



# SMALLTOWN

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

**A LODGE ON 3± ACRES  
LEFLORE COUNTY, MS**  
**\$749,000**



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# THE LEFLORE 3

## PROPERTY PROFILE

### LOCATION:

- 6710 Money Road  
Greenwood, MS 38930
- Leflore County
- 15± Miles N of Greenwood

### COORDINATES:

- 33.70604, -90.22614

### PROPERTY USE:

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

### PROPERTY INFORMATION:

- 3± Total Acres
- Frontage on Money Road
- Tallahatchie River Frontage
- Mature Mixed Hardwoods
- 5,050± SqFt Fully  
Furnished Lodge
- 8 Bedrooms/6 Bathrooms
- Viking 6-Burner Stove
- GE Refrigerator
- GE Washer/Dryer
- Heated Floors in Primary  
Bedroom/Bathroom
- Utilities Connected

### TAX INFORMATION:

- 2024 Taxes: \$4,121.24
- Parcel 2607000000210



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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

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LEFLORE 3

**WELCOME TO THE LEFLORE 3, A ONE-OF-A-KIND RIVERFRONT RETREAT ON THE BANKS OF THE TALLAHATCHIE RIVER.** Nestled along historic Money Road, this unique property lies between Greenwood and Phillip, MS—just 15 miles north of Greenwood's shops, dining, and Delta history.

At the heart of the Leflore County property is a 5,050± square foot custom-built lodge—once the site of an old country church, now reimagined into a stunning eight-bedroom, six-bathroom gathering place. The structure retains a sense of character and space, blending its past with upscale modern comfort.

Inside you'll find a fully-furnished chef's kitchen featuring Viking appliances and an open-concept layout for dining and entertaining. The rear patio, with a custom glass garage door, opens to river views and a fire pit—ideal for four-season indoor/outdoor living.



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# MORE ABOUT THE LEFLORE 3

Currently operating as a high-performing Airbnb rental, the property is also perfectly suited for use as a private retreat, corporate getaway, hunting or fishing lodge.

Outdoorsmen will appreciate its proximity to fishing on the Tallahatchie River, just steps from the lodge, and Grenada Lake, just a short drive away. Public hunting lands like Malmason Wildlife Management Area and the Tallahatchie National Wildlife Refuge are within easy reach.

Additional features include an electric gate with keypad entry, ample parking and guest accommodations. This is more than just a property—it's a destination for sportsmen, families, and investors alike.

**Call Wilson Britt today to schedule your private showing – where the Delta meets opportunity!**



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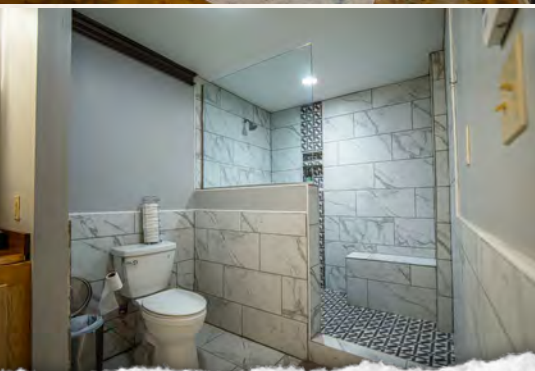
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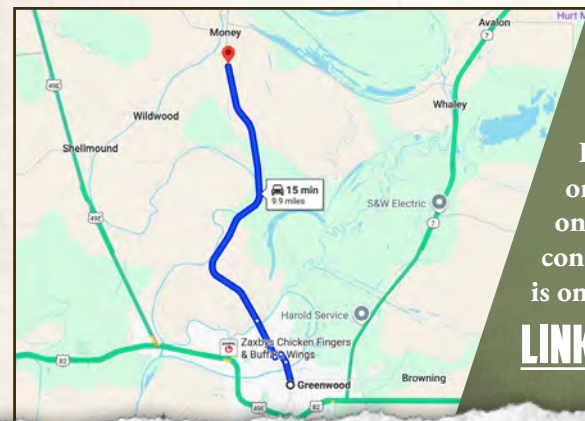
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land id. LINK



Directions from Greenwood, MS:  
Travel 0.6 miles north on Walthall St. toward E Johnson St. Continue onto Poplar Street for 0.2 miles. Turn left onto E Jefferson Ave. then turn right onto Grand Blvd. Drive 1.1 miles and continue onto Money Rd. The destination is on your right in 7.8 miles.

**LINK TO GOOGLE MAP DIRECTIONS**



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