



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

40.4± ACRES
LEFLORE COUNTY, MS
\$139,500



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE LEFLORE 40.4

PROPERTY PROFILE

LOCATION:

- County Road 515
Schlater, MS 38952
- Leflore County
- 12± Miles NW of Greenwood
- 12± Miles S of Minter City

COORDINATES:

- 33.596524, -90.316541

PROPERTY USE:

- Hunting

PROPERTY INFORMATION:

- 40.4± Total Acres
- 3± Acres of Dry Ground
- Cypress and Tupelo Brake
- Multiple Duck Holes
- Accessed by a Deeded Easement

TAX INFORMATION:

2023 - \$82.62

- Parcel 06917000000320



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ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /16,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEFLORE 40.4

WELCOME TO THE LEFLORE 40.4 SITUATED NEAR THE TOWN OF SCHLATER, MS. This 40.4± acre Leflore County tract is located roughly 12 miles northwest of Greenwood and 12 miles south of Minter City. This place is ideal for the person looking for a duck first property. The land is comprised primarily of a cypress and tupelo gum brake, with approximately 3 acres of dry, farm ground. This is the perfect tract to slip around in your boat to any of the three, open duck holes. This is a Mississippi Flyway tract in an area known to produce good duck numbers. The property is accessed via deeded easement.

Call Adam Hester today for more information.



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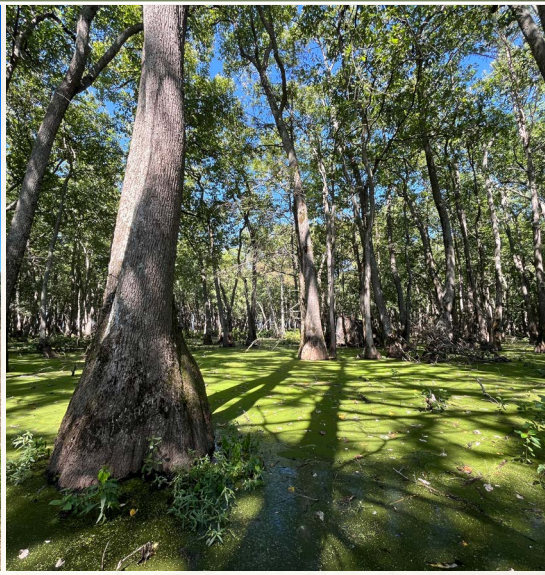
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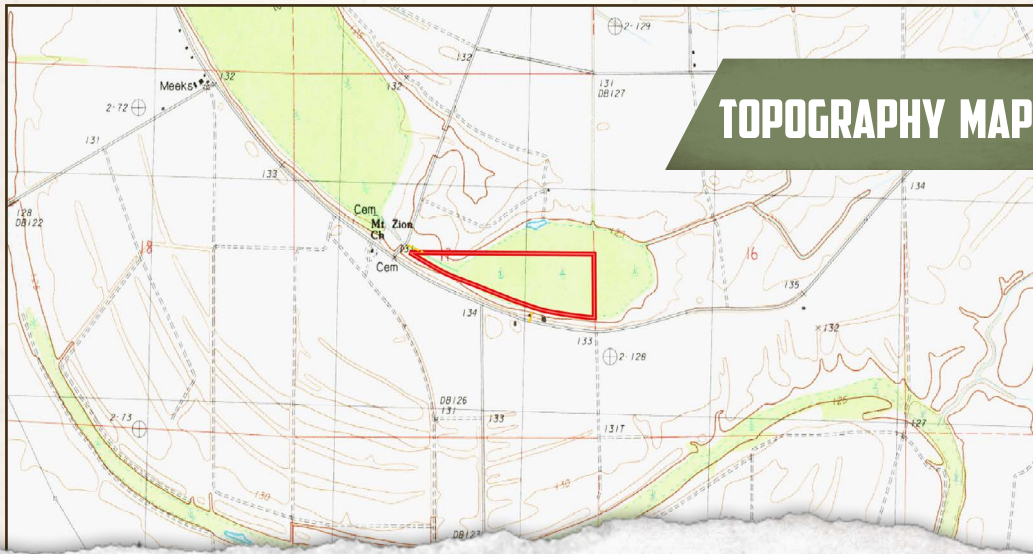
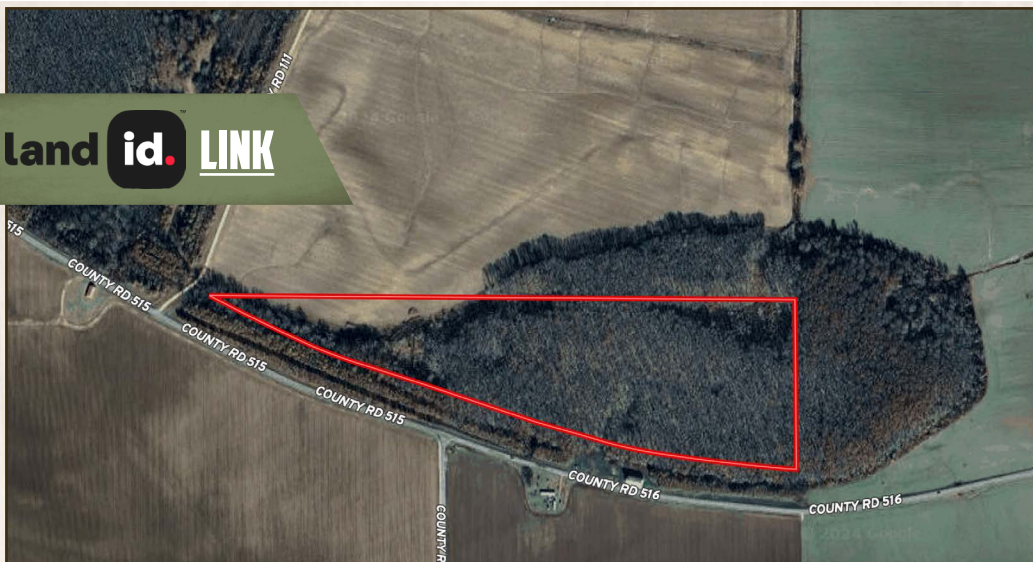
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land id. LINK



TOPOGRAPHY MAP



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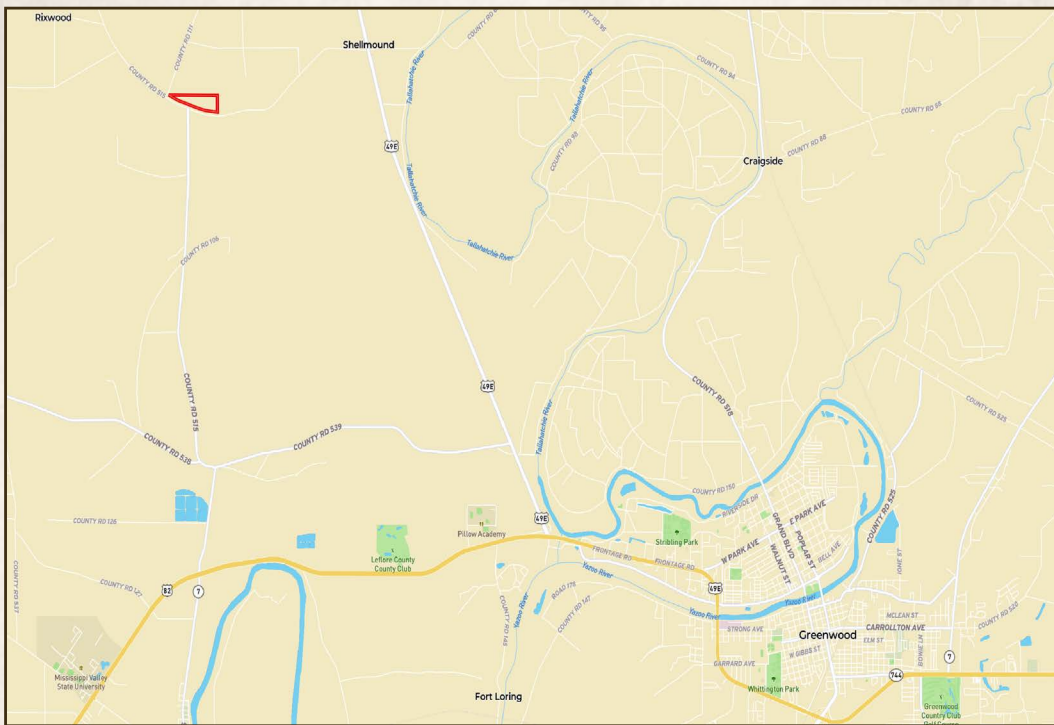
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Directions From the Intersection of
US-82W and US-49E in Greenwood,
MS: Travel north on US-49E N for 5.6
miles. Turn left onto CR 516 and in 2.2
miles the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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