



114.5± ACRES
LEFLORE COUNTY, MS
\$339,720

ATTENTION DUCK HUNTERS!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE LEFLORE 114.5

PROPERTY PROFILE

LOCATION:

- County Road 420
Minter City, MS 38944
- Access via Deeded Easement
- Leflore County
- 23± Miles NW of Greenwood
- 26± Miles E of Cleveland

COORDINATES:

- 33.7637, -90.3322

TAX INFORMATION:

- \$154.25 (2025)

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 114.5± Acres
- 2 Tracts Combined
- Mature Cypress and
Tupelo Gum Brake
- Deer & Waterfowl



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

Information is believed to be accurate but not guaranteed.

HUNTER PRIDDEN | LAND SPECIALIST
C: 662-699-0208 | hpridden@smalltownproperties.com

O: 662-846-1425
701 W. Sunflower Road | Cleveland, MS 38732

smalltownproperties.com

O: 662-238-4077
50 CR 401 | Oxford, MS 38655

WELCOME TO THE LEFLORE 114.5

WELCOME TO THE LEFLORE 114.5. LYING IN THE HEART OF THE MISSISSIPPI DELTA IN LEFLORE COUNTY. These Minter City tracts totaling 114.5± acres are comprised of flooded, mature cypress and tupelo gum trees. This naturally flooded brake is a proven hunting ground for wintering waterfowl, where you can find ample gadwall and the occasional widgeon and mallard falling into your decoy spread.

What sets the Leflore 114.5 apart is the natural waterfowl habitat it provides. With very little management cost, this brake is sure to hold wintering waterfowl even on relatively dry years.



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MORE ABOUT THE LEFLORE 114.5

The two tracts of land separated by agricultural fields allow you to rest one of your duck holes while hunting the other. It could also provide you with the opportunity to hunt two different groups at one time. A mixture of small and large natural openings in each tract has this brake ready to hunt with any wind.

The Leflore 114.5 delivers a hard-to-find opportunity in the Mississippi Delta. If you've been searching for that perfect duck hunting spot with multiple hole and wind options, this property is a great choice.

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



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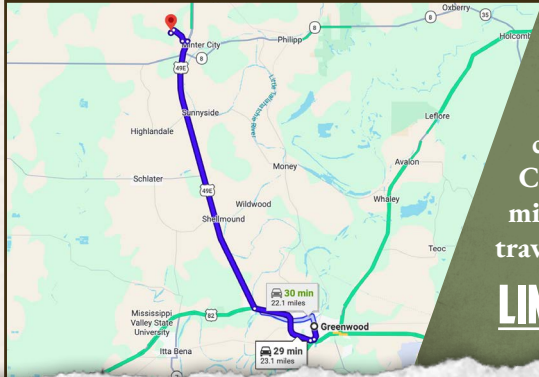
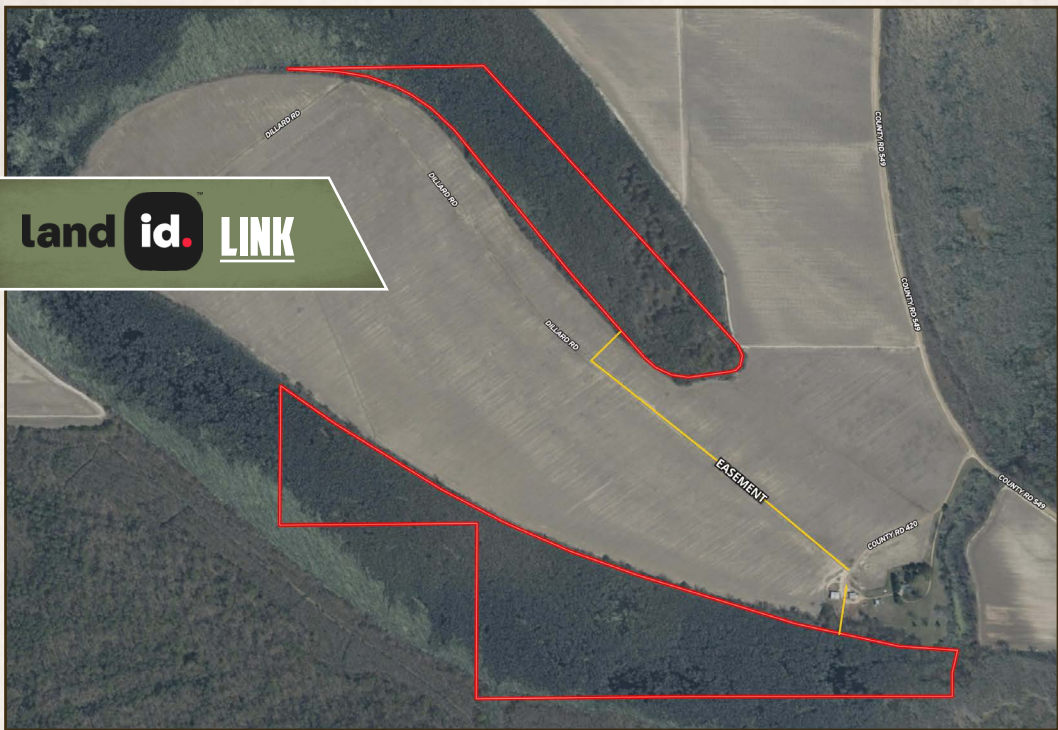
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LEFLORE COUNTY, MISSISSIPPI

land id. LINK



Directions From Greenwood, MS:
 Travel north on US-49 E for 16.4 miles.
 Turn left onto Old Highway 8 and
 continue for 0.3 miles. Turn right onto
 County Road 549 and proceed for 0.9
 miles. Turn left onto County Road 420, and
 travel for 0.2 miles to arrive at the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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