

The Leflore 162
County Road 533
Morgan City, MS 38946

\$729,000
162± Acres
Leflore County



The Leflore 162
Morgan City, MS / Leflore County

SUMMARY

Address

County Road 533

City, State Zip

Morgan City, MS 38946

County

Leflore County

Type

Hunting Land, Recreational Land

Latitude / Longitude

33.380677 / -90.350363

Acreage

162

Price

\$729,000

Property Website

<https://swapaland.com/property/the-leflore-162/leflore/mississippi/97344/>



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PROPERTY DESCRIPTION

The Leflore 162 is located in a highly desirable area of southern Leflore County, positioned between Mathews Brake to the east and Mossy Lake and Sky Lake to the west. This region has long been known for its extensive private recreational acreage, with a primary focus on waterfowl, deer, and dove hunting.

One of the most significant assets of this property is the approximately 317-acre refuge that borders the southern and southwestern boundaries. This National Wildlife Refuge, owned and managed by the U.S. Fish and Wildlife Service, is closed to all public use. Having a true, non-hunted refuge adjoining the property is a tremendous advantage, greatly enhancing the recreational and wildlife potential of the Leflore 162.

The property was enrolled in the Wetlands Reserve Program (WRP) in 2014 and features deeded access from County Road 533. Additionally, there are two acres in the southeast corner that are not included in the WRP easement. These acres are suitable for building a structure or could be utilized as an additional food plot.

If you've been searching for a tract that offers a legitimate opportunity at high-scoring Delta whitetails and waterfowl hunting on a manageable acreage, the Leflore 162 delivers outstanding recreational value. Opportunities like this-where minimal acres produce maximum return we don't see often.

For more details, please contact Brad Farris.



The Leflore 162
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Locator Map



Locator Map



Satellite Map



The Leflore 162
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LISTING REPRESENTATIVE

For more information contact:



Representative

Brad Farris

Mobile

(601) 506-1304

Office

(601) 850-2878

Email

Brad.Farris@swapaland.com

Address

City / State / Zip

Learned, MS 39154

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



SWAPA Land
PO Box 2057
Learned, MS 39154
(601) 850-2878
<https://swapaland.com/>

