



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

131.67± ACRES
LEFLORE COUNTY, MS
\$585,000

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE LEFLORE 131.67

PROPERTY PROFILE

LOCATION:

- County Road 524
Sidon, MS 38954
- Leflore County
- 2.8± Miles SE of Sidon
- 11± Miles S of Greenwood
- 90± Miles N of Jackson
- 140± Miles S of Memphis, TN

COORDINATES:

- 33.3769, -90.1957

TAX INFORMATION:

- Parcel #:13833000000100
- 2025 Taxes: \$408

PROPERTY USE:

- Hunting
- Recreational
- Income-Producing

PROPERTY INFORMATION:

- 131.67± Surveyed Acres
- Predominately Oak Timber
- Deer, Duck & Turkey
- Enrolled in CRP
- 3 Entrances
- Deer Stands
- Wildlife Plots
- Lean-To Stand
- Perimeter Road
- Power Available



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
EXECUTIVE BROKER, AR
DESIGNATED BROKER, MO

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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WELCOME TO THE LEFLORE 131.67

WELCOME TO THE LEFLORE 131.67, LOCATED JUST SOUTH OF SIDON IN LEFLORE COUNTY, MISSISSIPPI! This 131.67± surveyed acre tract offers a little bit of everything you could ask for in a Mississippi Delta recreational property, including annual income, timber, established wildlife plots, and deer, duck, and turkey hunting opportunities. If you have been searching for an income-producing hunting tract in the Mississippi Delta with easy access and plenty of recreational potential, the Leflore 131.67 needs to be on your list.

One of the standout features of this property is its enrollment in the Conservation Reserve Program (CRP), generating \$12,556 in annual income through 2028. In addition to the income, the Leflore 131.67 features a great stand of predominantly oak timber estimated to be approximately 25 years old. The combination of established hardwoods, wildlife habitat, and annual CRP payments makes this tract an attractive option for both recreational enjoyment and long-term land ownership.

From a hunting standpoint, the Leflore 131.67 has plenty to offer. The property provides opportunities for deer, duck, and even turkey hunting, making it a versatile recreational tract in the heart of the Mississippi Delta. Three established wildlife food plots are scattered throughout the property, two with box blinds and one with a lean-to stand already in place. A good perimeter road provides convenient access around the tract, making it easy to navigate, maintain food plots, and access your favorite hunting spots.



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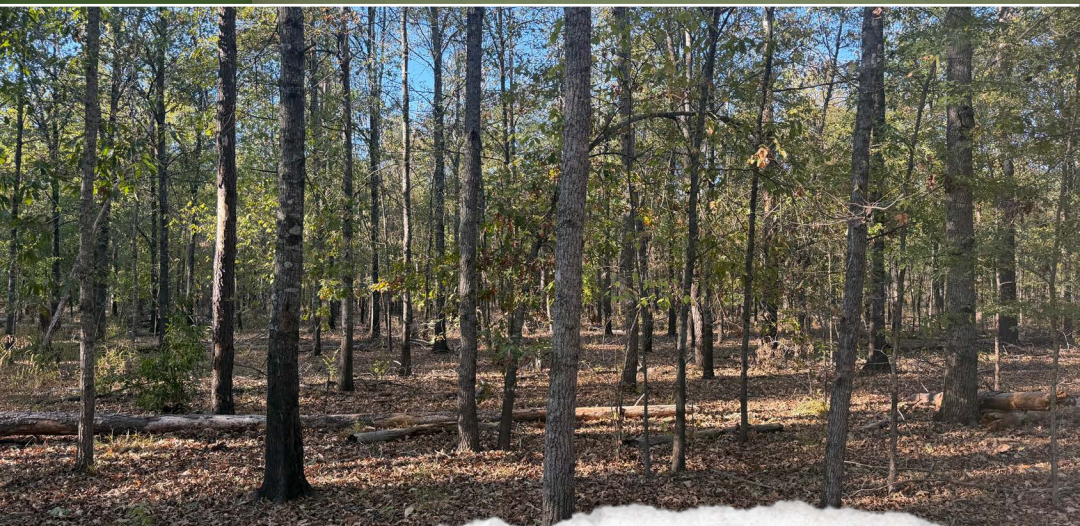
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MORE ABOUT THE LEFLORE 131.67

Access is another great feature of the Leflore 131.67, with three separate entrances along paved Catfish Bayou Road. Power is also available along the road, providing potential options for future improvements. Whether you are looking for a primary weekend hunting getaway, a recreational investment, or a satellite farm to add to your land portfolio, this tract offers a great combination of income, wildlife habitat, and accessibility.

Conveniently located just 11 miles from Greenwood, 90± miles north of Jackson, and 140± miles south of Memphis, Tennessee, the Leflore 131.67 can be accessed easily from most anywhere. If you have been looking for an easily maintainable Mississippi Delta hunting property with established timber, annual income, and diverse hunting opportunities, the Leflore 131.67 deserves a look.

**Call Michael Oswalt today to schedule a private showing
and experience #TheSmallTownWay!**



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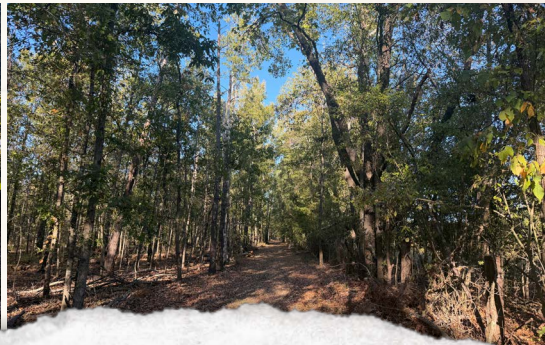
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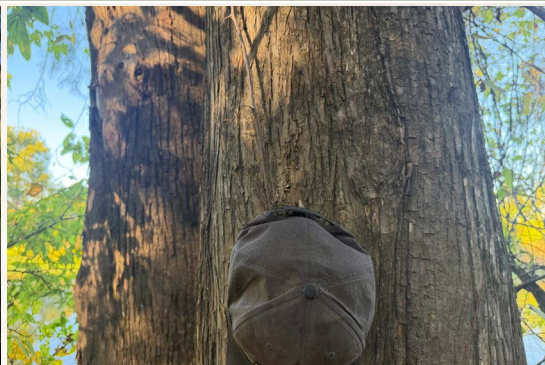
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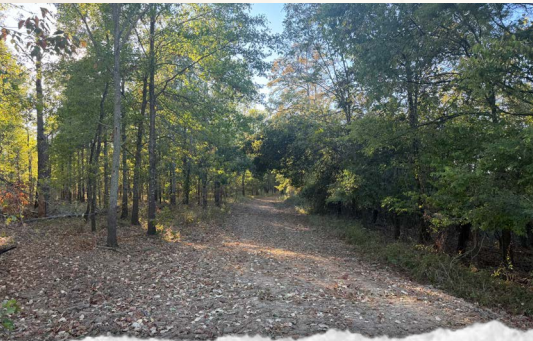
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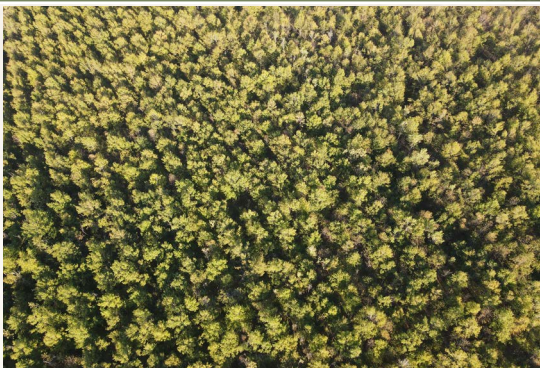
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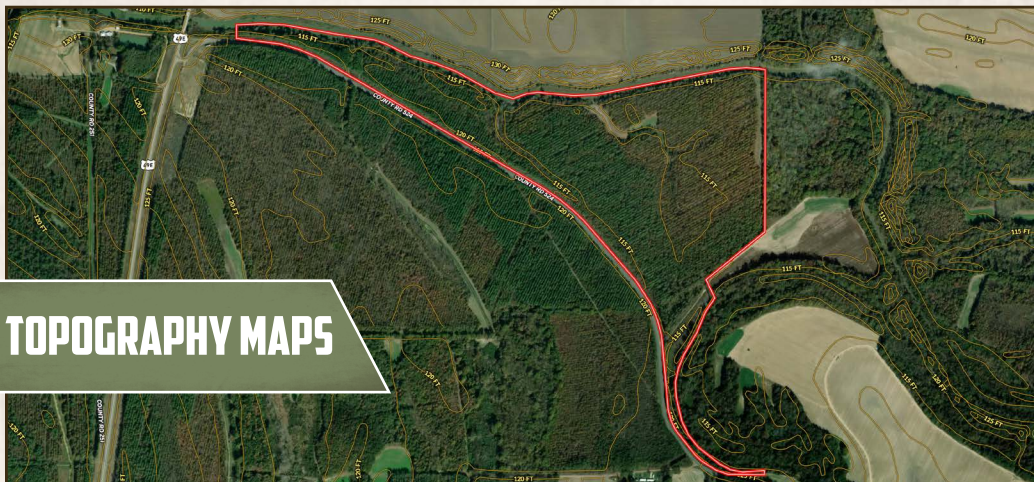
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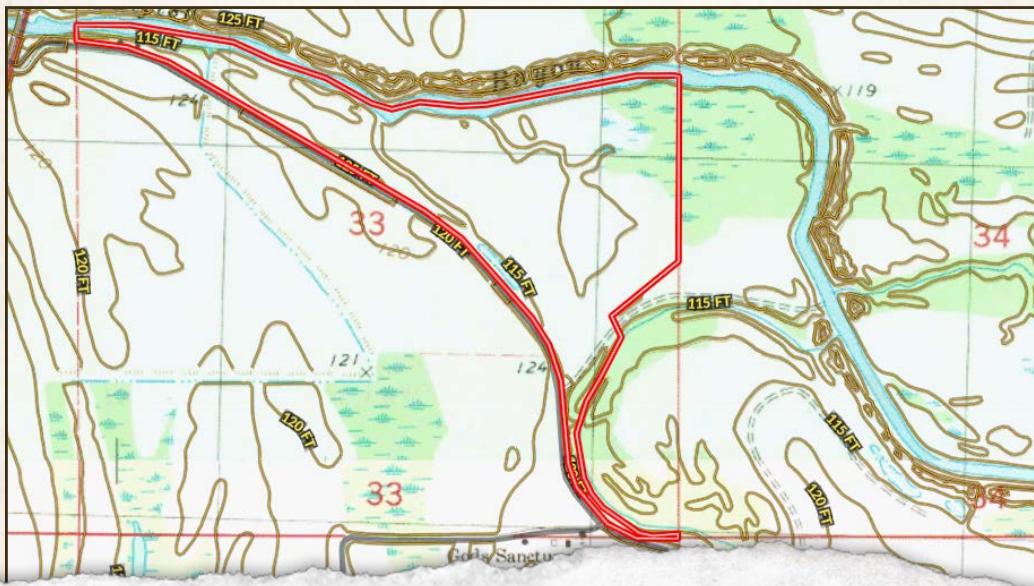
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TOPOGRAPHY MAPS



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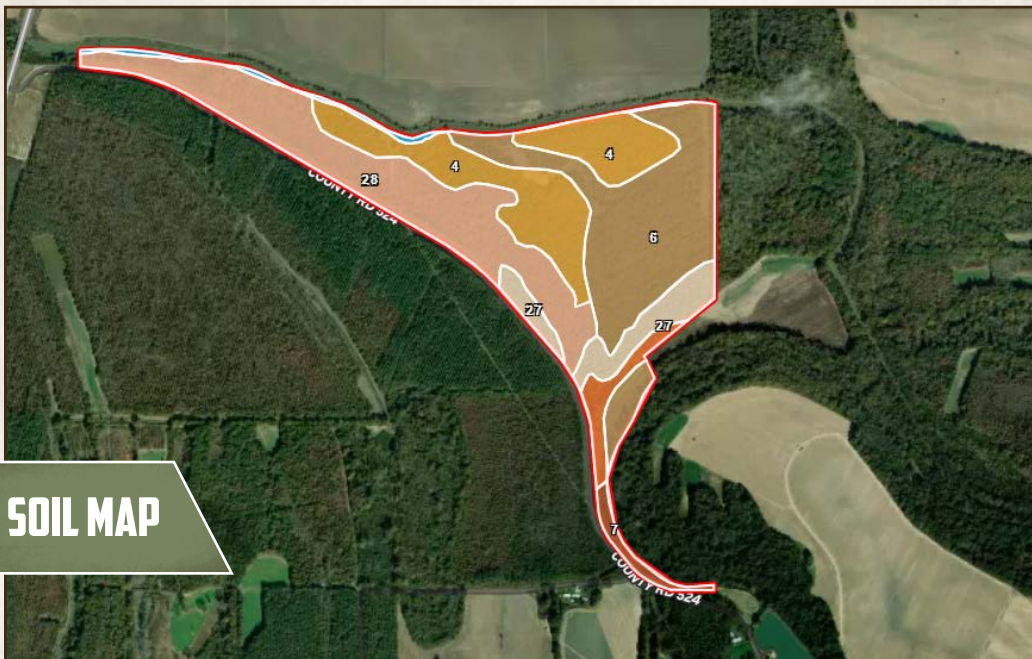
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
28	Tensas silty clay loam, 1 to 3 percent slopes	40.95	30.94	0	75	3e
6	Alligator clay, depressional	40.74	30.78	0	22	5w
4	Alligator clay, 0 to 1 percent slopes	31.57	23.86	0	49	3w
27	Tensas silty clay loam, 0 to 1 percent slopes	10.2	7.71	0	75	3w
22	Falaya silt, 0 to 2 percent slopes, occasionally flooded	4.56	3.45	0	76	2w
7	Alligator, Tensas, and Dowling soils, frequently flooded	2.35	1.78	0	37	5w
W	Water	1.98	1.5	0	-	-
TOTALS		132.3 5(")	100%	-	50.73	3.63



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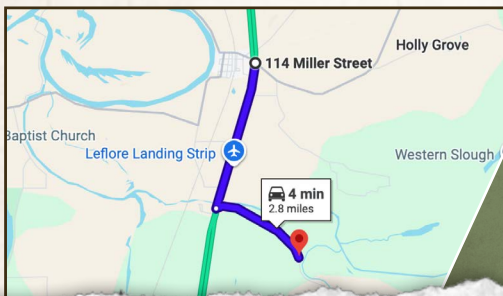
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land id. LINK



Directions From the Intersection of US-49 and Miller Street in Sidon, MS: Travel east on US-49 for 1.7 miles. Turn left onto Catfish Bayou Road (County Road 524) and continue for 1.1 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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