two bedrooms, two bathrooms, and a dedicated laundry/mud room, making it perfectly suited for full-time use or weekend retreats.



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# MORE ABOUT THE LEFLORE 136

The surrounding improvements further elevate the property:

- Custom-built swimming pool
- 15' x 40' game room building, complete with pool table
- 40' x 100' metal storage building with two electric roll-up doors (40'/50' insulated and capable of being heated and cooled)
- 85' x 50' open metal shed offering additional storage or workspace
- 24' x 16' cypress-covered shed, ideal for outdoor cooking and gatherings
- Two additional storage sheds and a former tennis court

The acreage makes this property a true recreational haven featuring four ponds providing excellent fishing opportunities, along with outstanding deer, dove, and small game hunting. A 24± acre agricultural field enhances usability and wildlife appeal, offering the ability to plant high-protein crops that support healthy game populations year-round. In addition, the current owners have designated a 10± acre field specifically for dove hunts, where they have enjoyed consistent and successful seasons.



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# MORE ABOUT THE LEFLORE 136

The land is well-balanced with open ground and wooded cover, allowing wildlife to feed while maintaining natural bedding and travel corridors, creating a proven track record for exceptional hunting.

With no restrictions, the possibilities are truly endless, whether for continued recreational use, development, or commercial ventures such as an event destination. Located along Highway 82 between Greenwood and Itta Bena, the Leflore 136 offers excellent accessibility and strong road frontage, adding to its commercial appeal.

The Leflore 136 is a diverse, turnkey property that seamlessly blends lifestyle, recreation, and investment potential into one exceptional offering.

**Contact Wilson Britt today to schedule your private showing and experience #TheSmallTownWay!**



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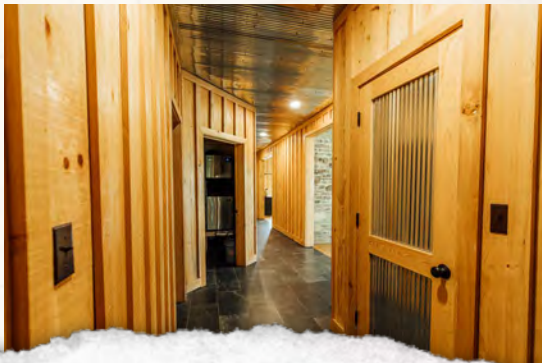
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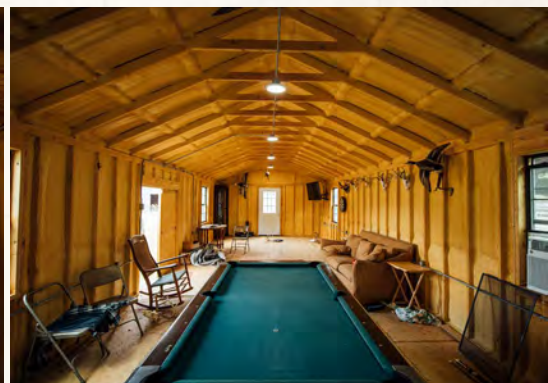
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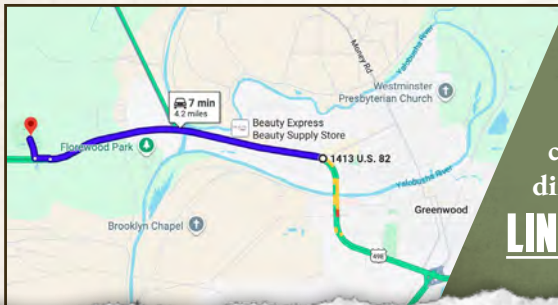
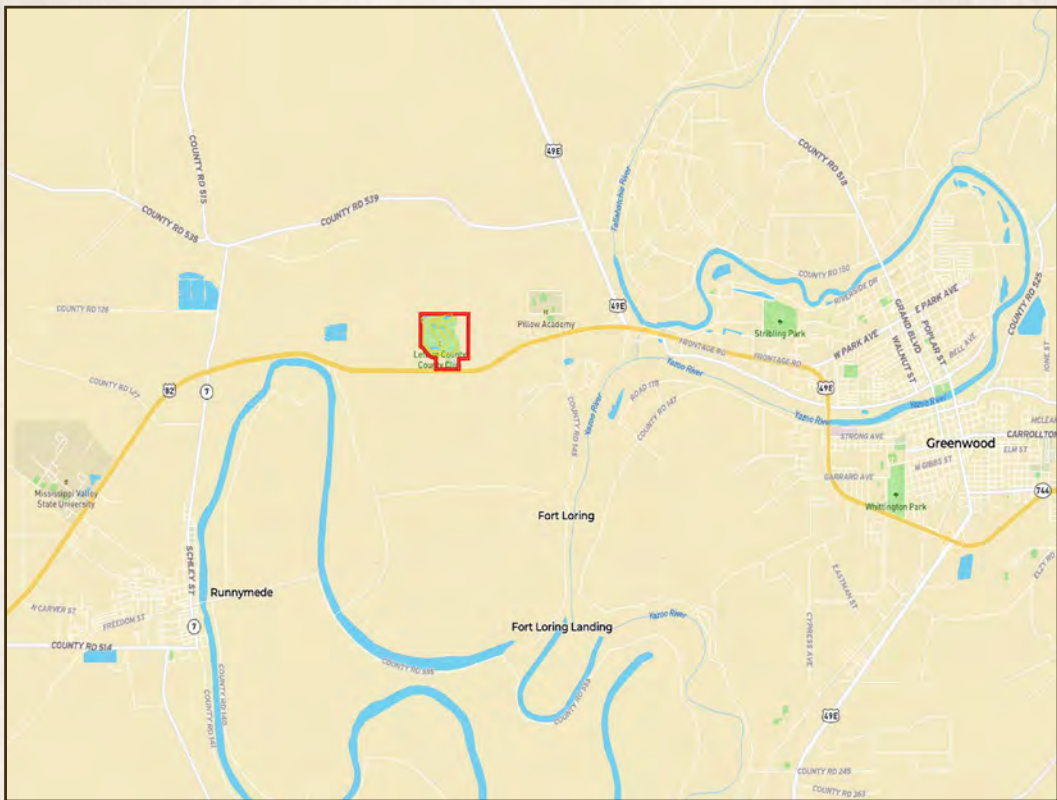
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Directions from Greenwood, MS:  
Travel 4.2 miles west on Highway 82. Turn right off the highway and cross the frontage road. It will take you directly to the driveway.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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