



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



117.5± ACRES WITH A CAMP HOUSE
LEFLORE COUNTY, MS

\$625,000



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE LEFLORE 117.5

PROPERTY PROFILE

LOCATION:

- County Road 474
Itta Bena, MS 38941
- Leflore County
- 18± Miles SW of Greenwood
- 40± Miles SE of Cleveland
- 50± Miles SW of Grenada

COORDINATES:

- 33.4396, -90.3902

PROPERTY USE:

- Hunting
- Recreational

TAX INFORMATION:

- 2025 Taxes: \$1,819
- Parcel 11410000000900: \$1,123
- Parcel 12915000000300: \$696

PROPERTY INFORMATION:

- 117.5± Total Acres
 - Parcel 1: 77.7± Acres
 - Parcel 2: 39.8± Acres
- 1,000± SqFt Metal Camp House
 - Heated & Cooled
 - Screened Front Porch
 - Utilities Connected
- 30' x 40' Metal Shop
- 5 Food Plots
- 3 Ladder Stands
- 2 Established Duck Holes
- County Road 474 Frontage
- Primarily Mixed Hardwoods
- Deer/Duck/Dove/Small Game
- 15 Horse-Power Electric Well



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Information is believed to be accurate but not guaranteed.

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4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com | 701 W. Sunflower Rd. - Cleveland, MS 38732 | O: 662-846-1425

WELCOME TO THE LEFLORE 117.5

WELCOME TO THE LEFLORE 117.5, LOCATED JUST OUTSIDE OF GREENWOOD IN THE HEART OF THE MISSISSIPPI DELTA! This 117.5± acre recreational property in Leflore County offers an impressive combination of waterfowl, deer, and dove hunting along with the improvements needed for a comfortable family hunting retreat.

The property is comprised of two separate parcels located approximately ¾ mile apart, providing two distinct areas for recreation, hunting, and equipment storage. The primary tract features a metal building that has been finished as a spacious camp house with sleeping accommodations for approximately ten to twelve people. An enclosed storage area with a roll-up door provides convenient space for hunting gear and equipment. The second tract, located approximately ¾ mile south, features a 30' x 40' metal shop with ample room for tractors, rangers, hunting equipment, and additional storage.



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MORE ABOUT THE LEFLORE 117.5

The land has been thoughtfully set up for waterfowl hunting, with multiple duck holes and water-control structures already in place. An electric well provides a dependable water source for flooding, including a duck hole located directly behind the camp house. This setup allows the owner to easily manage water levels while also keeping a close eye on bird activity throughout the season.

Beyond the waterfowl opportunities, the Leflore 117.5 includes areas of mature hardwood timber, providing year-round habitat for whitetail deer and an important natural food source during the fall. An agricultural field behind the camp house adds another recreational component to the property. Currently planted in sunflowers for dove hunting in the fall, the field can also be flooded and managed for waterfowl during the winter months or planted according to the future owner's goals.

77.7± ACRE PARCEL



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The combination of controlled water, multiple duck holes, hardwood habitat, open ground, and established improvements makes this tract a particularly versatile Delta property. With a camp house, shop, and equipment storage already in place across the two tracts, much of the groundwork has been done for the next owner to begin enjoying the property immediately.

Whether you're looking for a family hunting camp, weekend retreat, or diverse recreational property in the Mississippi Delta, the Leflore 117.5 offers year-round opportunities just 18± miles from Greenwood.

Call Adam Hester or Wilson Britt today to schedule a private showing and experience #TheSmallTownWay!

39.8± ACRE PARCEL



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LEFLORE COUNTY, MISSISSIPPI

CAMP HOUSE



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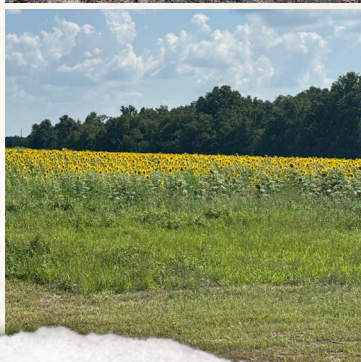
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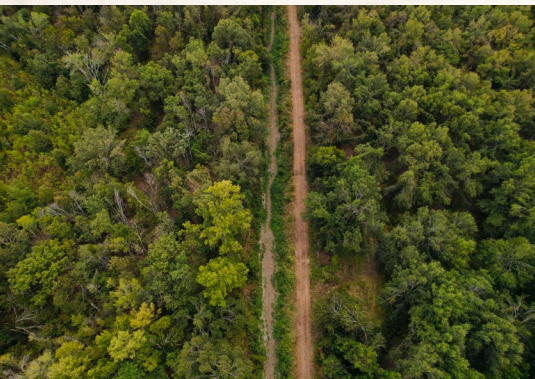
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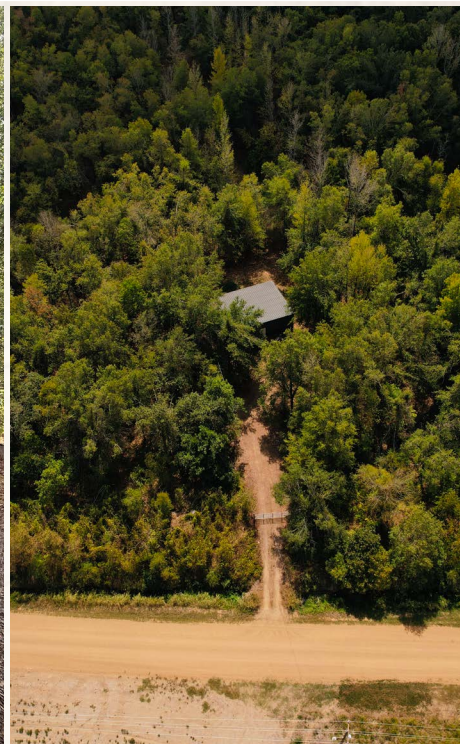
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SHOP



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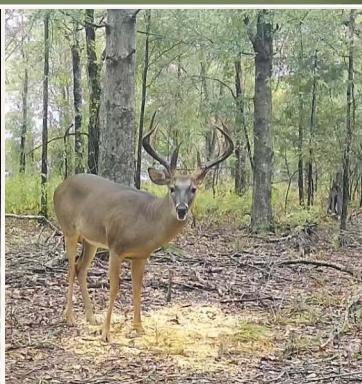
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WILDLIFE



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39.8± ACRES



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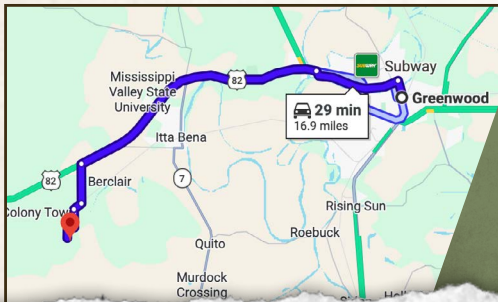
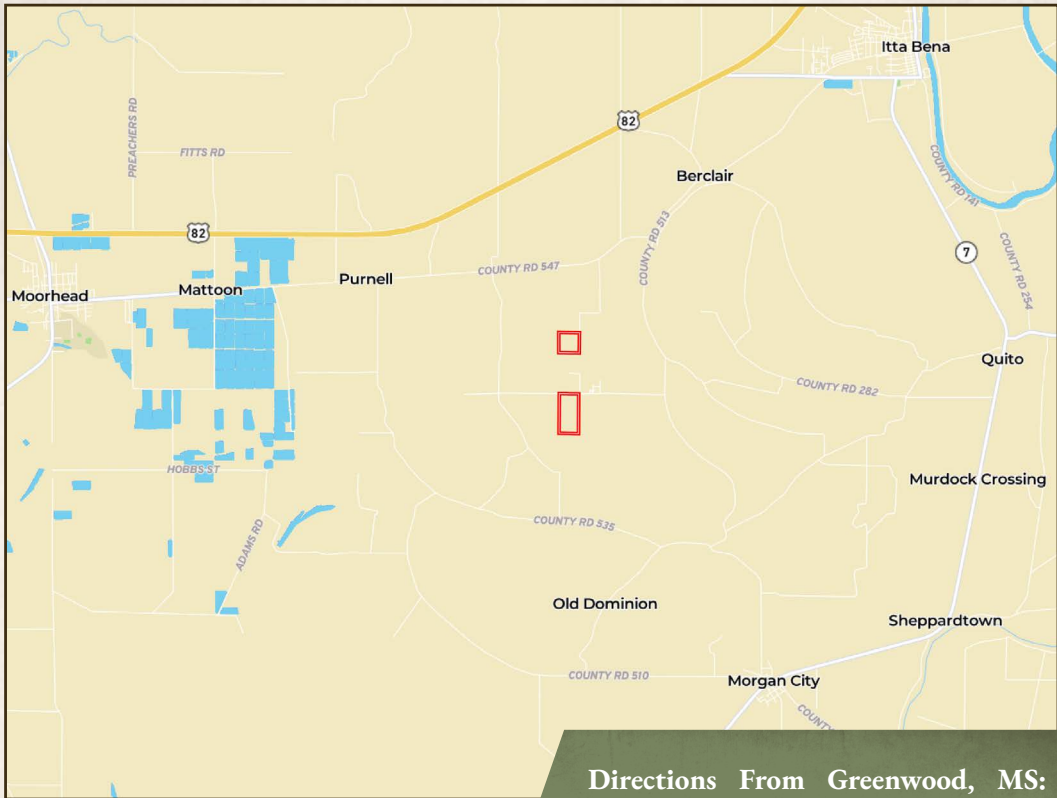
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Directions From Greenwood, MS:
Travel west on US-82 for 14 miles.
Turn left onto County Road 136 and
continue for 1.4 miles. Turn right onto
Colony Town Road and proceed 0.3 miles.
Turn left onto Co Rd 474 and travel for
1.3 miles to the property on the right.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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