



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE SM

66.2± ACRES WITH A CABIN
LEFLORE COUNTY, MS

\$245,000



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

THE LEFLORE 66.2

PROPERTY PROFILE

LOCATION:

- County Road 549
Minter City, MS 38944
- Leflore County
- 18± Miles N of Greenwood
- 25.8± Miles E of Cleveland

COORDINATES:

- 33.77325, -90.3321

PROPERTY USE:

- Hunting
- Recreation
- Investment

PROPERTY INFORMATION:

- 66.2± Total Acres
- 63.4± Acre Brake
- 2.8± Acres with a Camp
 - 1,000± SqFt
 - 2 Bedrooms Downstairs
 - 2 Sleeping Areas in the Loft
 - 1 Bathroom
- 2 Tracts Combined
- Mature Cypress & Tupelo Gum Brake
- Deer & Waterfowl

TAX INFORMATION:

- \$1,178.12 (2025)



WILSON BRITT | LAND SPECIALIST
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Information is believed to be accurate but not guaranteed.

HUNTER PRIDDEN | LAND SPECIALIST
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50 CR 401 | Oxford, MS 38655

WELCOME TO THE LEFLORE 66.2

WELCOME TO THE LEFLORE 66.2 IN MINTER CITY, MISSISSIPPI. The Leflore County property consists of two combined tracts that are 7.7± miles apart: a 2.8± acre parcel with a cabin and your future duck brake, accessed by a deeded easement, totaling 63.4± acres. Located in a great flyway, ducks are sure to stop by this natural brake of mature cypress and tupelo gum trees. With several natural openings, hunt this spot with any wind.

It can be hard to find a natural duck property in the MS Delta for a good price, and this land fits the bill. Even in relatively dry years, this brake will hold water and wintering waterfowl.



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MORE ABOUT THE LEFLORE 66.2

The secluded and cozy camp house can accommodate hunters or investors or serve as a permanent residence. The 1,000± square-foot camp is a metal building with custom wood finishes on the inside. The home features two bedrooms downstairs with two sleeping areas in the upstairs loft, an open floor plan with a full kitchen, and one full bathroom. The house is currently being used as a duck camp, but it would be a great fit for anyone.

The Leflore 66.2 delivers a hard-to-find opportunity in the Mississippi Delta at a great price. If you've been searching for that perfect duck hunting spot with a camp house nearby, this property is a great choice. You will also be well within driving distance of other great public land hunting opportunities. Adjoining acreage may be available for purchase.

Contact Wilson Britt or Hunter Pridgen for a private showing and experience #TheSmallTownWay.



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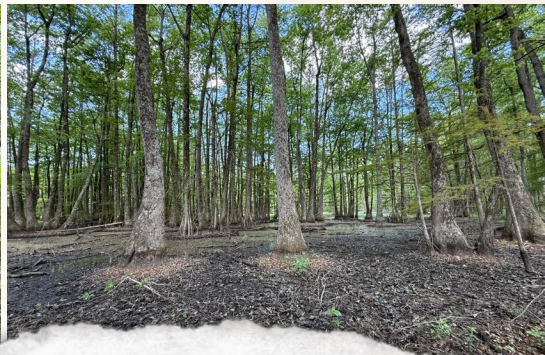
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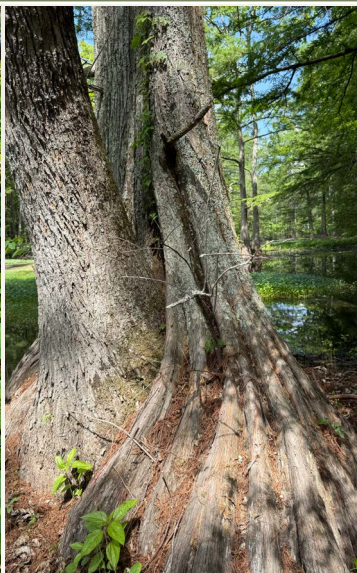
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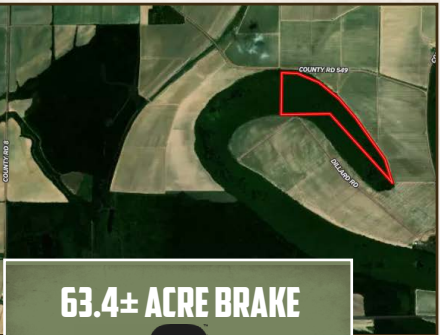
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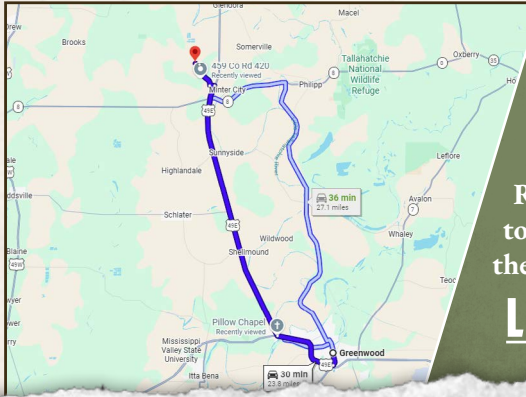
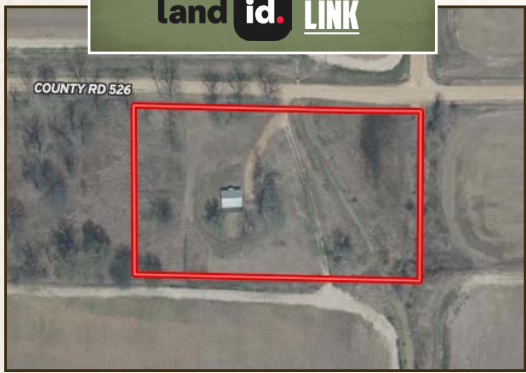
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2.8± ACRES WITH CAMP
land id. LINK



63.4± ACRE BRAKE
land id. LINK



Directions From the Intersection of Hwy 49E and Hwy 82 in Greenwood, MS: Travel 16.4 miles north on Hwy 49E. Turn left on Old Hwy 8 and continue 0.3 miles. Turn right on County Road 549 and proceed 1.5 miles. Turn left to stay on County Road 549 and in 0.3 miles the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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