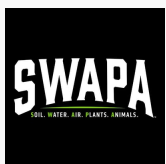


**Washington County Farm and Hunting Tract**  
Sligo Dairy Road  
Leland, MS 38756

**\$310,000**  
79± Acres  
Washington County



## Washington County Farm and Hunting Tract Leland, MS / Washington County

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### **SUMMARY**

#### **Address**

Sligo Dairy Road

#### **City, State Zip**

Leland, MS 38756

#### **County**

Washington County

#### **Type**

Farms, Hunting Land, Recreational Land

#### **Latitude / Longitude**

33.3092 / -90.9651

#### **Taxes (Annually)**

1100

#### **Acreage**

79

#### **Price**

\$310,000

#### **Property Website**

<https://swapaland.com/property/washington-county-farm-and-hunting-tract-washington-mississippi/68553/>



## Washington County Farm and Hunting Tract Leland, MS / Washington County

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### **PROPERTY DESCRIPTION**

This small acreage farm presents an excellent opportunity to own land in the Mississippi Delta, offering good farm rental income along with great Mississippi Delta deer and duck hunting! Approximately 50 acres of precision leveled farm ground, featuring a centrally located irrigation well, ensures a reliable water supply during the summer for crops and winter for waterfowl hunting. Situated only 11 miles due east of the Mississippi River, this location attracts plenty of ducks flying along the river!

Additionally, Muscadine WMA, renowned for its public waterfowl hunting, is just a short 10-minute drive from the property. The property is accessed by over a quarter of a mile of paved road frontage, and the surrounding levees provide easy access to the entire tract. Multiple flashboard risers allow for efficient water management in your fields. Beyond the quick access to the Mississippi River, there are public fishing opportunities at nearby Lake Lee (MS), Lake Washington (MS), and Lake Chicot (AR). These lakes are well-known among anglers in the south and are only minutes away from the property.

Call Tyler Alldread today to schedule a showing of this small acreage, income-producing farm in the Mississippi Delta!

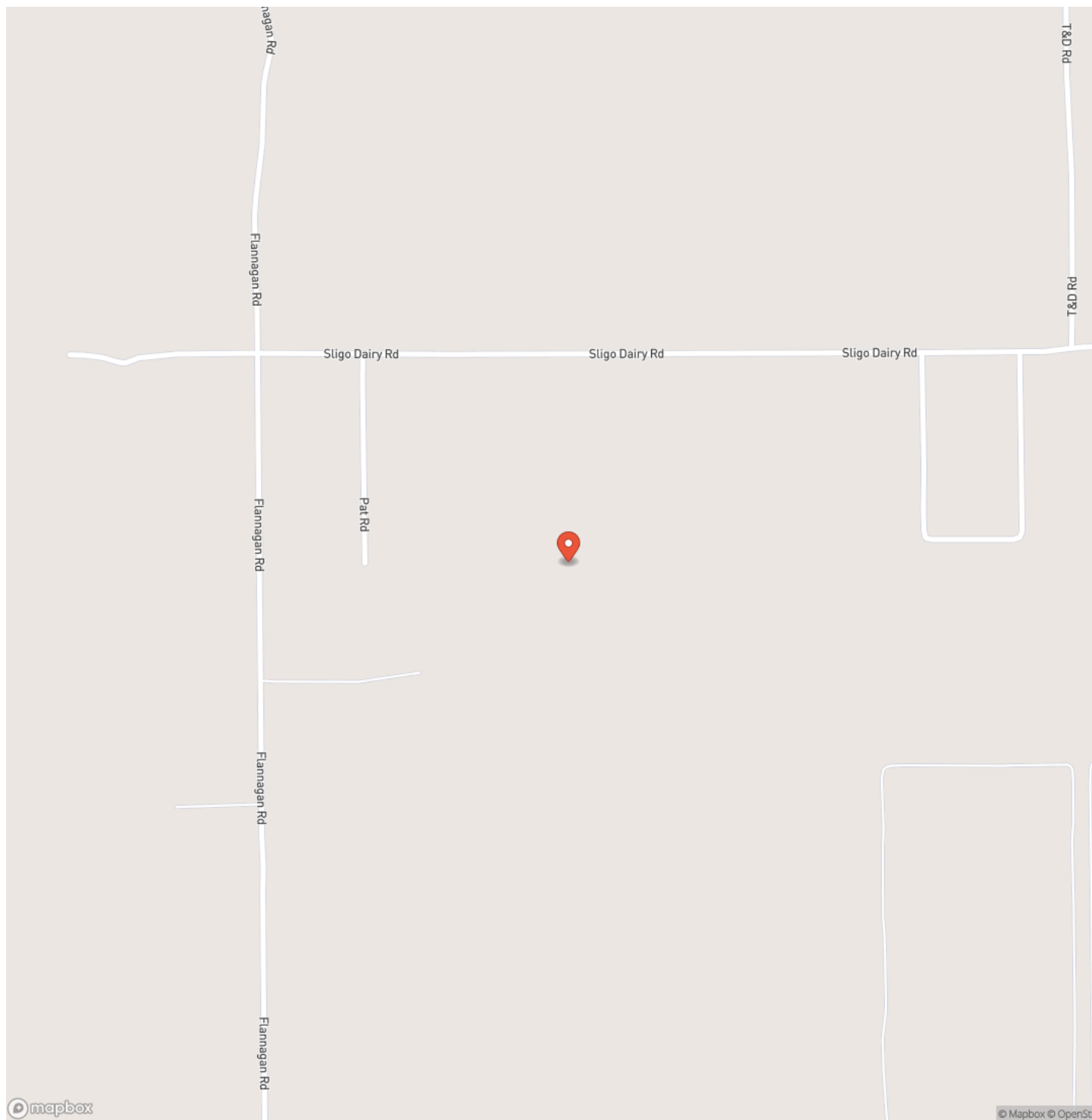


Washington County Farm and Hunting Tract  
Leland, MS / Washington County

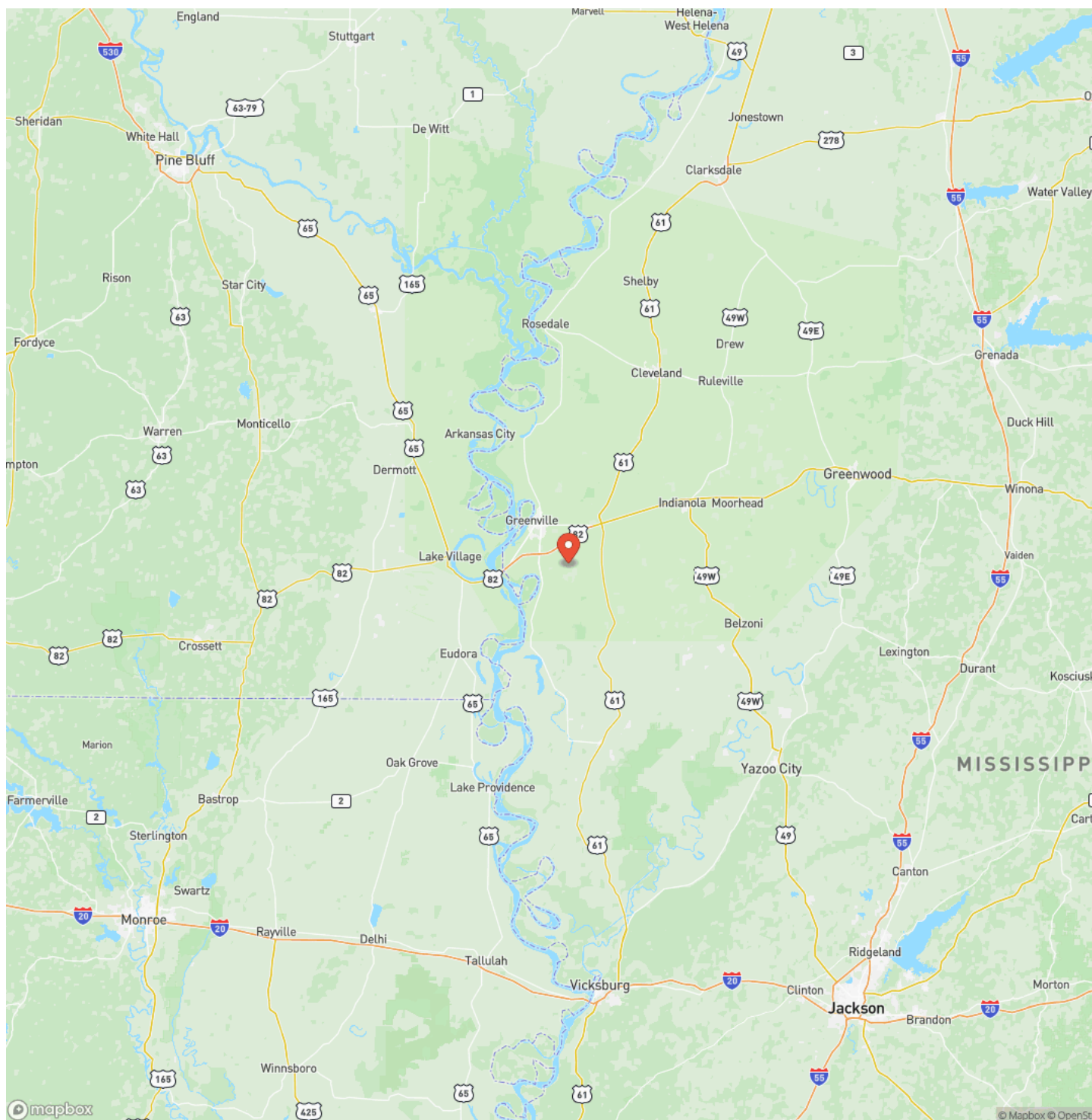
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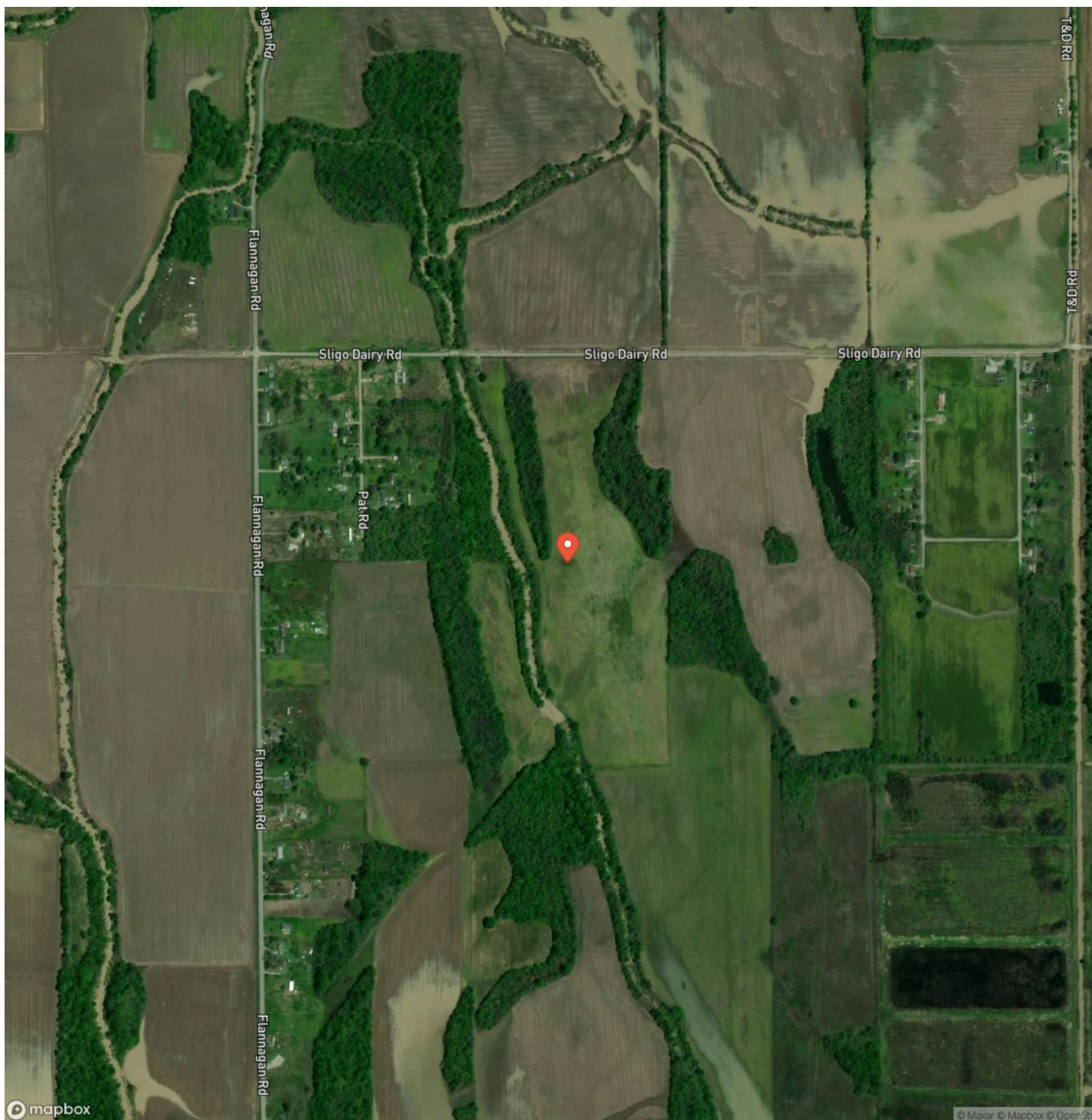
## Locator Map



## Locator Map



## Satellite Map



## Washington County Farm and Hunting Tract Leland, MS / Washington County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tyler Alldread

## Mobile

(662) 230-7322

## Email

Tyler.Aldread@swapaland.com

**Address**

City / State / Zip

## NOTES

[illegible]

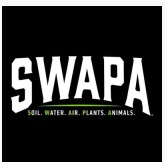
## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



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