



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

267± ACRES
LEFLORE COUNTY, MS
\$1,068,000

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

OFFICE (601) 853-0032
WWW.MADISONPROPERTIES.NET

THE LEFLORE 267

PROPERTY PROFILE

LOCATION:

- County Road 167
Itta Bena, MS 38941
- Leflore County
- 18± Miles SW of Greenwood
- 92± Miles N of Madison

COORDINATES:

- 33.46499, -90.34886

TAX INFORMATION:

- \$460.91 (2024)

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 267± Acres Across 2 Tracts
- 211± Acres
- 56± Acres
- Gravel Access
- Multiple Timber & Duck Holes



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FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

ROB STOCKETT | PRINCIPAL BROKER
C: 601-941-9202 | robstockett@gmail.com

Information is believed to be accurate but not guaranteed.

O: 662-846-1425 | smalltownproperties.com
701 W. Sunflower Rd - Cleveland, MS 38732

O: 601-853-0032 | madisonproperties.net
4400 Old Canton Rd., Suite #160 - Jackson, MS 39211

WELCOME TO THE LEFLORE 267

WELCOME TO THE LEFLORE 267. Located just southwest of Greenwood, Mississippi, in Leflore County, this exceptional 267± acre recreational tract offers a rare opportunity to own a proven duck hunting property within Gayden Brake—a large cypress and tupelo gum brake with a long-standing reputation for producing outstanding waterfowl hunting.

The Leflore 267 is comprised of two separate tracts: one 211± acre tract and one 56± acre tract. The 211± acre tract encompasses a significant portion of “Blue Lake,” providing expansive open water that enhances both duck hunting and fishing opportunities. The combination of flooded timber, open water, and natural habitat diversity creates ideal conditions for holding and attracting migratory birds.



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MORE ABOUT THE LEFLORE 267

Scattered throughout the Leflore 267 are multiple smaller timber holes, offering additional hunting setups and flexibility depending on wind and water conditions. The mature cypress and tupelo gum habitat not only provides prime wildlife cover but also adds to the scenic beauty and long-term recreational value of the land.

Whether you're looking to expand an existing hunting portfolio or invest in a highly sought-after waterfowl property in the Mississippi Delta, this Gayden Brake tract delivers proven performance, natural habitat, and strong legacy appeal.

**Contact Ford True or Rob Stockett today
to learn more and schedule a private showing.**



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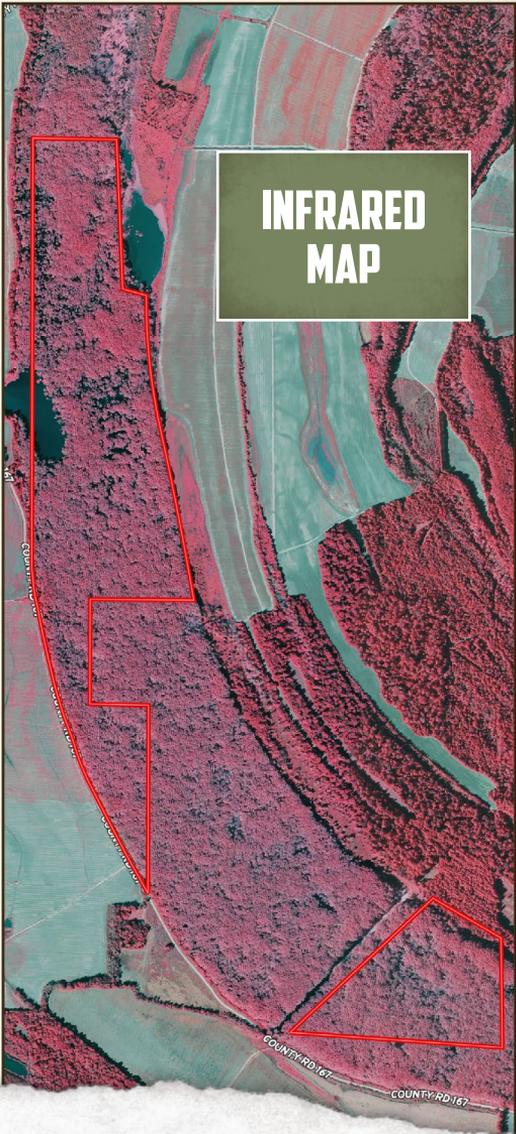
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267± ACRES

LEFLORE COUNTY, MISSISSIPPI



land id.
LINK



**INFRARED
MAP**



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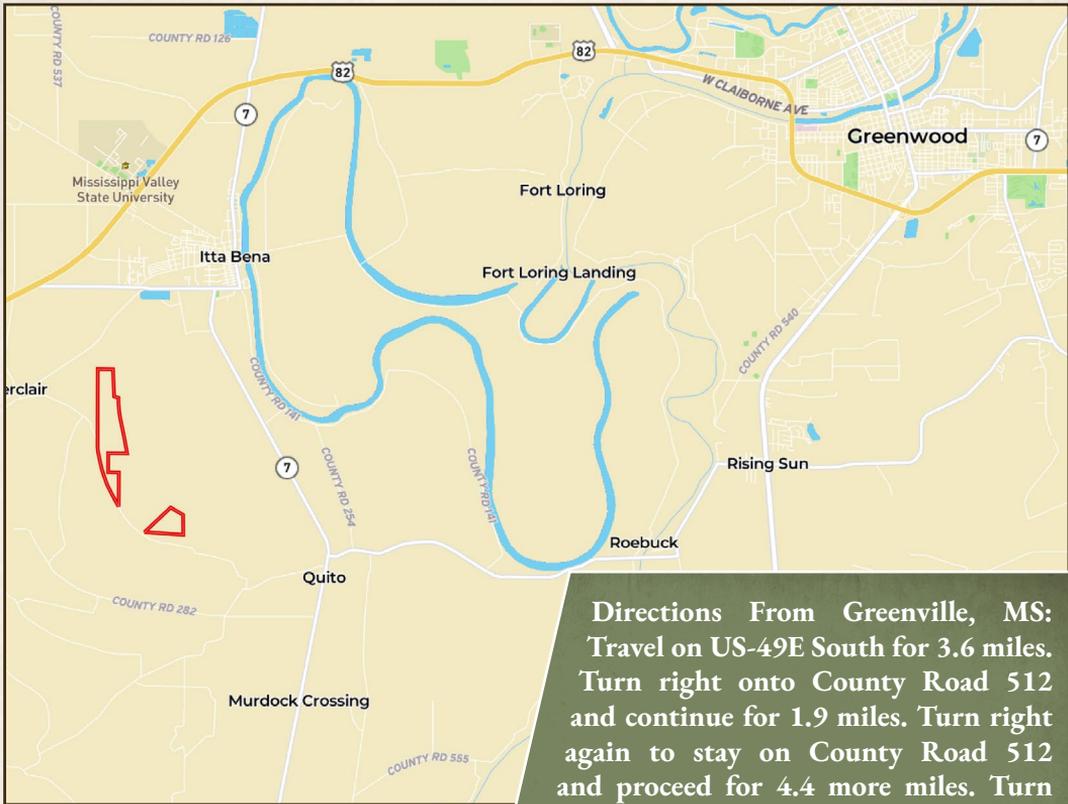
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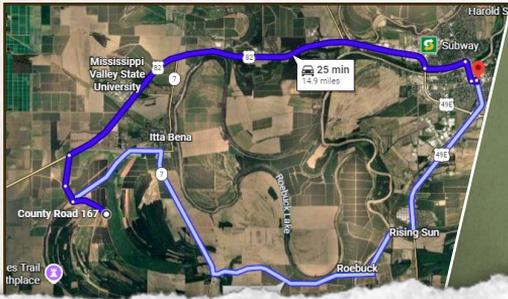
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Directions From Greenville, MS:
 Travel on US-49E South for 3.6 miles. Turn right onto County Road 512 and continue for 1.9 miles. Turn right again to stay on County Road 512 and proceed for 4.4 more miles. Turn right onto MS-7 North and travel for 3.6 miles. Turn left onto Lakeside Street and continue for 0.8 miles. Turn left onto County Road 512, and after 2 miles, turn left again onto County Road 167. The destination will be on the left in 1.1 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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