

**1.1± ACRES**  
**LEFLORE COUNTY, MS**  
**\$87,500**



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

**OFFICE (662) 846-1425**



# THE LEFLORE 1.1

## PROPERTY PROFILE

### LOCATION:

- Leflore County, MS
- Frontage on the Yalobusha River
- Frontage on County Road 150

### COORDINATES:

- 33.55402, -90.1819

### PROPERTY INFORMATION:

- Dead End Road
- River Access
- Hardwood Trees
- Utilities Available

### PROPERTY USE:

- Residential



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**WILSON BRITT**

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

[wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

701 W. Sunflower Rd - Cleveland, MS 38732

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

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE LEFLORE 1.1

**ARE YOU LOOKING FOR A PLACE TO BUILD THE HOME OF YOUR DREAMS?** This Leflore County 1.1± acre lot may be the one for you! Established just outside the city limits of Greenwood, MS, on the river, is an up-and-coming residential development. With this location, you won't have to sacrifice convenience for country living! This lot is located on Point Leflore (also known as Three Point), where the Tallahatchie and Yalobusha Rivers meet to create the Yazoo River. Coupled with the extensive hardwood trees and situated on a dead-end road, you are granted seclusion and beauty.

The Tallahatchie Bridge takes you directly to Grand Boulevard, Greenwood's most quaint street. This lot is just minutes away from Highway 82 and downtown Greenwood and less than one mile from Money Road. Whatever your goals, this is an ideal spot in the Mississippi Delta.

**For additional information and to schedule  
a showing, call Wilson Britt today!**



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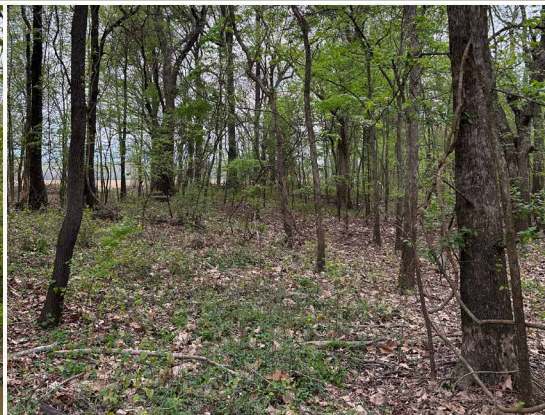
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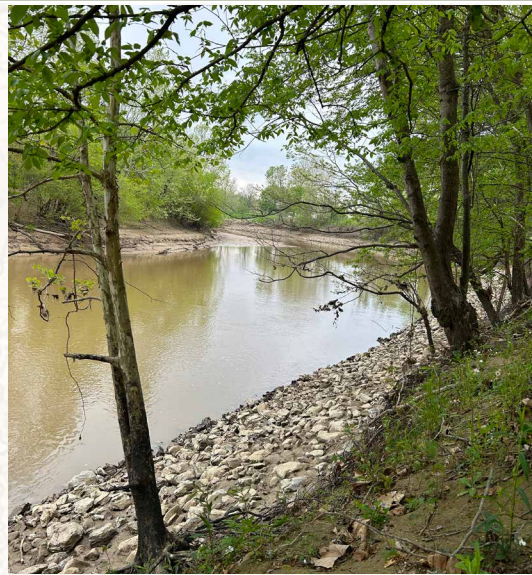
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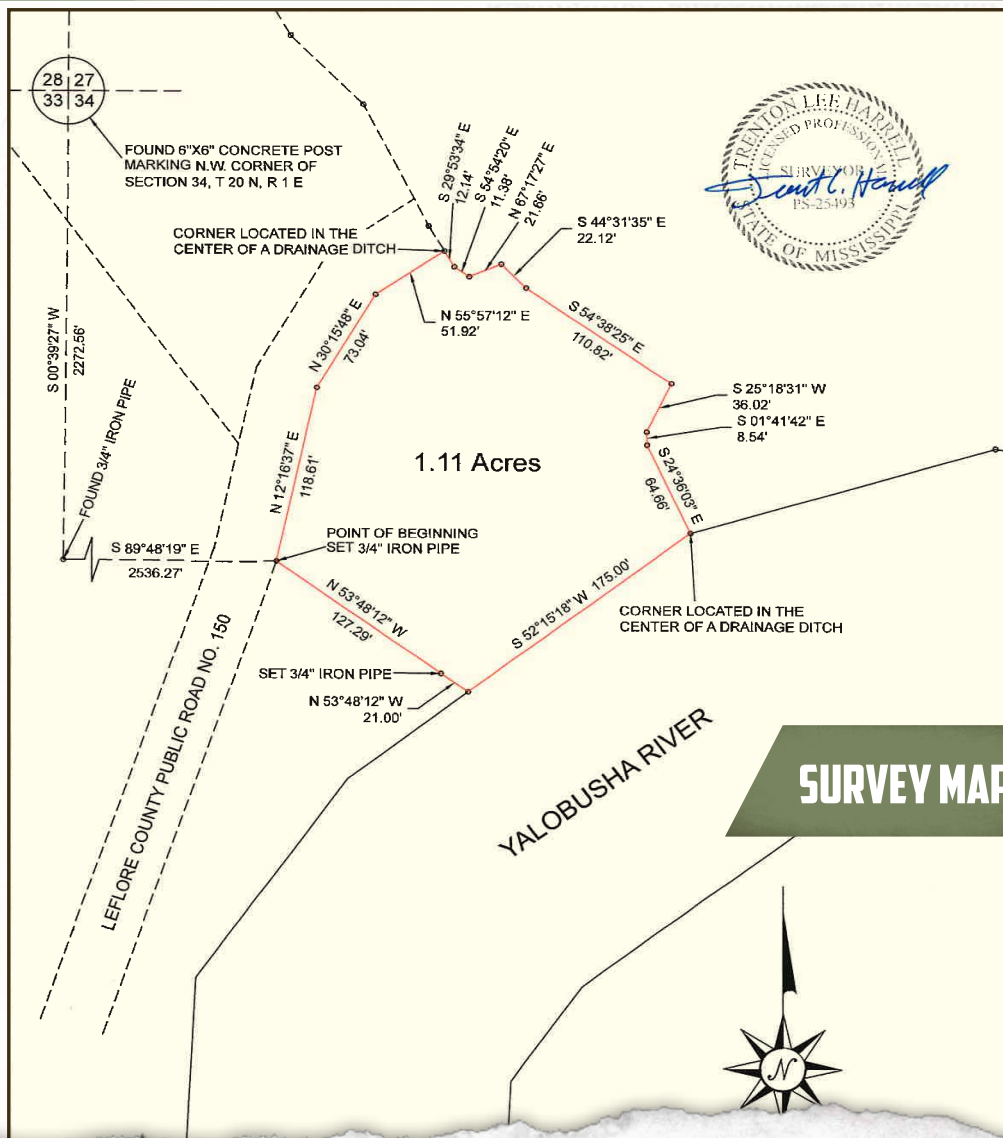
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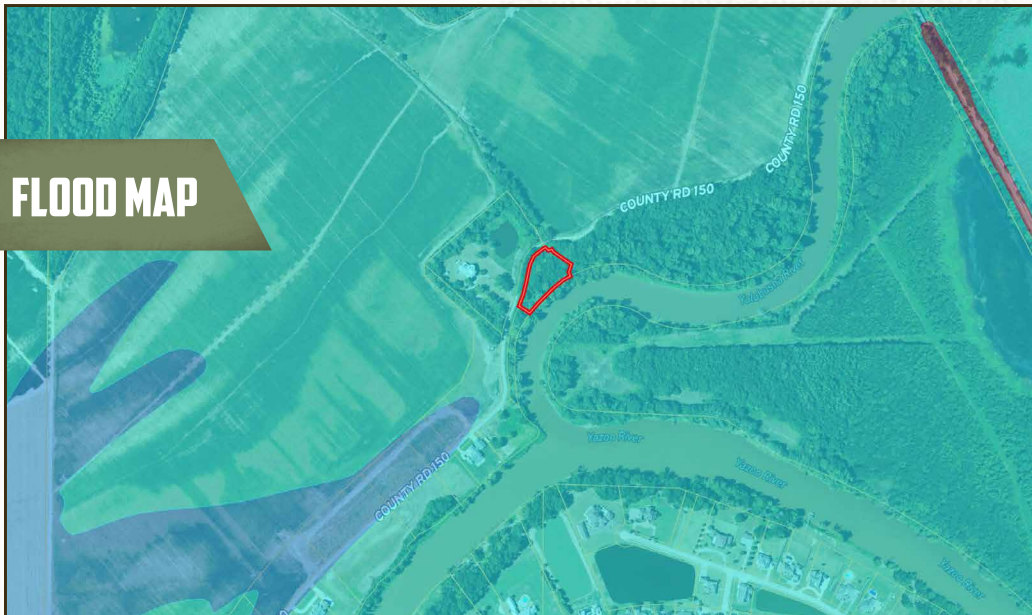
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## FLOOD MAP



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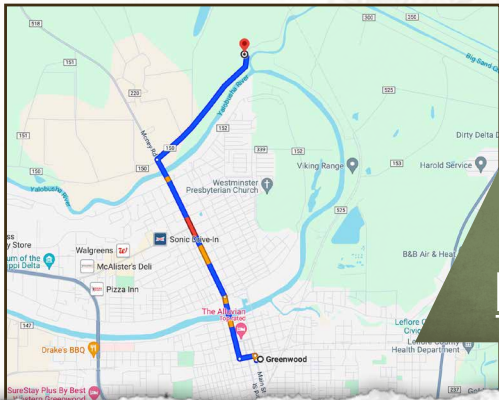
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land id. LINK



Directions from Greenwood, MS:  
Proceed north on Grand Boulevard  
and cross the Tallahatchie Bridge. Take  
an immediate right off Money Road  
and drive 1.2 miles. The destination is on  
your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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