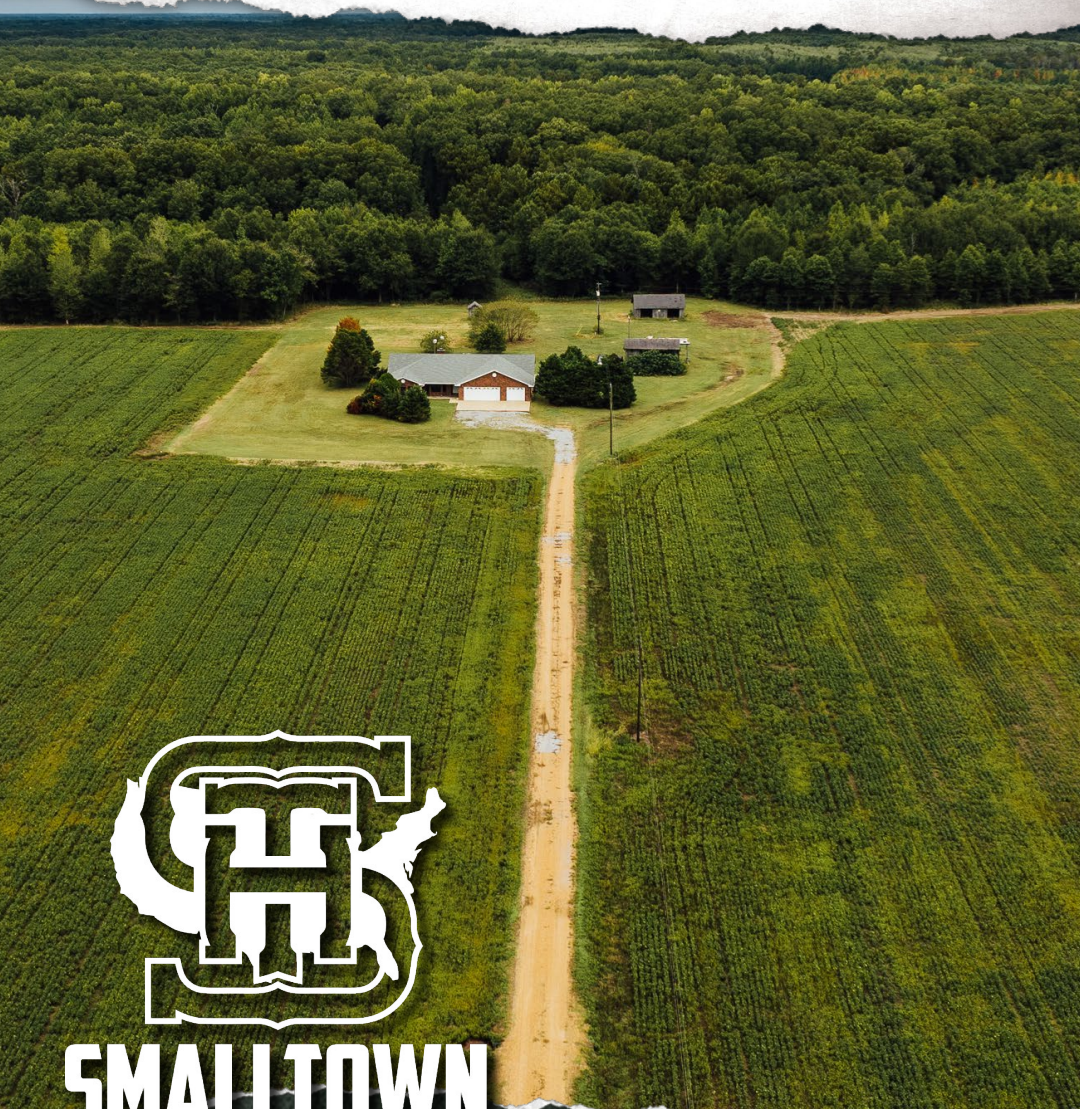


176.18± ACRES WITH A HOME LEFLORE COUNTY, MS

\$1,125,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027

THE LEFLORE 176.18

PROPERTY PROFILE

LOCATION:

- 23001 County Road 532
Greenwood, MS 38930
- Leflore County
- 6± Miles S of
Malmaison WMA
- 10± Miles N of Greenwood
- 23± Miles SW of Grenada
- 70± Miles SW of Oxford

COORDINATES:

- 33.6595, -90.13489

PROPERTY USE:

- Primary Residence
or Weekend Retreat
- Recreational
- Agricultural
- Hunting
- Passive Income

PROPERTY INFORMATION:

- 2,800± SqFt Brick Home
- 3 Bedrooms, 2 Baths
- 176.18± Total Surveyed Acres
- 77.44± Acres Enrolled in CRP Timber
- Currently Pays \$9,239 Annually:
 - 31.51± Acres: \$3,974 Through 2030
 - 33.05± Acres: \$3,900 Through 2033
 - 12.88± Acres: \$1,365 Through 2034
- 60± Acres Row Crop, Leased Annually
- Abundant Wildlife
- Potential Duck Hole
- Internal Trails
- 2 Established Food Plot Areas
- 2 Outbuildings

TAX INFORMATION:

2023 - \$4,956.84

- Parcel # 04330000000200
- Parcel # 04219000000400
- Parcel # 04425000000910



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MICHAEL COOPER

MANAGING BROKER

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEFLORE 176.18

INTRODUCING A SPECIAL, ONE-OF-A-KIND PROPERTY IN LEFLORE COUNTY, MS. It has taken years to create this well thought out, peaceful, diverse tract. The 176.18± surveyed acre property is ready to be enjoyed and explored!

A 2,800± square foot home is located in the heart of the property. You can look forward to being surrounded by nature and enjoying the wildlife and sunrises. The brick home features three bedrooms, two bathrooms and fresh neutral paint throughout. The current kitchen appliances will remain. A new roof with architectural shingles was installed in 2021. Behind the house are two outbuildings on concrete slabs which will come in handy for your outdoor needs.

Not only does this property offer fun and enjoyment to daily living, but it also produces a passive annual income of \$9,239. This is from 77.44± acres being enrolled in CRP hardwood timber with varying contract lengths. You will find 60± acres of row crop located in front of the home which is leased annually for additional passive income. The current crop is planted in soybeans.



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MORE ABOUT THE LEFLORE 176.18

The game camera footage will have you pulling out your camo in no time! There is a history of good deer and turkey hunting which will be passed from one generation to the next. Two established food plots are in place and internal trails make hunting and riding the property very convenient. There is also potential for a duck hole on the property.

This hunter's paradise joins Robinson Bayou and is approximately six miles from Malmaison WMA. Grenada Lake is just 30± miles away.

Consider this 176.18± surveyed acre Leflore County tract for a weekend getaway or a forever home, you choose.

**Call or text Michael Cooper today
to schedule a private tour and showing.**



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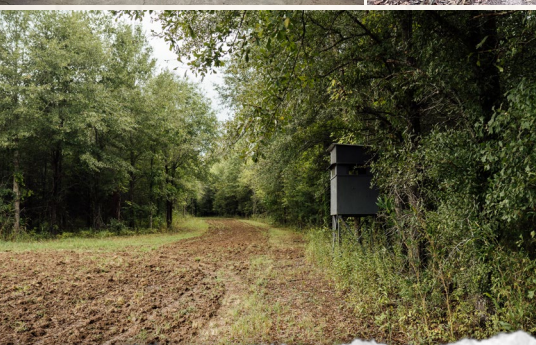
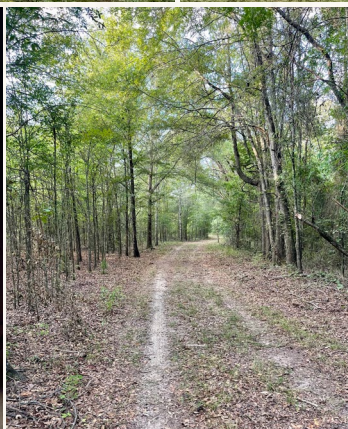
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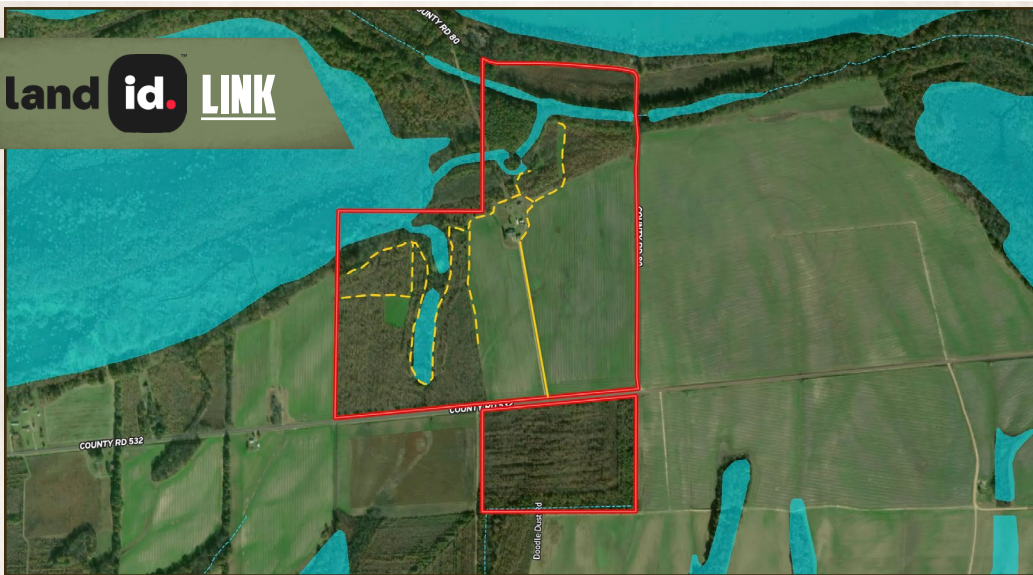
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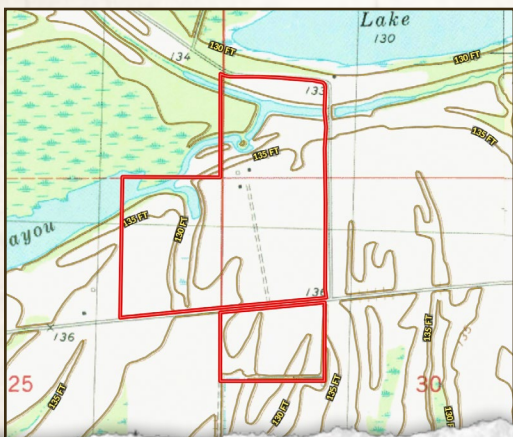
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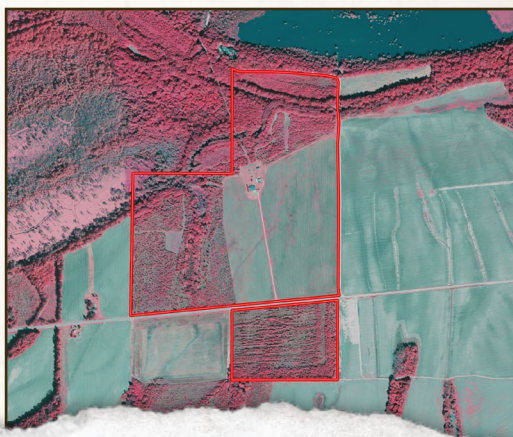
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TOPOGRAPHY MAP



INFRARED MAP



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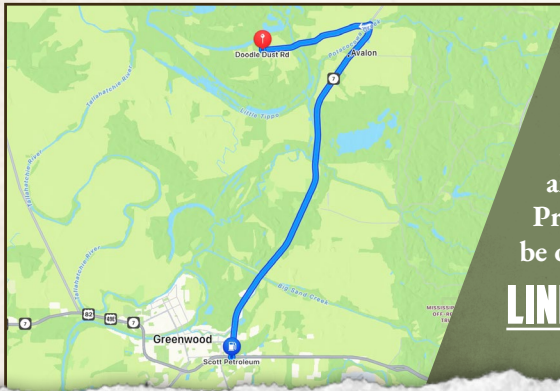
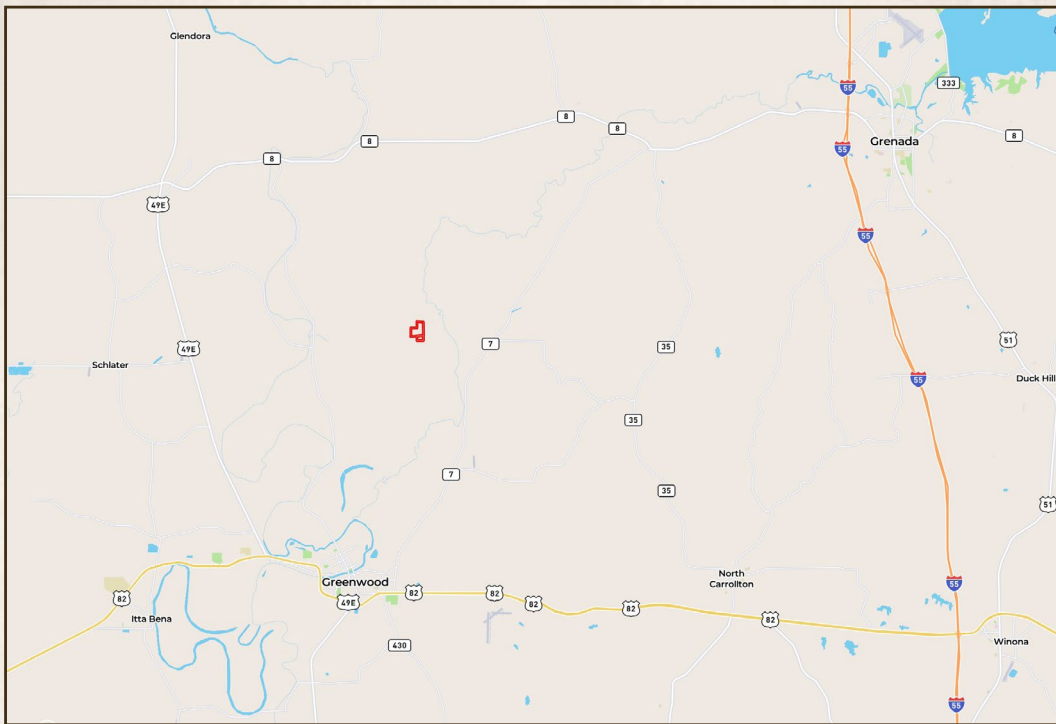
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Directions From the Intersection of Highway 7 and Highway 82 in Greenwood, MS: Travel north approximately 12 miles on Highway 7 and turn left onto County Road 112. Proceed 3.8 miles and the driveway will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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