



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

"6 MILE CAMP"

5635 CR 541 | LEFLORE COUNTY, MS

\$65,000

FULLY-FURNISHED CABIN



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

6 MILE CAMP

PROPERTY PROFILE

LOCATION:

- 5635 6 Mile Road
Philipp, MS 38950
- Leflore County
- 14± Miles N of Greenwood

COORDINATES:

- 33.68895, -90.20550

PROPERTY USE:

- Lake Cabin
- Investment
- Recreational
- Hunting & Fishing

PROPERTY INFORMATION:

- 0.6± Acre Lakefront Lot
- 768± SqFt Cabin
- 1 Bedroom/1 Bath
- Fully-Furnished
- Large Front Porch
- Large Back Porch
- 16 Section School Property
- Sold As-Is

TAX INFORMATION:

- 2025 Taxes: \$410



WILSON BRITT | LAND SPECIALIST
C: 662-299-2367 | wilson@smalltownproperties.com

HUNTER PRIDDEN | LAND SPECIALIST
C: 662-699-0208 | hpridden@smalltownproperties.com

O: 662-846-1425
701 W. Sunflower Road | Cleveland, MS 38732

smalltownproperties.com

O: 662-238-4077
50 CR 401 | Oxford, MS 38655

Information is believed to be accurate but not guaranteed.

WELCOME TO 6 MILE CAMP

WELCOME TO 6 MILE CAMP IN PHILLIP, MISSISSIPPI, ALSO KNOWN AS MONEY, MISSISSIPPI, TO THOSE FAMILIAR WITH THE AREA. This 768± square foot camp house is the perfect setup for hunters and anglers to rest after a long day afield. This Leflore County cabin lies on a 0.6± acre lakefront lot in the heart of the Mississippi Delta and is close to several public hunting destinations. With lakefront access and a back porch with a view, 6 Mile Camp is the perfect place for a Delta getaway. This cabin features one bedroom and one bathroom and is being sold fully furnished, so it's move-in ready.

Finding a hunting cabin or small residential house on a lake for this price is going to be hard to do. Whether you are looking for an affordable place to live or a base camp to hunt many of the great places that the Mississippi Delta has to offer, 6 Mile Camp is a perfect fit.



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MORE ABOUT 6 MILE CAMP

Please note that this cabin lies on 16 Section school property, and the land is leased rather than owned. The same goes for most of the cabins on 6 Mile Lake. The lease is renewed in 25-year increments, and the current lease will expire in 2033. This cabin is being sold "as is," but several improvements such as PEX pipe and electrical wiring were recently done.

Call Hunter Pridgen or Wilson Britt today to schedule a private showing and experience #TheSmallTownWay!

Disclaimer: The agent is related to the seller.



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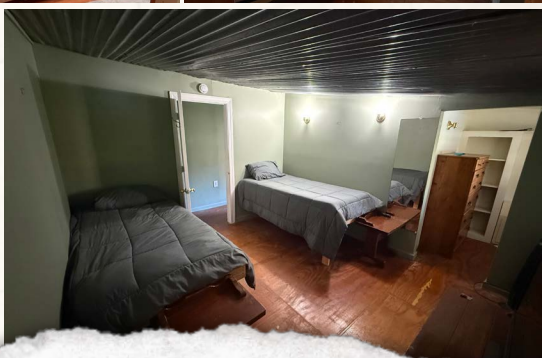
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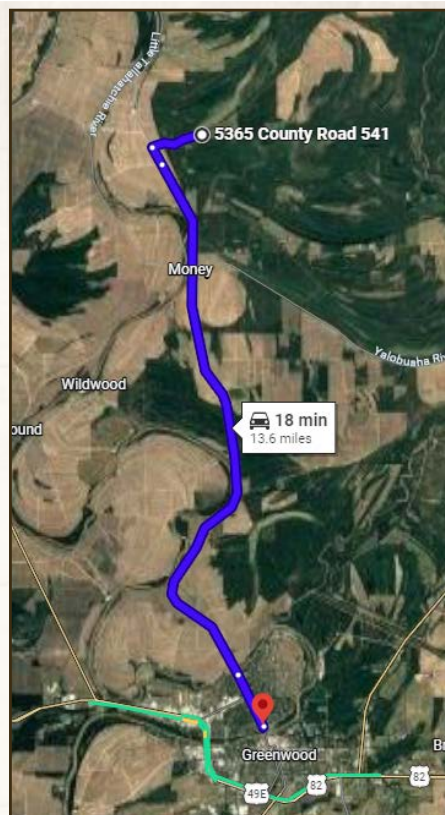
5635 CR 541

"6 MILE CAMP"

LEFLORE COUNTY, MISSISSIPPI

land id. LINK

COUNTY RD 541



Directions From Greenwood, MS:
Travel on CR 518 for 11.3 miles. Turn
right onto 6 Mile Road and continue 1
mile to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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