

# 97± Acres with a Home

Leflore County, MS

14878 County Road 511, Sidon, MS 38954



**\$1,048,000**



Expect More. Get More.

**TOM  
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Today!**



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# Property Information

## Location:

- 14878 County Road 511,  
Sidon, MS 38954

## Coordinates:

- 33.39065, -90.26985

## Property Use:

- Farmland
- Recreational
- Residential
- Hunting

# Property Highlights

- 97± Acres are Tillable, Precision-Leveled, & Irrigated by a Well
- Farmland is Currently Being Leased
- 3 Bedrooms, 1 Bathroom
- 1,450± Sq Ft
- Covered Patio & 2-Car Covered Carport
- 60x100 Equipment Storage Building
- Workshop
- Additional Storage Buildings Measuring 16x24 & 12x16
- Joins the National Forest Land

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# The Property

## 97± Acres

Welcome to an exceptional 97± acre property at 14878 County Road 511 in Sidon, Mississippi 38954, offering the perfect combination of productive farmland, comfortable country living, quality agricultural improvements, and outstanding recreational opportunities. Approximately 97± acres are tillable, precision-leveled, and irrigated by a well, with the farmland currently leased to provide immediate agricultural income potential. The property also features an approximately 1,450± square-foot, 3-bedroom, 1-bath home with a spacious family room featuring a fireplace insert, central heat and air, utility room, covered patio, 2-car covered carport, and attic storage. The primary bathroom was updated in 2021 and includes a walk-in shower. Agricultural improvements are excellent and include a substantial 60' x 100' equipment storage building, workshop, additional storage buildings measuring 16' x 24' and 12' x 16', as well as designated areas for washing and spraying equipment. One of the property's most impressive features is its direct adjacency to National Forest land, providing access to thousands of additional acres for outdoor recreation. With outstanding deer and turkey hunting right at your doorstep, this property offers exceptional opportunities for sportsmen and outdoor enthusiasts. Whether you are looking for a productive farm, income-producing investment, comfortable country home, premier hunting and recreational property, or a combination of all of these, 14878 County Road 511 is an outstanding opportunity.



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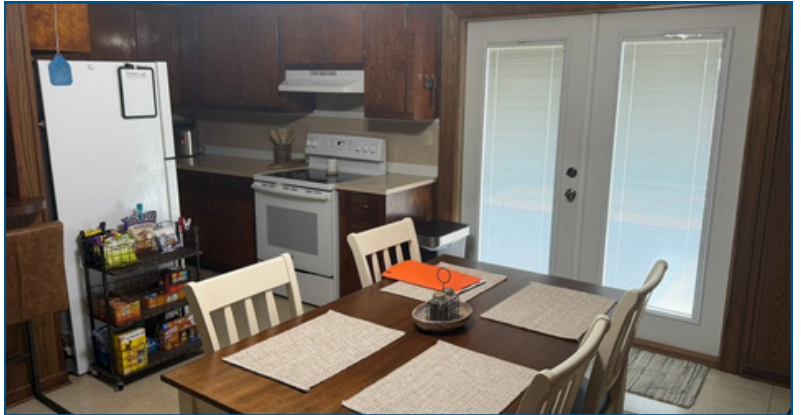
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# The Residence



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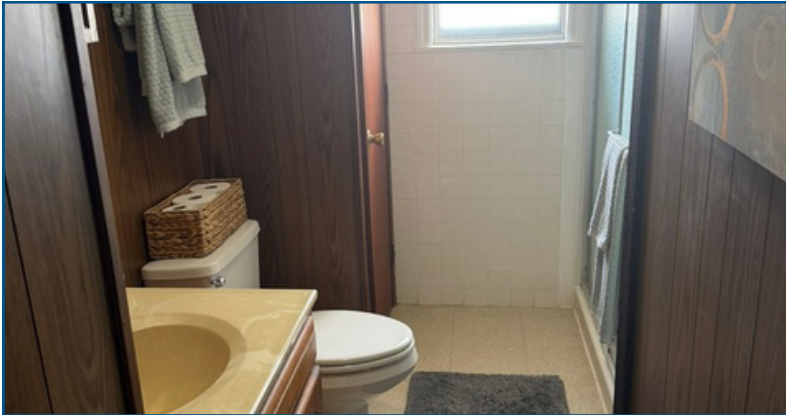
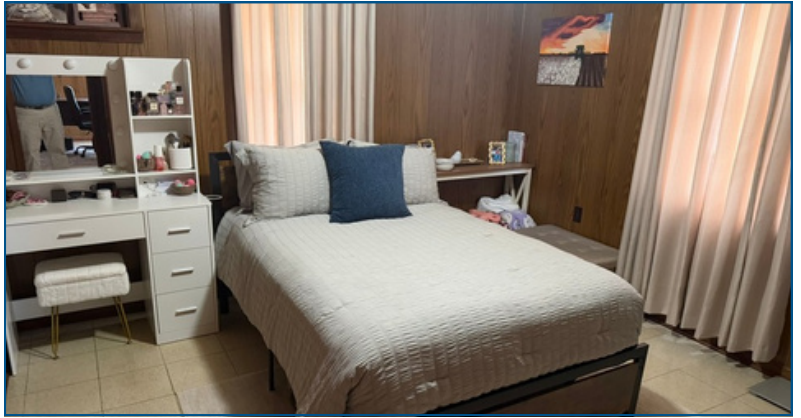
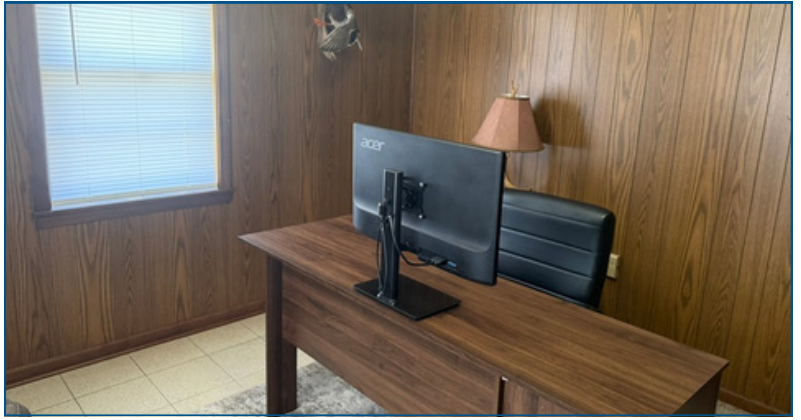
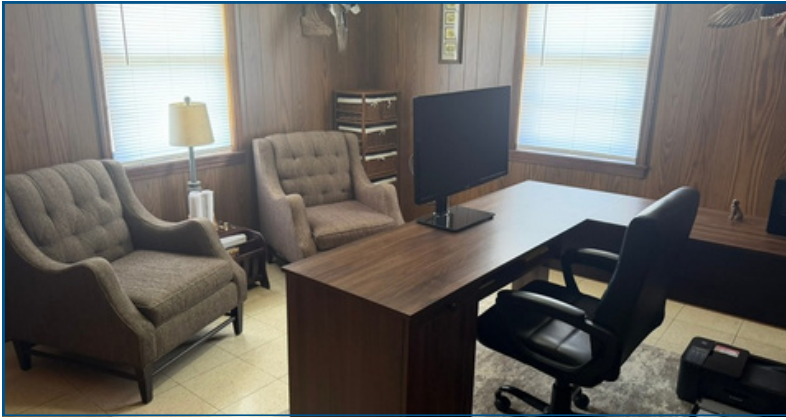
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# Aerial Photos



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# Aerial Map

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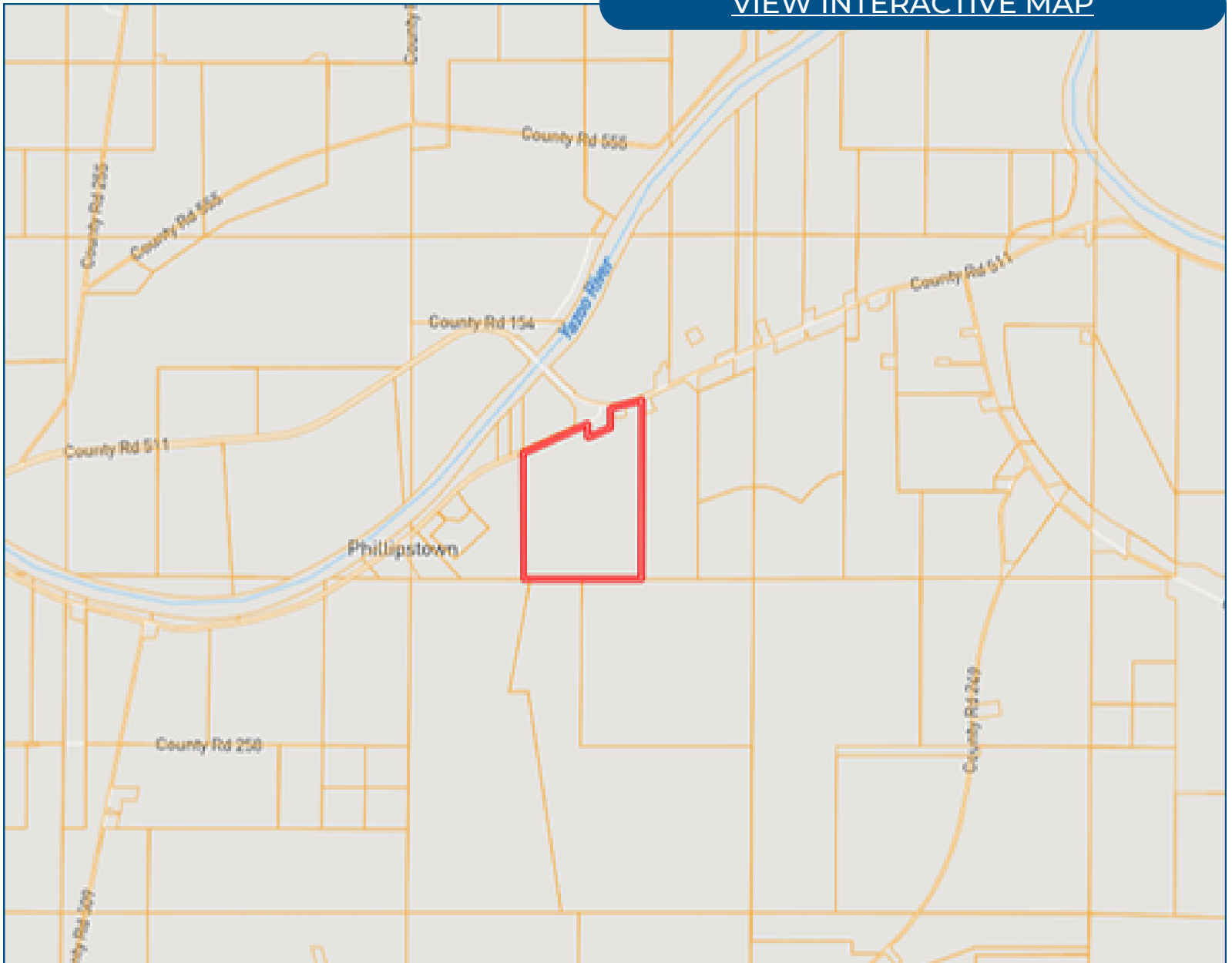
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# Ownership Map

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# Topo Map

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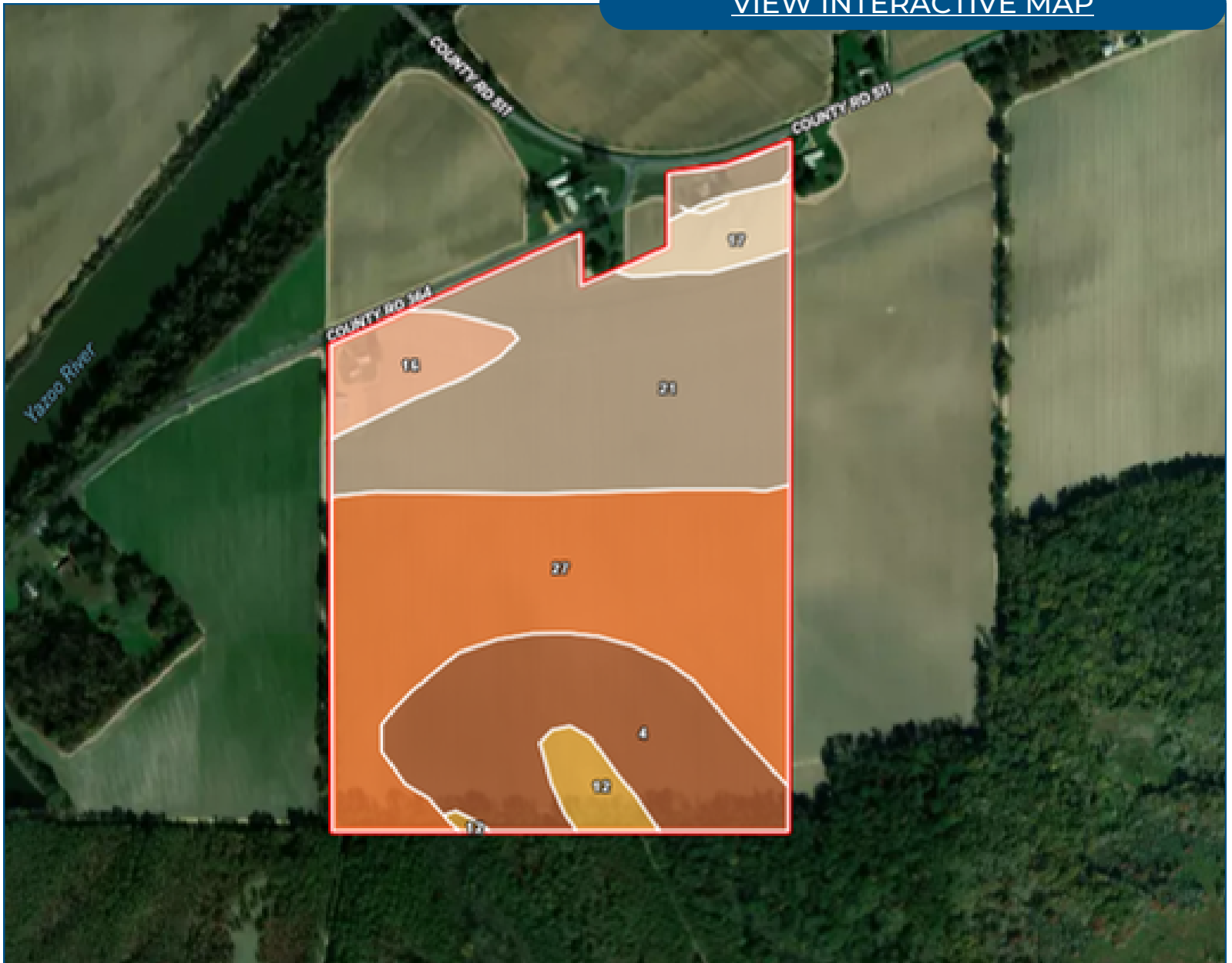
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# Soil Map

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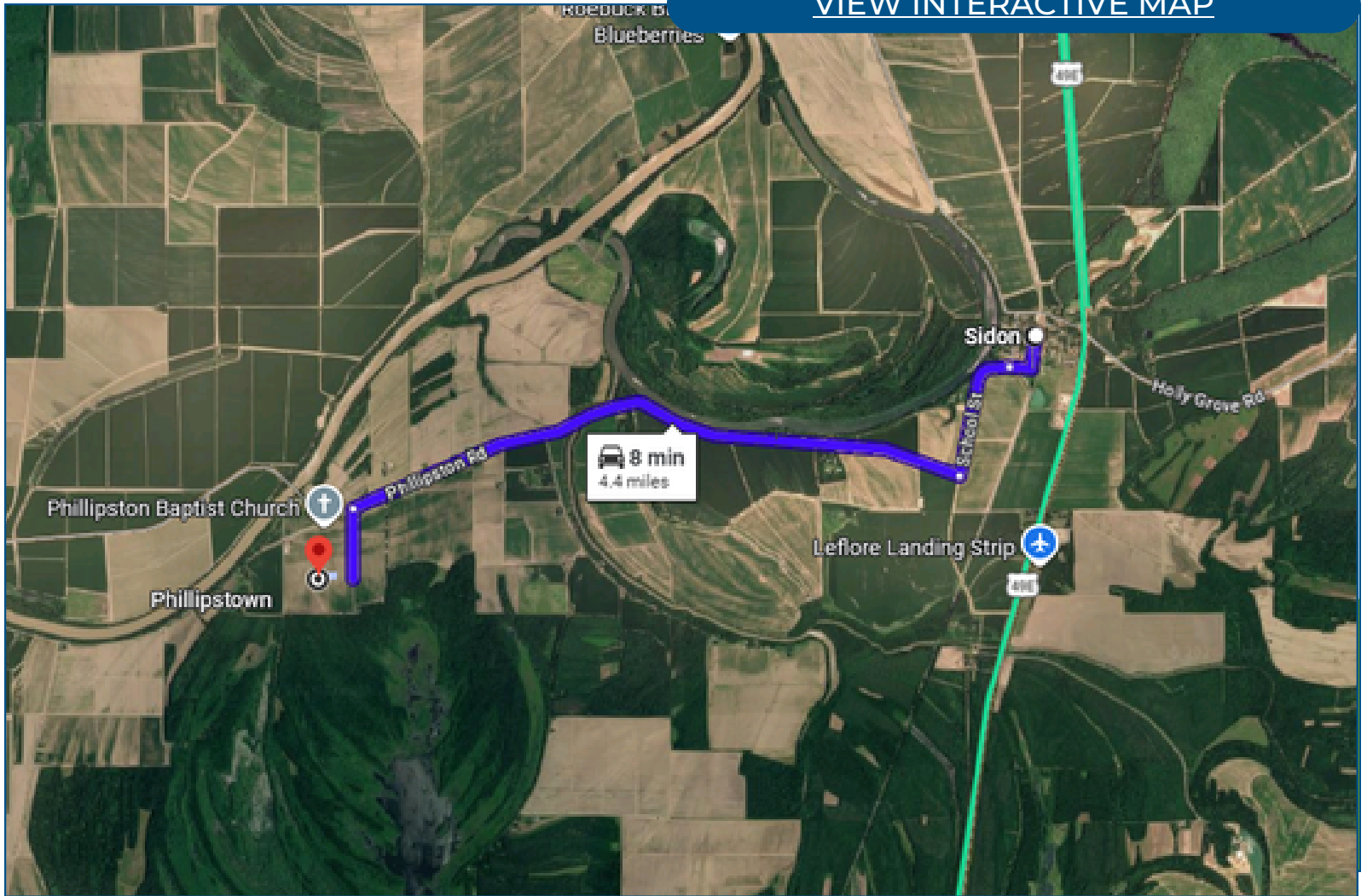
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# Directional Map

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## Directions from Sidon, MS:

Head toward Church St for 0.3 miles, and then turn left onto School St for 0.7 miles. Turn right onto Co Road 511 in 3.2 miles, and then turn left in 0.3 miles. The destination is on the left.

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