

**Leflore County 306: Macduff Place**  
County Road 550  
Minter City, MS 38944

**\$700,000**  
306.400± Acres  
Leflore County



**Leflore County 306: Macduff Place**  
**Minter City, MS / Leflore County**

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**SUMMARY**

**Address**

County Road 550

**City, State Zip**

Minter City, MS 38944

**County**

Leflore County

**Type**

Hunting Land, Timberland, Riverfront

**Latitude / Longitude**

33.758067 / -90.275974

**Acreage**

306.400

**Price**

\$700,000

**Property Website**

<https://www.mossyoakproperties.com/property/lefllore-county-306-macduff-place-lefllore-mississippi/81101/>



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#### **PROPERTY DESCRIPTION**

The Macduff Place – Premier Delta Hunting Retreat | 306.4± Acres

Discover The Scheppe Place, a one-of-a-kind 306.4-acre hunting property nestled in the heart of the Mississippi Delta. This diverse tract offers exceptional opportunities for duck, deer, and small game hunting, with direct access to the scenic Forty-Mile Bend of the Tallahatchie River.

Property Highlights:

- Multiple access points via several county-maintained roads and deeded easements
- Located primarily south of County Road 550, with substantial frontage along the Tallahatchie River
- Two natural water features, including one enhanced by a screw-gate water control structure—ideal for duck habitat management
- Native woodland ridges complemented by planted hardwoods, offering excellent wildlife cover and natural beauty
- Approximately 68 acres north of County Road 550 featuring three distinct wooded sections, including part of a mature cypress and tupelo gum break

Whether you're pursuing trophy whitetails or managing your own duck holes, The Macduff Place delivers the diversity and access every serious sportsman desires.

Contact:

Darrell Bullock, ARA, MAI, SRA

Managing Broker

Mossy Oak Properties, Bottomland Real Estate - The Delta

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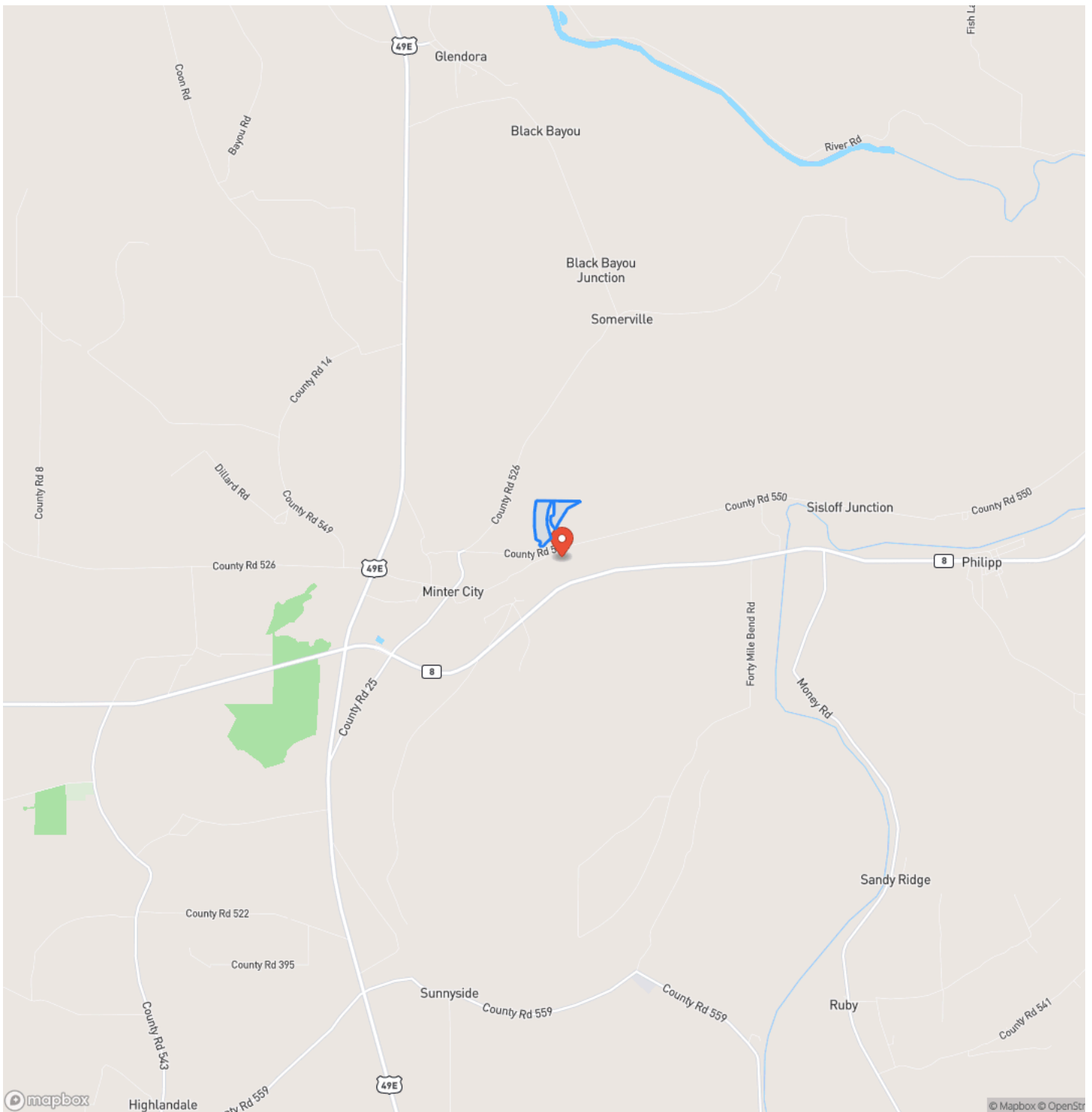


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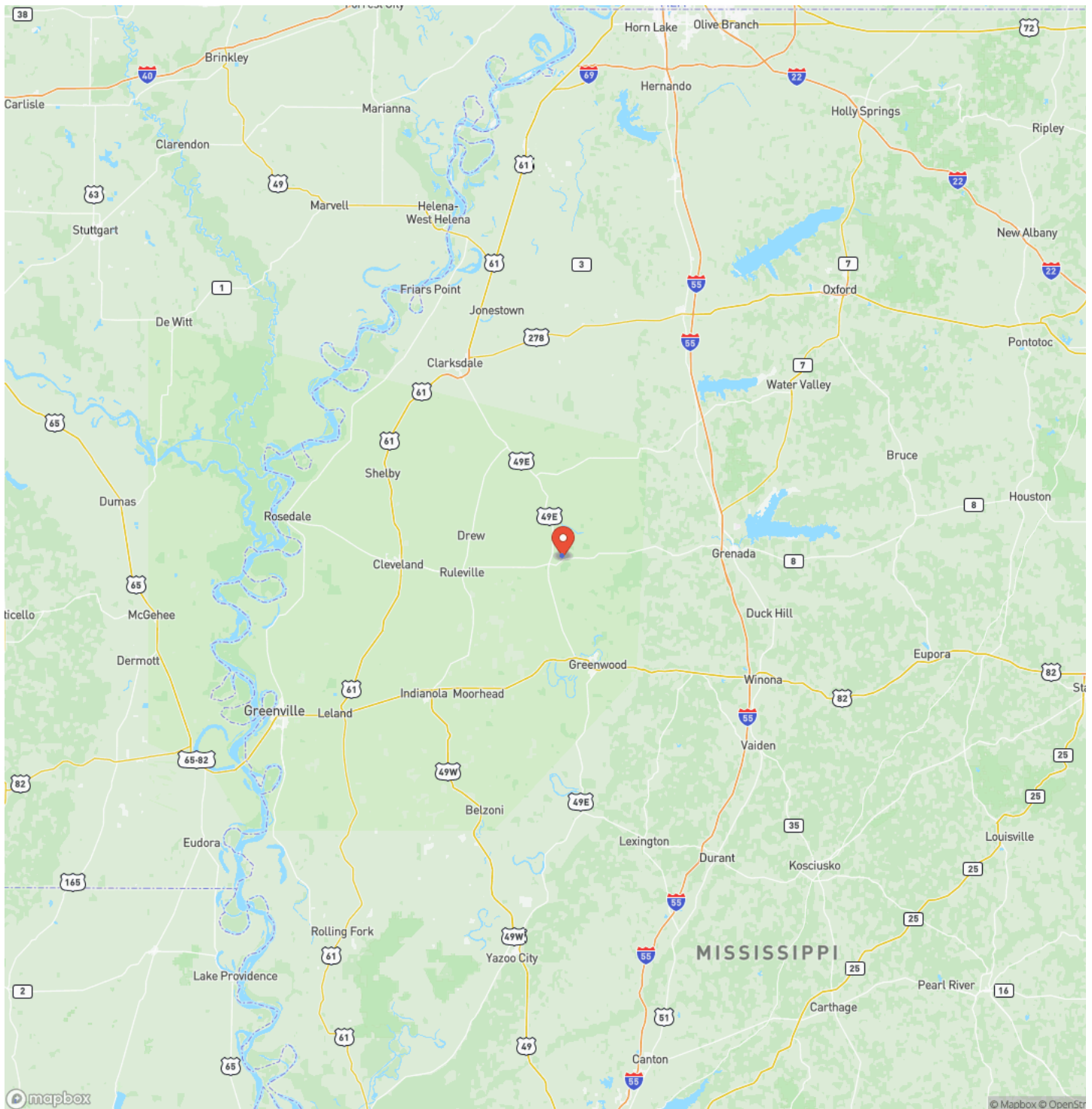
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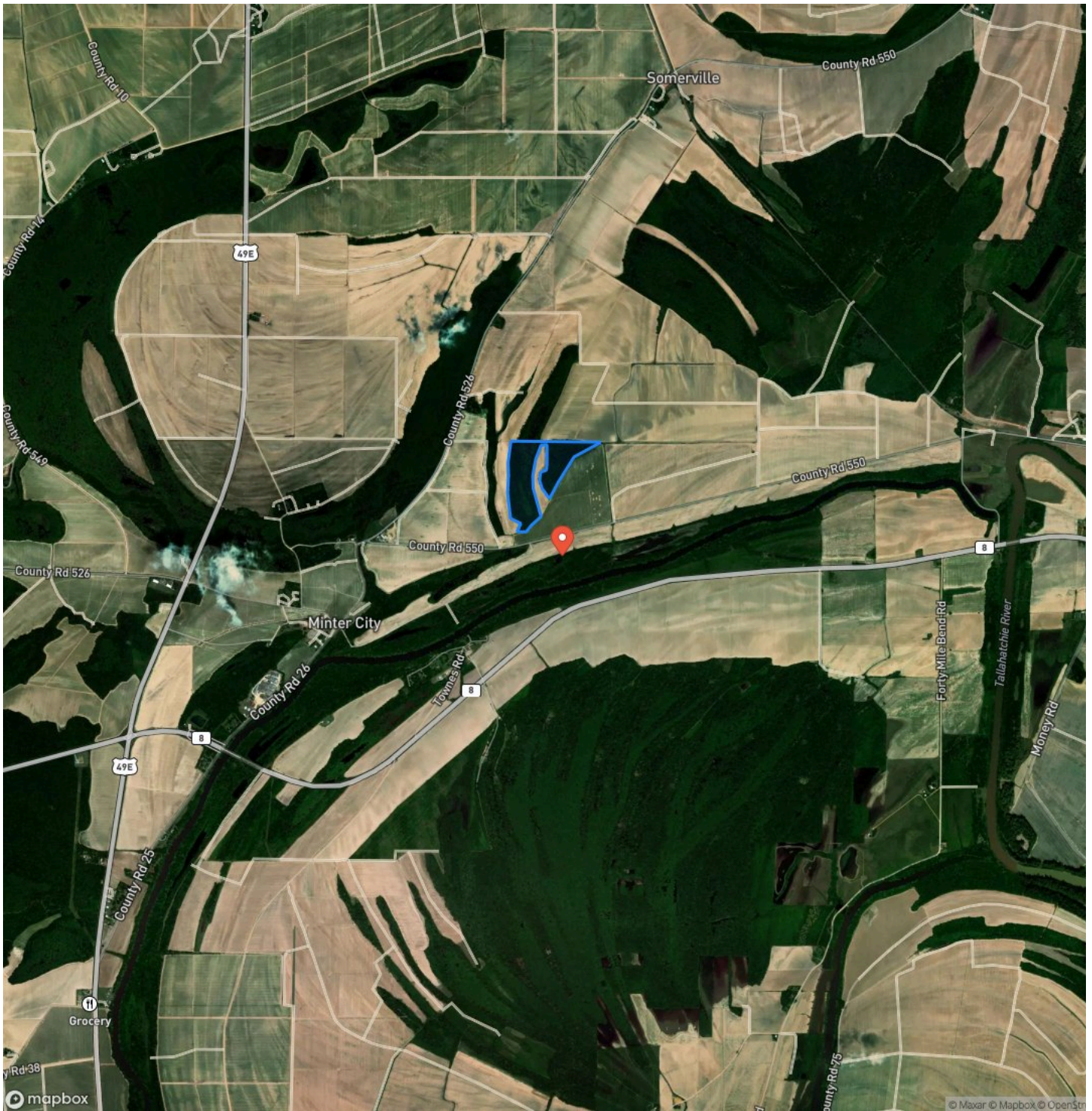
## Locator Map



## Locator Map



## Satellite Map





## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MossyOakProperties.com**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Bottomland Real Estate**

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