

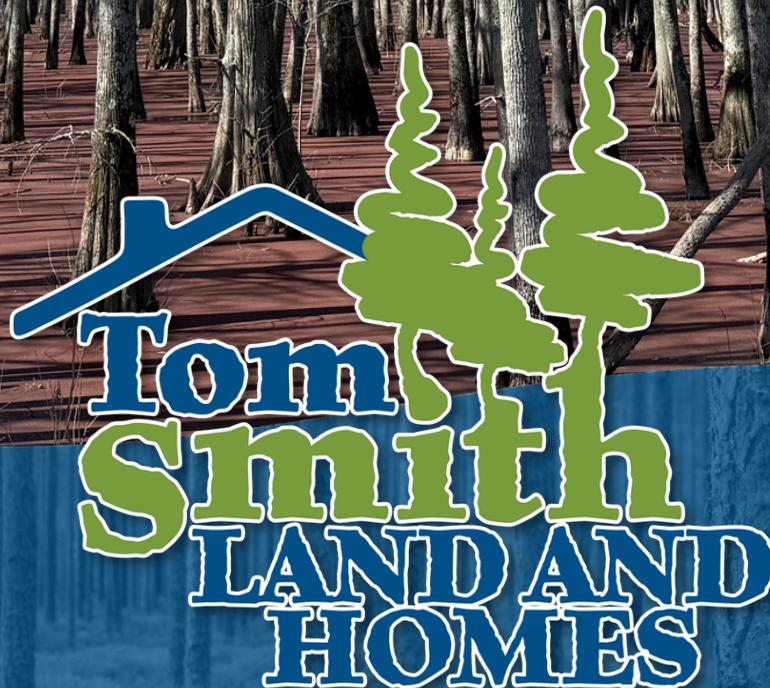
37± Acre Duck Hunting Property

Bellchase Road

Minter City, Leflore County, Mississippi



\$145,000



Expect More. Get More.

Property Information

Location:

- Bellchase Rd. Minter City, MS 38944

Coordinates:

- 33.76365, -90.2886

Property Use:

- Duck Hunting
- Deer Hunting
- Investment Property

Property Highlights

- 37± Acres
- 2,366 ft. of Road Frontage
- Multiple Duck Holes
- Flooded Timber
- 1± Acre of Dry Land



LAYTON
HORNE
REALTOR®

Office: 601.898.2772

Cell: 601.624.1282

Layton@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



The Property

37± Acres

If you've been looking for a true waterfowl setup, this 37± acre tract delivers—featuring flooded timber loaded with mature cypress trees. The habitat and natural cover make it an ideal spot to target ducks during the season, with excellent concealment and classic “timber hole” appeal. When the water lays right, this place can be a magnet for birds.

Beyond waterfowl, the property also offers potential for deer hunting, with timber edges and natural travel corridors that can produce rut activity and late-season movement. Whether you're wanting a dedicated duck tract or a small recreational getaway with multi-species opportunity, this is a hard-to-find type of property that checks a lot of boxes.



A Real Estate Expert You Can Trust!

LAYTON HORNE
REALTOR®

O: 601.898.2772 C: 601.624.1282

Layton@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

The Property



A Real Estate Expert
You Can Trust!

LAYTON HORNE

REALTOR®

O: 601.898.2772 C: 601.624.1282

Layton@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

The Property



A Real Estate Expert
You Can Trust!

LAYTON HORNE
REALTOR®

O: 601.898.2772 C: 601.624.1282

Layton@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Photos



A Real Estate Expert
You Can Trust!

LAYTON HORNE
REALTOR®

O: 601.898.2772 C: 601.624.1282

Layton@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Map



[VIEW INTERACTIVE MAP](#)



A Real Estate Expert
You Can Trust!

LAYTON HORNE
REALTOR®

O: 601.898.2772 C: 601.624.1282

Layton@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.

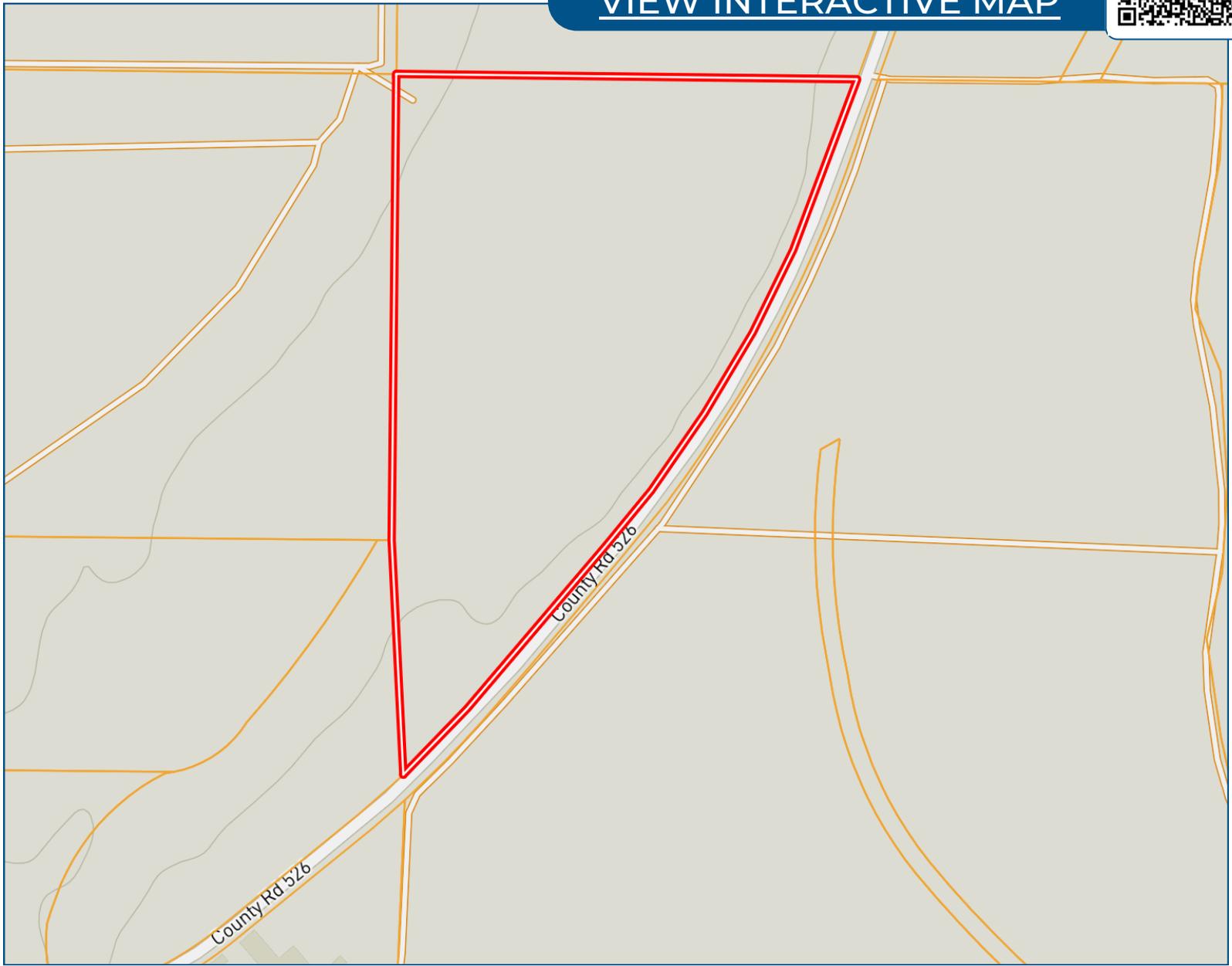
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Ownership Map



[VIEW INTERACTIVE MAP](#)



A Real Estate Expert
You Can Trust!



LAYTON HORNE
REALTOR®

O: 601.898.2772 C: 601.624.1282

Layton@TomSmithLand.com

TomSmithLandandHomes.com

Expect More. Get More.



Information is believed to be accurate but not guaranteed.

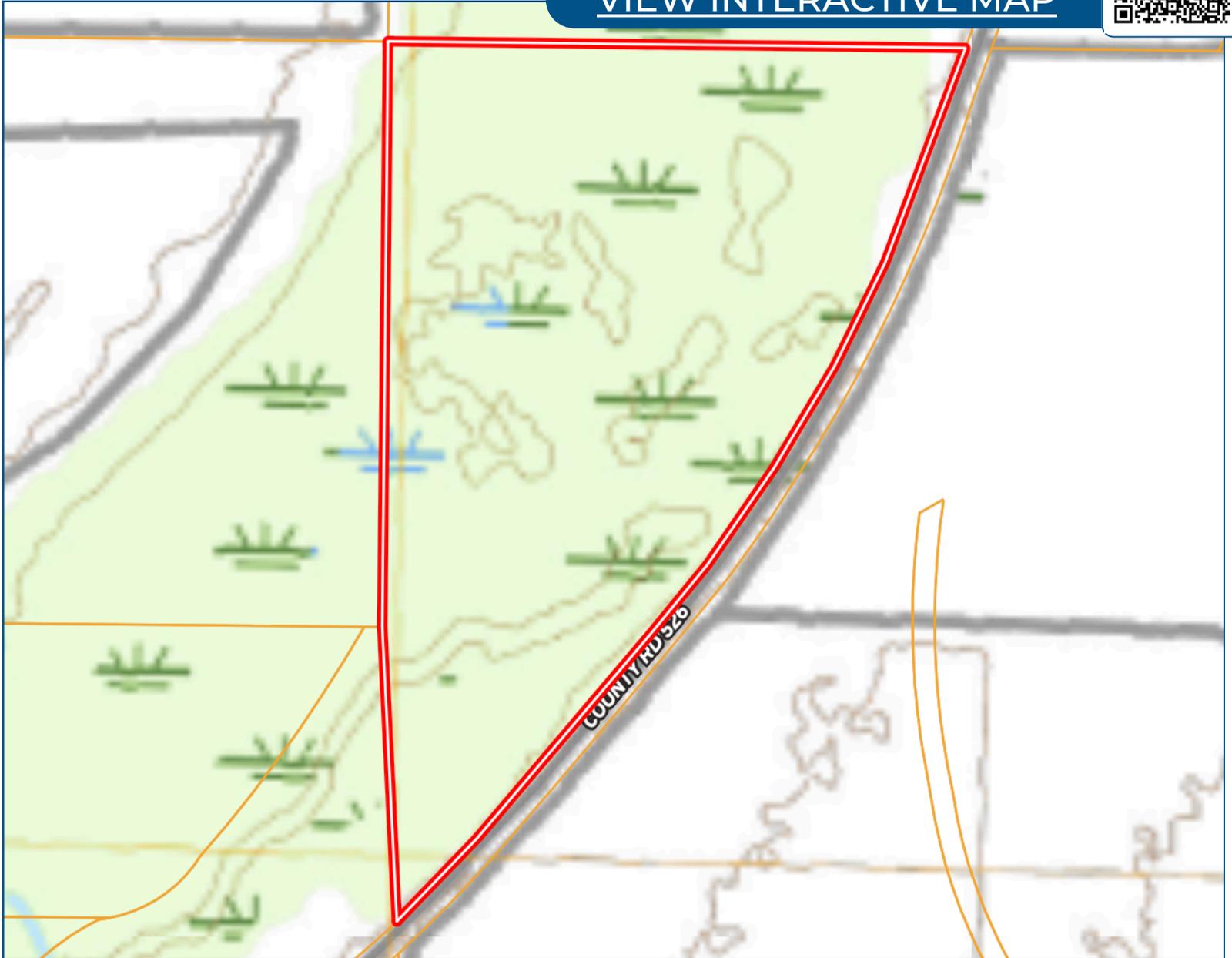
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Topo Map



[VIEW INTERACTIVE MAP](#)



A Real Estate Expert
You Can Trust!

LAYTON HORNE
REALTOR®

O: 601.898.2772 C: 601.624.1282

Layton@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.

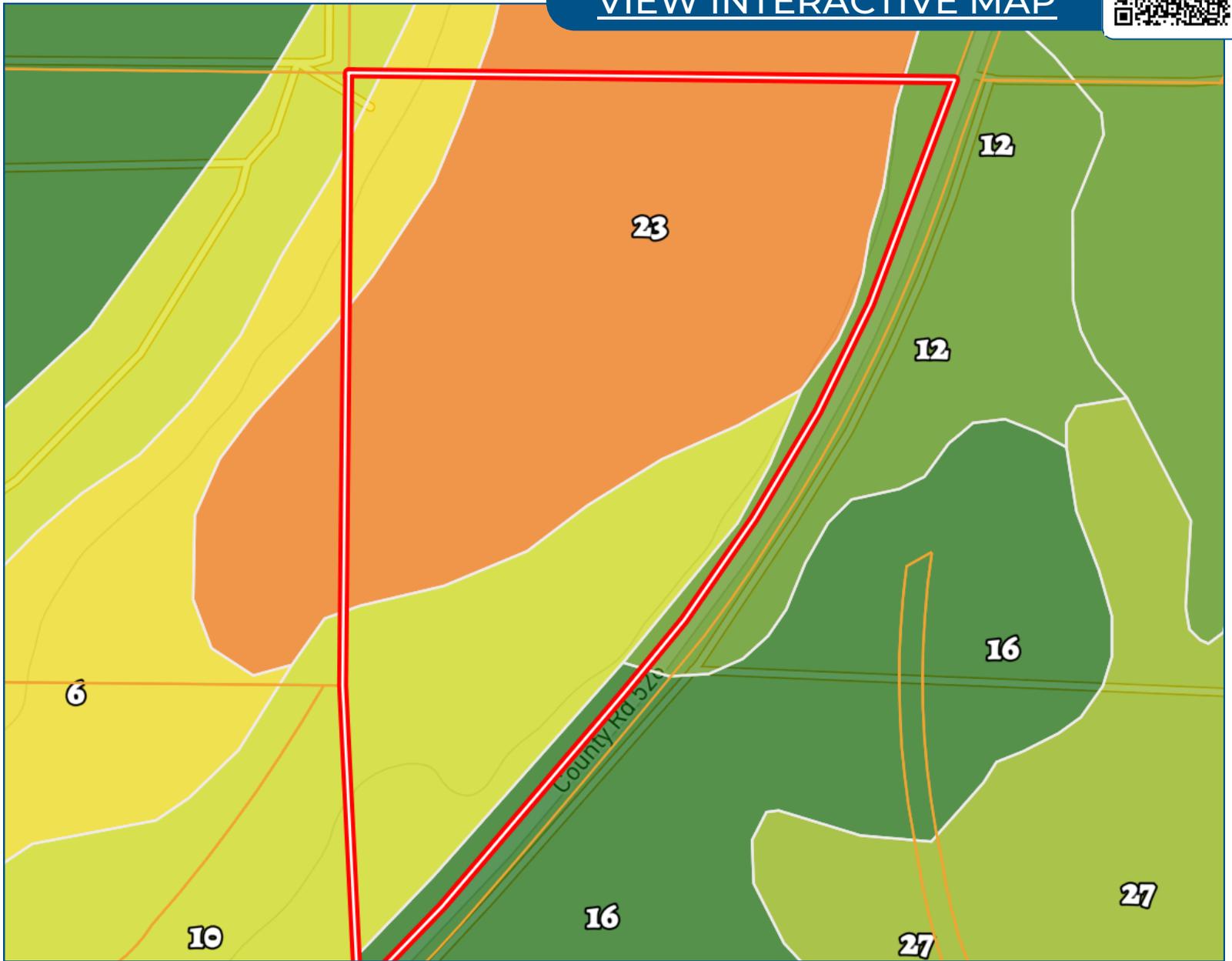
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Soil Map



[VIEW INTERACTIVE MAP](#)



A Real Estate Expert
You Can Trust!

LAYTON HORNE
REALTOR®

O: 601.898.2772 C: 601.624.1282

Layton@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.

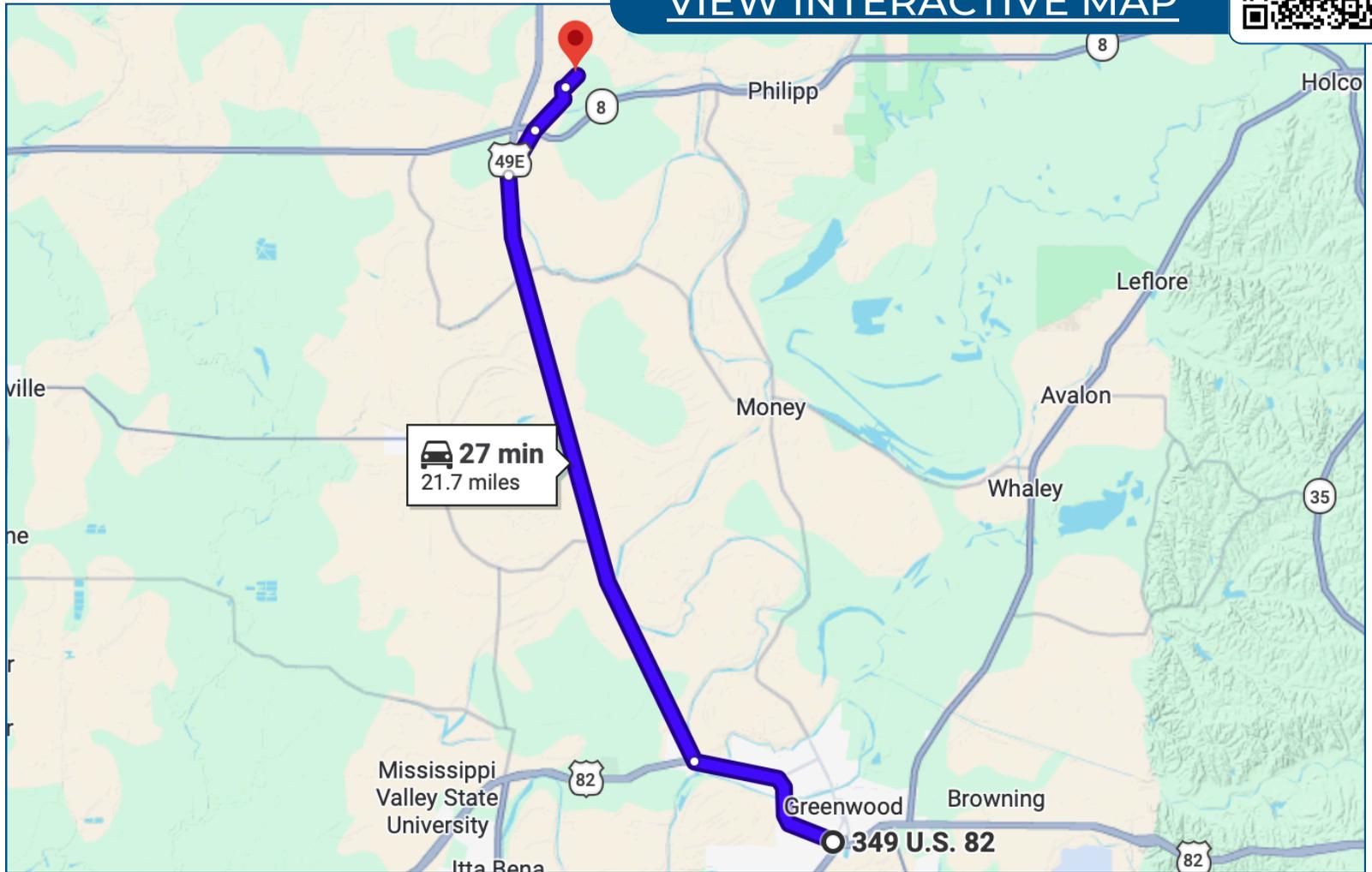
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Directional Map



[VIEW INTERACTIVE MAP](#)



From Greenwood head west on US-49E N / US-82 W – 4.2 mi. Turn right onto US-49E N – 14.5 miles. Turn right onto River Rd – 1.2 miles. Continue onto Co Rd 26 – 1.3 miles. Turn right toward Bellchase Rd – 331 ft. Continue onto Bellchase Rd – 0.4 mi

A Real Estate Expert
You Can Trust!

LAYTON HORNE
REALTOR®

O: 601.898.2772 C: 601.624.1282

Layton@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Listing Agent



Layton Horne

Realtor/Land Agent

Layton Horne is a dedicated realtor from Flora, Mississippi, passionate about helping clients find their perfect homes and investment properties. A proud graduate of Tri-County Academy, Layton has a deep connection to the local community and a strong understanding of the area's real estate market. When not working with clients, Layton enjoys hunting and fishing, making the most of Mississippi's great outdoors. With a commitment to hard work, integrity, and local expertise, Layton ensures every real estate transaction is a success.

OFFICE: 601.898.2772

CELL: 601.624.1282

Layton@TomSmithLand.com

CALL ME TODAY!



Expect More. Get More.