



# SMALLTOWN

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

**40.4± ACRES**  
**LEFLORE COUNTY, MS**  
**\$151,700**



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# 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

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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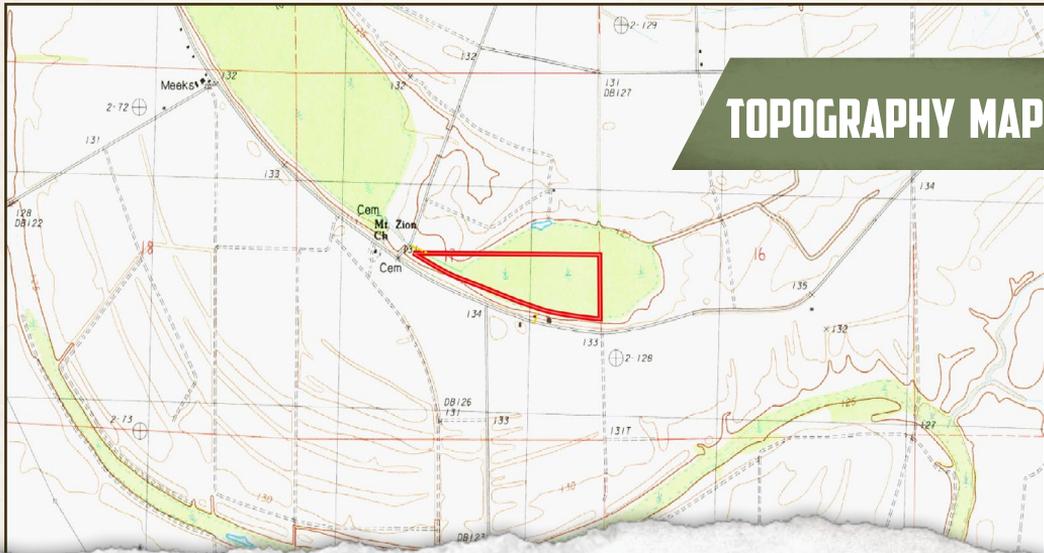
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land id. LINK



TOPOGRAPHY MAP



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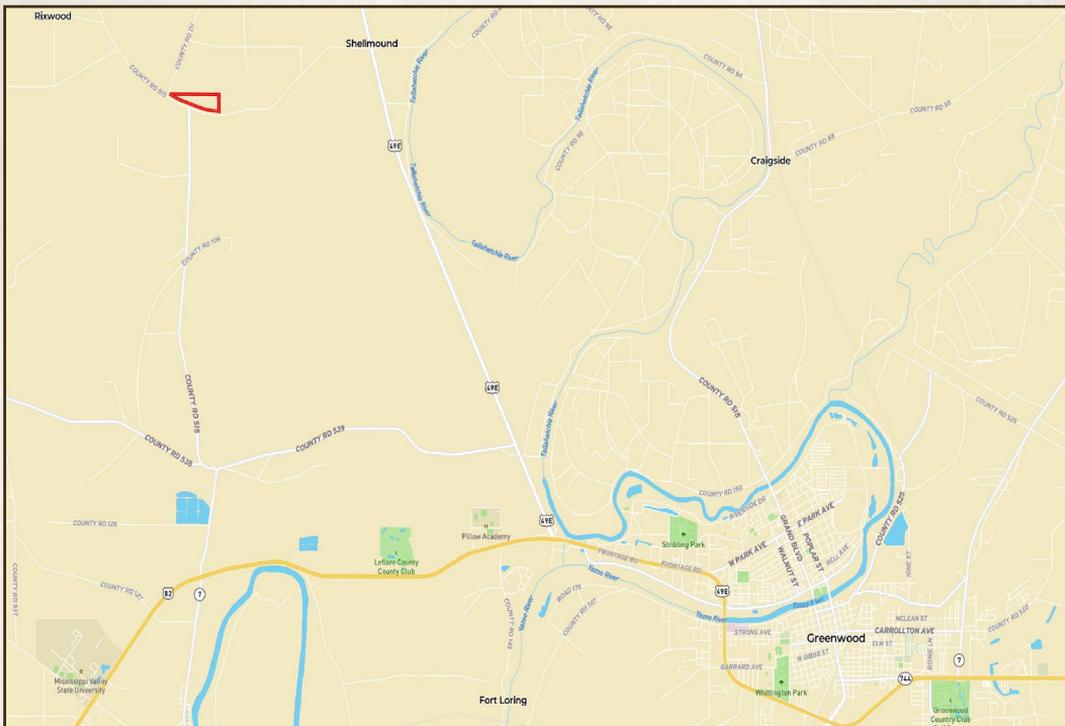
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Directions From the Intersection of US-82W and US-49E in Greenwood, MS: Travel north on US-49E N for 5.6 miles. Turn left onto CR 516 and in 2.2 miles the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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