

176.18± ACRES WITH A HOME LEFLORE COUNTY, MS

\$995,000



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

C: 662-285-8686

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mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEFLORE 176.18

IT HAS TAKEN YEARS TO CREATE THIS WELL-THOUGHT-OUT, DIVERSE RECREATIONAL RETREAT, AND NOW IT'S READY FOR YEAR-ROUND ENJOYMENT! Spanning 176.18± surveyed acres, this Leflore County, MS property is a true sportsman's paradise, offering a mix of hunting, fishing, and outdoor adventure. Whether you're a dedicated hunter, an avid outdoorsman, or simply looking for a peaceful escape, this land provides endless enjoyment in every season.

At the heart of the property sits a 2,800± square foot home, offering a comfortable place to relax after a day in the great outdoors. The three-bedroom, two-bathroom brick home features fresh neutral paint throughout, and the current kitchen appliances will remain. A new roof with architectural shingles was installed in 2021. Behind the house, two outbuildings on concrete slabs provide excellent storage for hunting gear, ATVs, and equipment.



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MORE ABOUT THE LEFLORE 176.18

This property is a sportsman's dream, featuring a diverse mix of hardwood timber, open fields, and CRP acreage, creating ideal habitats for deer, turkey, and small game. The natural layout of the land offers prime hunting opportunities, with planted hardwoods, bedding areas, and feeding grounds. Whether you are chasing gobblers in the spring, setting up for an exciting deer season in the fall, or enjoying the outdoors in between, this property offers something for every season.

Beyond hunting, the land itself provides year-round enjoyment with opportunities for hiking, trail riding, and exploring. The 77.44± acres enrolled in CRP hardwood timber not only enhance the beauty and wildlife habitat but also generate passive annual income of \$9,239. Additionally, the 60± acres of row crop situated in front of the home is leased annually, providing even more investment potential.

This versatile and unique property offers the perfect combination of privacy, recreation, and income-producing opportunities. Whether you're looking for a weekend retreat, a full-time residence, or an investment property, this land delivers.

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



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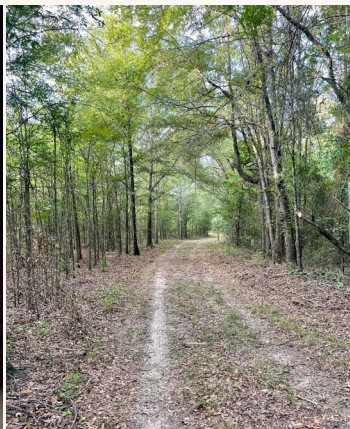
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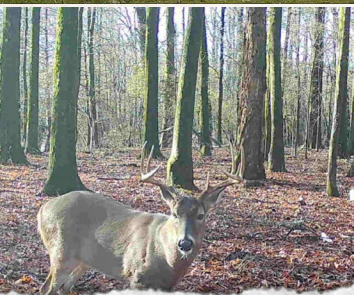
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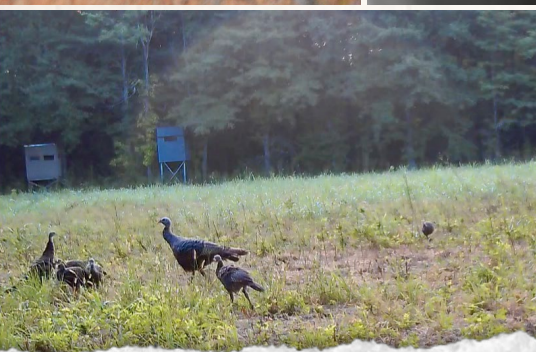
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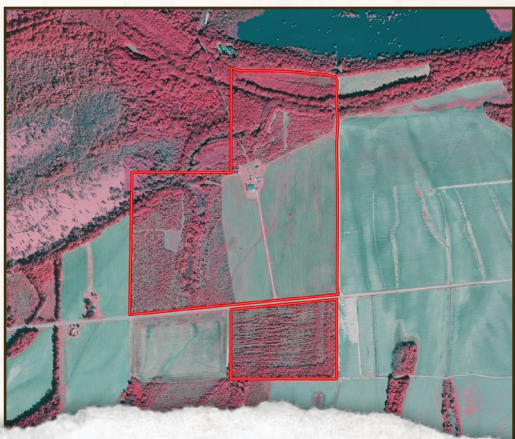
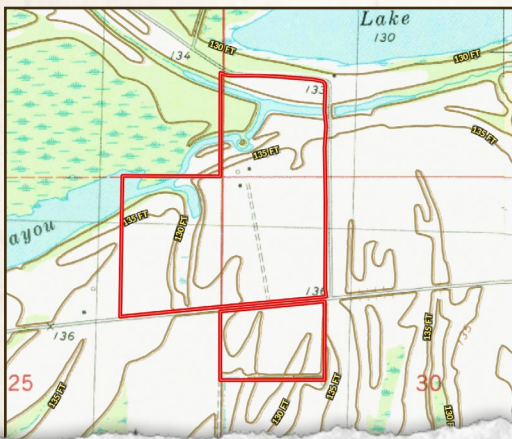
land id. LINK

COUNTY RD 532

COUNTY RD 530

COUNTY RD 531

INFRARED MAP



SMALLTOWN

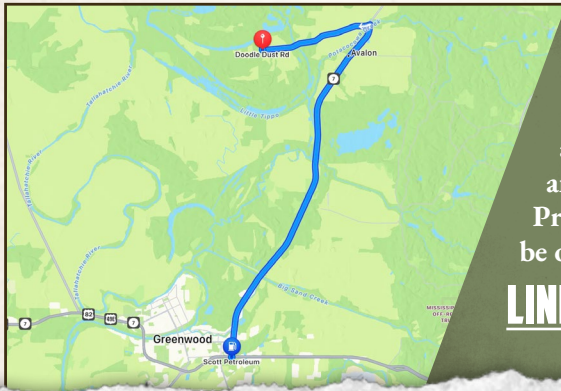
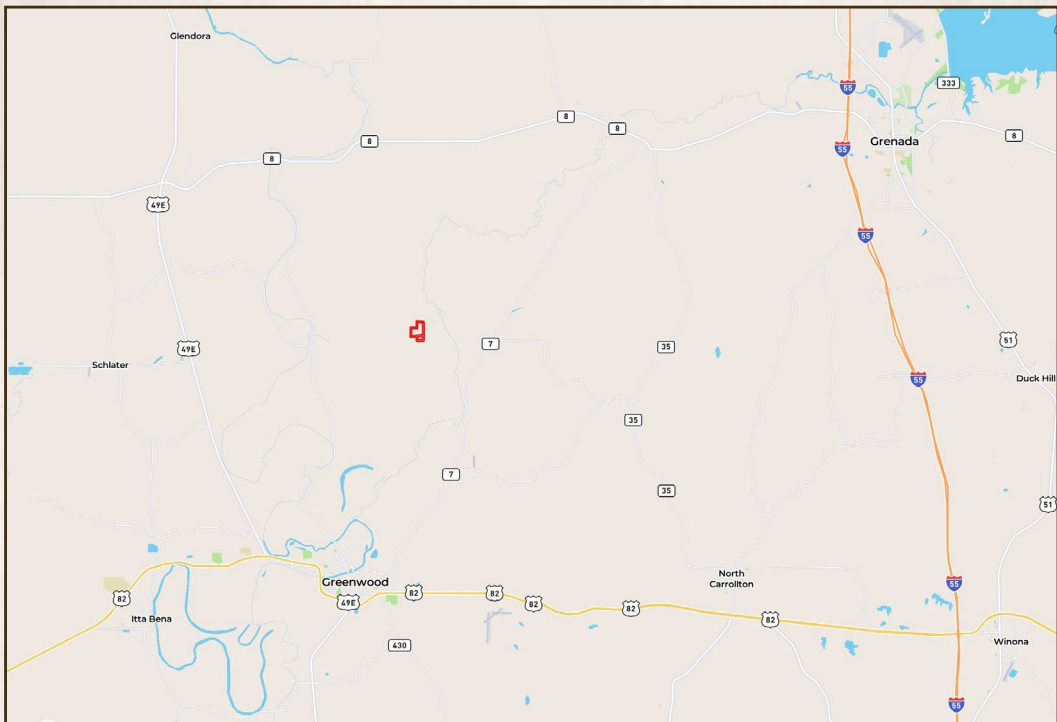
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Directions From the Intersection of Highway 7 and Highway 82 in Greenwood, MS: Travel north approximately 12 miles on Highway 7 and turn left onto County Road 112. Proceed 3.8 miles and the driveway will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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