

80± ACRES
LEFLORE COUNTY, MS
\$998,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE LEFLORE 80

PROPERTY PROFILE

LOCATION:

- Itta Bena, MS 38941
- Leflore County
- 12± Miles W of Greenwood
- Frontage on Highway 82 & County Road 514

COORDINATES:

- 33.49151, -90.35606

PROPERTY USE:

- Farmland
- Commercial
- Rental Income
- Investment

PROPERTY INFORMATION:

- 80± Total Acres
- 70± Acres of Row Crop Farmland
- 10± Acre Pond

TAX INFORMATION:

Total Taxes for 2023: \$1,455.58

- Parcel 09524000001200: \$260.55
- Parcel 09524000001300: \$682.75
- Parcel 09524000001400: \$380.11
- Parcel 09524000001500: \$132.17



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEFLORE 80

80± ACRES OF FARMLAND IS WAITING TO BE TRANSFORMED INTO A COMMERCIAL DREAM IN LEFLORE COUNTY, MS. This multi-use lot offers exciting possibilities just outside of Itta Bena.

The location of this property makes it favorable for 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. There is also 2,600± feet of road frontage on County Road 514, which takes you directly to Itta Bena. A great spot for a gas station, church site, a solar farm, or even a subdivision with house lots, don't miss out on this commercial opportunity.



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MORE ABOUT THE LEFLORE 80

Of the total 80± acres, a 70± acre tract is currently an income producing row crop farm. Although the property is priced as a commercial site, continuing to rent the farmland can bring \$150 per cultivatable acre. The soil type consists of alligator clay, and a variety of crops can be planted, including soybeans, wheat, or corn. Additionally, a 10± acre pond is situated on the northeast corner of the property.

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



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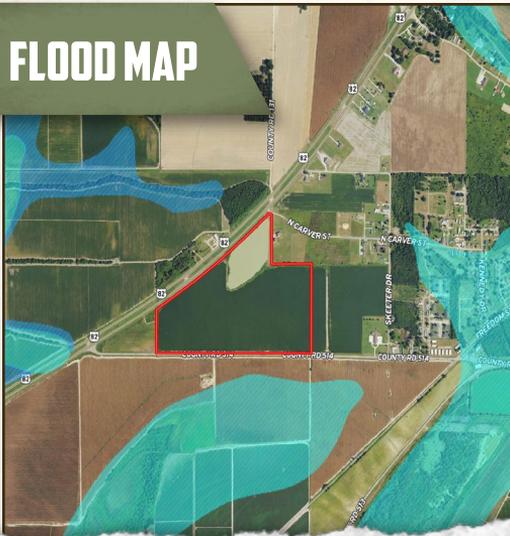
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LEFLORE COUNTY, MISSISSIPPI

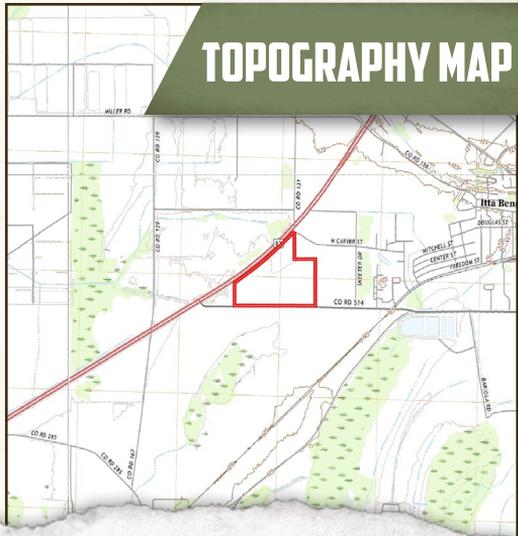
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FLOOD MAP



TOPOGRAPHY MAP



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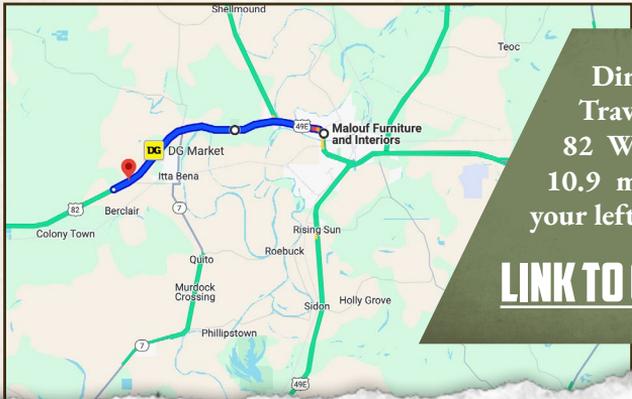
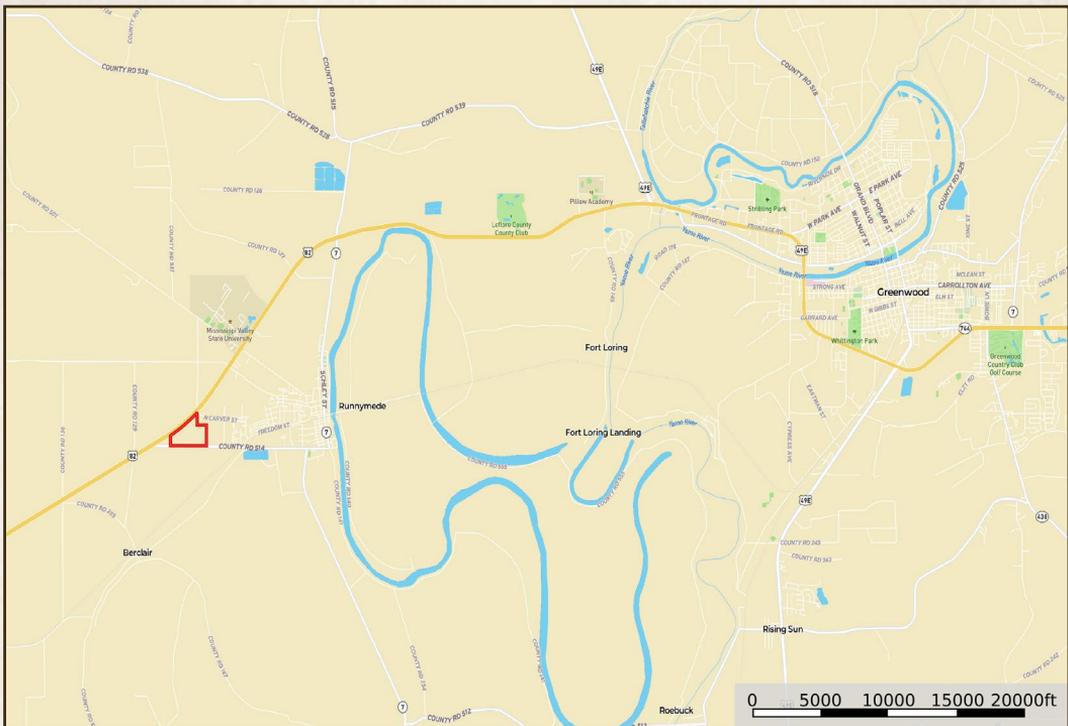
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LEFLORE COUNTY, MISSISSIPPI



Directions from Greenwood, MS:
 Travel northwest on US-49E N/US-82 W. Continue to follow US-82 W 10.9 miles and the destination is on your left.

LINK TO GOOGLE MAP DIRECTIONS



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