

0.53± ACRE LOT LEFLORE COUNTY, MS

\$15,000



SMALLTOWN
HUNTING PROPERTIES
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THE LEFLORE 0.53

PROPERTY PROFILE

LOCATION:

- Lakeshore Drive
- Itta Bena, MS 38941
- Leflore County
- 14± Miles W of Greenwood

COORDINATES:

- 33.49925, -90.31825

PROPERTY USE:

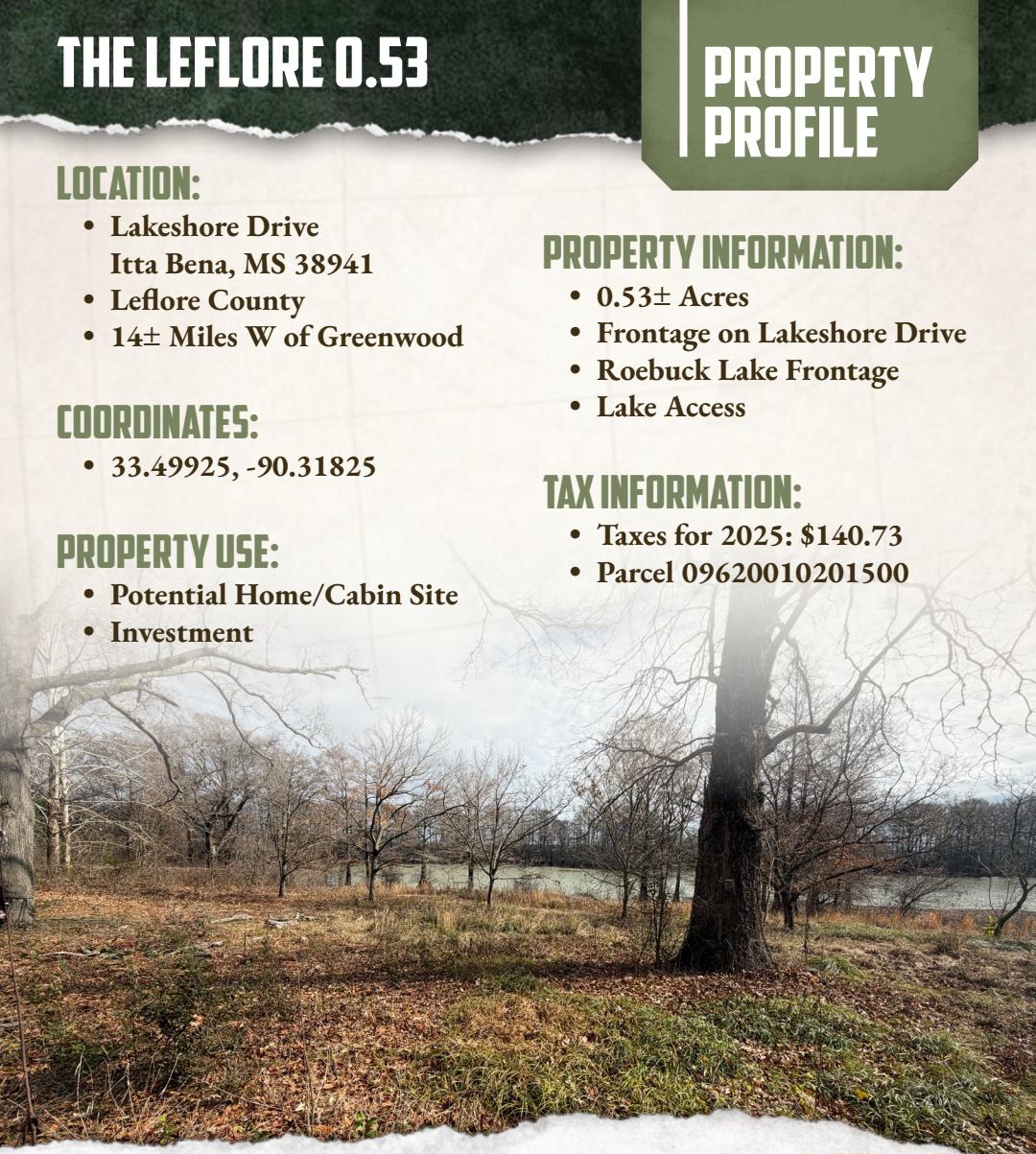
- Potential Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 0.53± Acres
- Frontage on Lakeshore Drive
- Roebuck Lake Frontage
- Lake Access

TAX INFORMATION:

- Taxes for 2025: \$140.73
- Parcel 09620010201500



HENRY MOSCO | MANAGING BROKER
C: 662-719-7167 | henry@smalltownproperties.com



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

WELCOME TO THE LEFLORE 0.53

ARE YOU LOOKING FOR A SIMPLE, AFFORDABLE PLACE TO BUILD IN LEFLORE COUNTY, MISSISSIPPI? This $0.53\pm$ acre residential lot is located just northeast of Itta Bena, approximately 3.5 miles from Mississippi Valley State University. The property sits in a quiet area surrounded by Roebuck Lake and an established residential neighborhood.

The lot offers frontage along Lakeshore Drive, with additional frontage on Roebuck Lake, providing a peaceful setting and convenient access. Roebuck Lake allows for year-round recreational opportunities, including water skiing during the summer months and fishing throughout the year.

Whether you're considering a primary residence or a small cabin, this property offers a blank slate with room for your vision.

Contact Wilson Britt or Henry Mosco today to learn more and to schedule a private showing.



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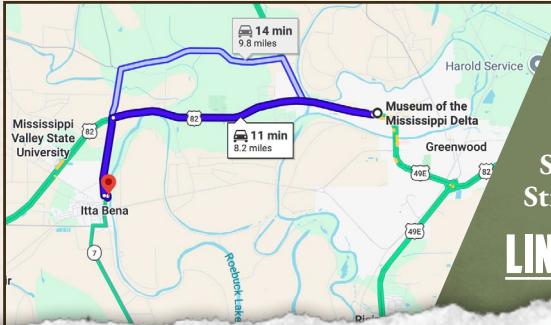
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LEFLORE COUNTY, MISSISSIPPI



land **id.**
LINK



Directions from Greenwood, MS:
Travel 9 miles on US-49E N/US-82 W. Turn left on MS-7 South and continue 1.8 miles. Turn left on Cotton Street and then turn right on Lakeshore Street. The destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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