



# SMALLTOWN

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

**51.3± ACRES**  
**LEFLORE COUNTY, MS**  
**\$375,000**

OFFICE (662) 846-1425 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE LEFLORE 51.3

## PROPERTY PROFILE

### LOCATION:

- Leflore County, MS
- Itta Bena
- 8± Miles W of Greenwood
- Frontage on Highway 82

### PROPERTY USE:

- Farmland
- Commercial
- Rental Income
- Investment

### COORDINATES:

- 33.51375, -90.32913

### PROPERTY INFORMATION:

- 51.3± Total Acres
- 30± Acres of Row Crop Farmland
- 21.3± Acres of Hardwood Timber

### TAX INFORMATION:

2023 - \$469.92

- Parcel 9617000002700



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**WILSON BRITT**

LAND SPECIALIST

C: 662-299-2367

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[wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

701 W. Sunflower Rd - Cleveland, MS 38732

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LEFLORE 51.3

51.3± ACRES OF FARMLAND IS WAITING TO BE TRANSFORMED IN LEFLORE COUNTY, MS. THIS MULTI-USE LOT OFFERS EXCITING POSSIBILITIES JUST OUTSIDE OF ITTA BENA. Of the total 51.3± acres, a 30± acre tract is an income producing row crop farm. Continuing to rent the farmland can bring rental income of \$3,000 annually. The soil type consists of alligator clay, and a variety of crops can be planted, including soybeans, wheat, or cotton. The remaining balance of 21.3± acres is in marketable hardwood timber.

The location of this property makes it favorable for other commercial opportunities. Situated on the heavily traveled Highway 82, the Mississippi Department of Transportation has logged the daily vehicle count at 7,500. The proximity to Mississippi Valley State University ensures constant traffic flow. This would be a great spot for a business on the highway, a solar farm, or an opportunity for a subdivision with house lots.

**Take advantage of the opportunity for a great investment tract!  
Call Wilson Britt today for your private showing.**



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land id. LINK



FLOOD MAP



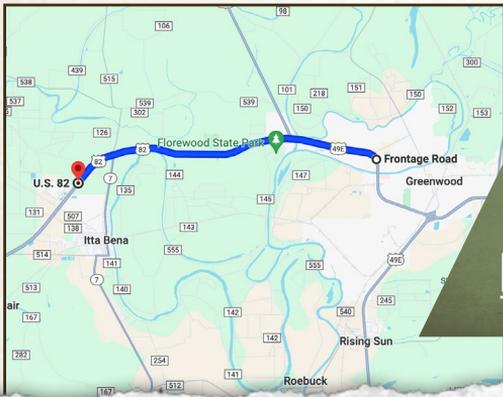
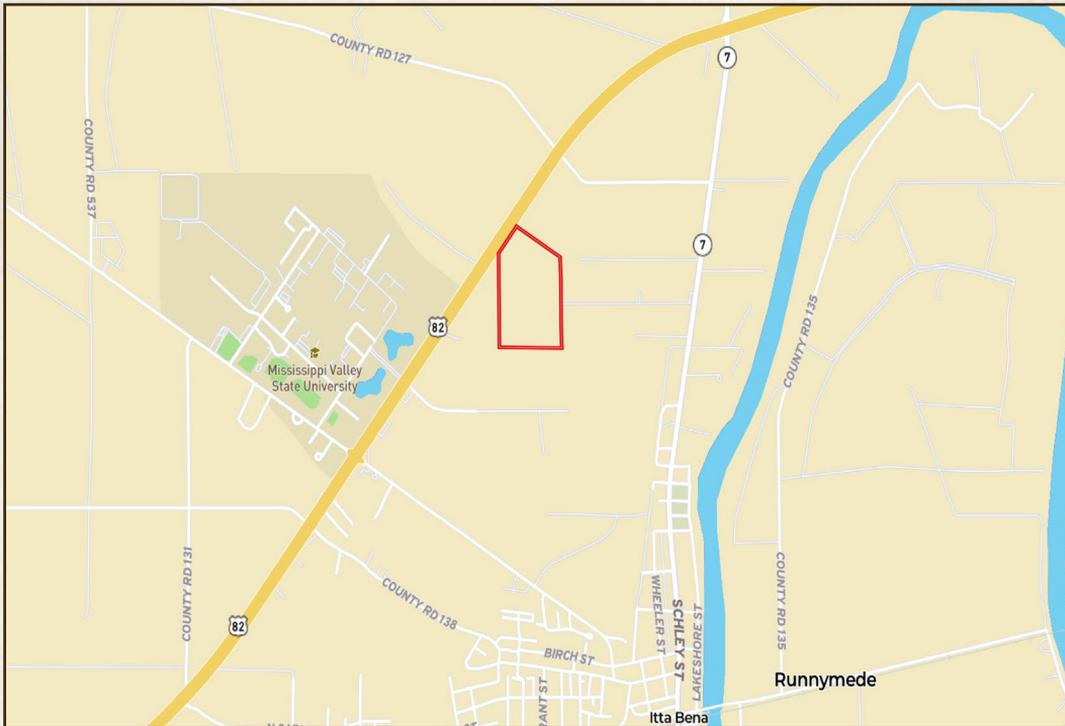
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Directions from Greenwood, MS:  
Travel northwest on US-49E N/US-82 W and continue to follow US-82 W for 7.8 miles. The destination will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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