

**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/>



**The Leflore 162**  
**Morgan City, MS / Leflore County**

---

**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.

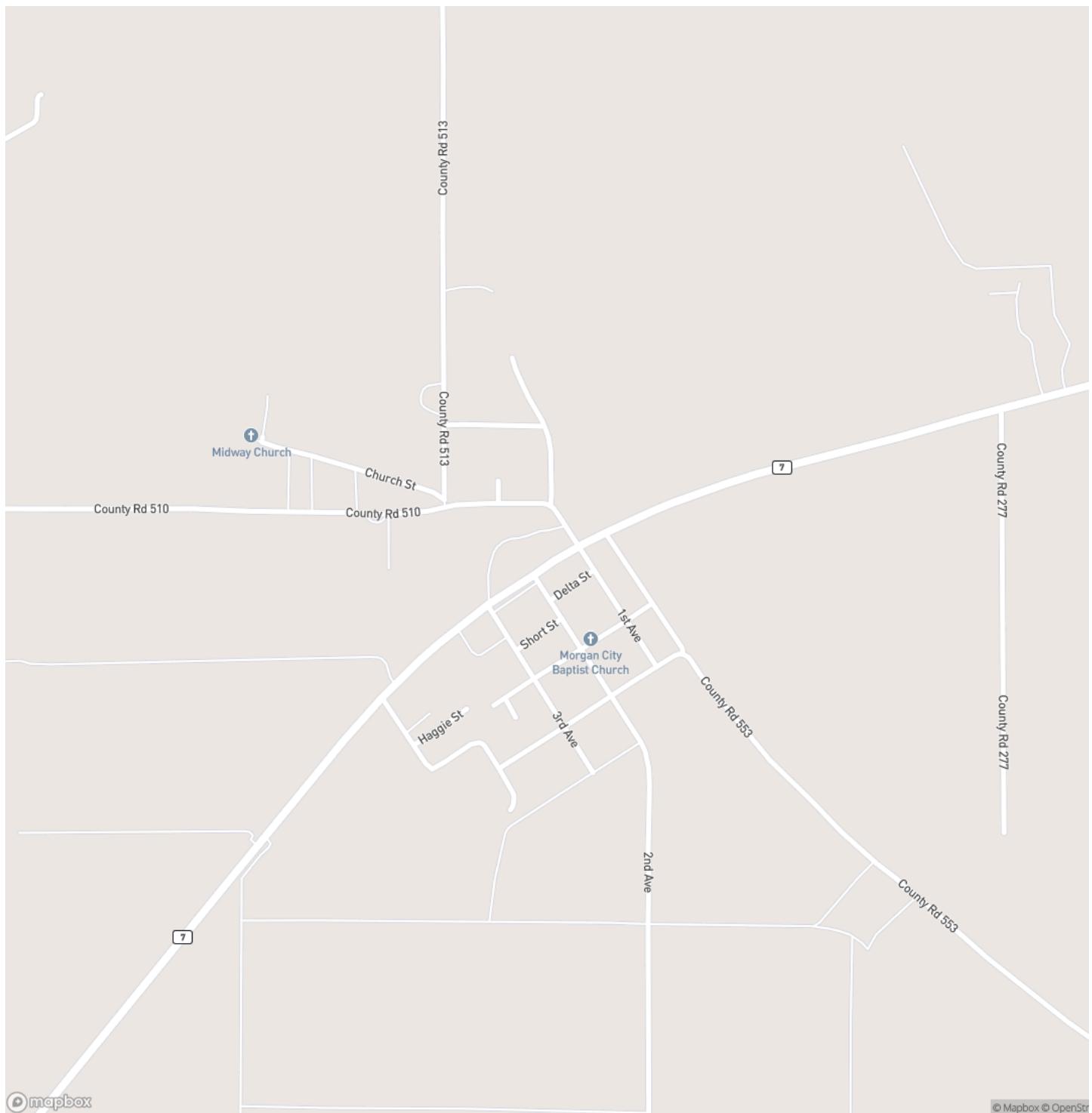


**The Leflore 162**  
**Morgan City, MS / Leflore County**

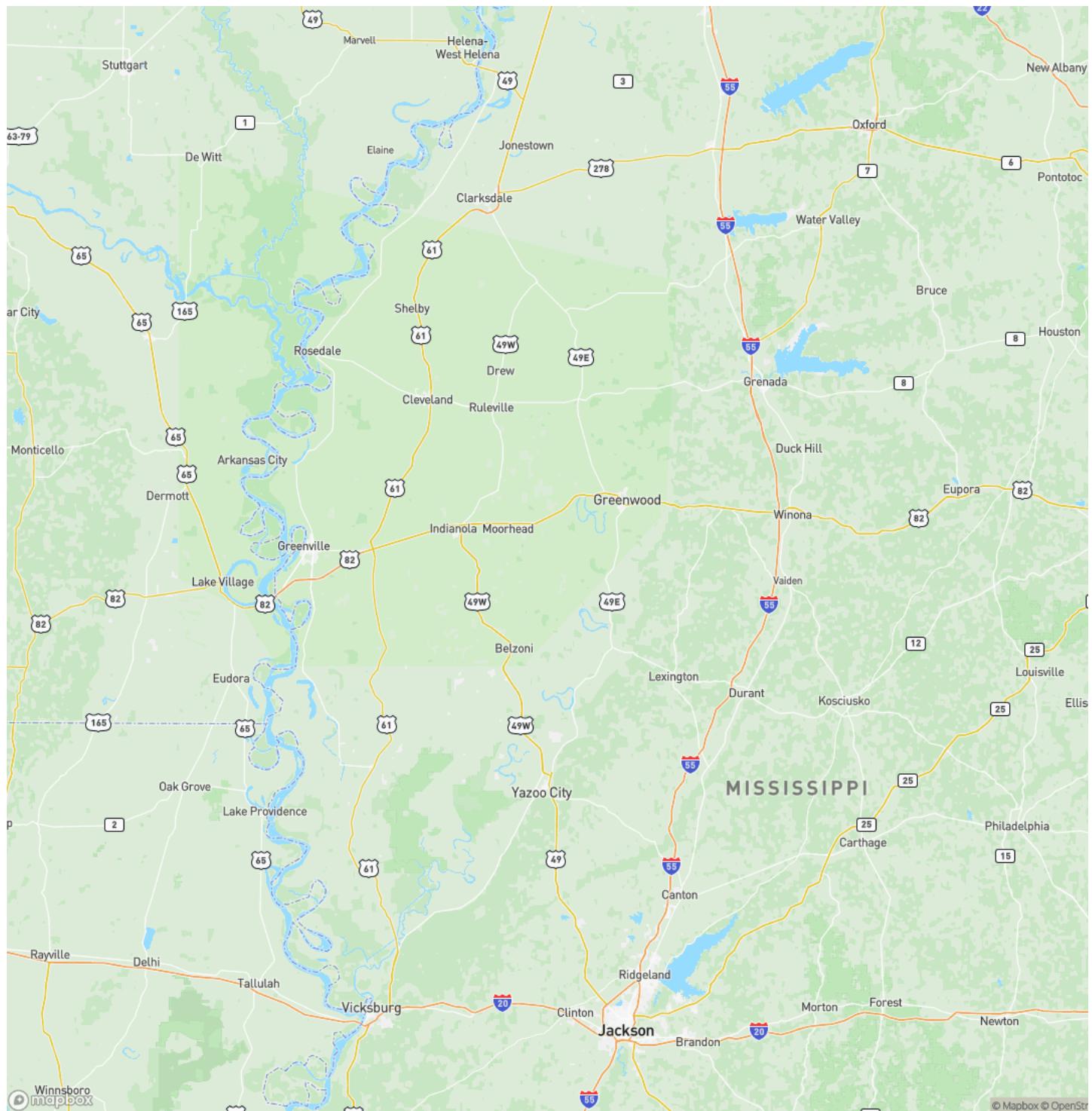
---



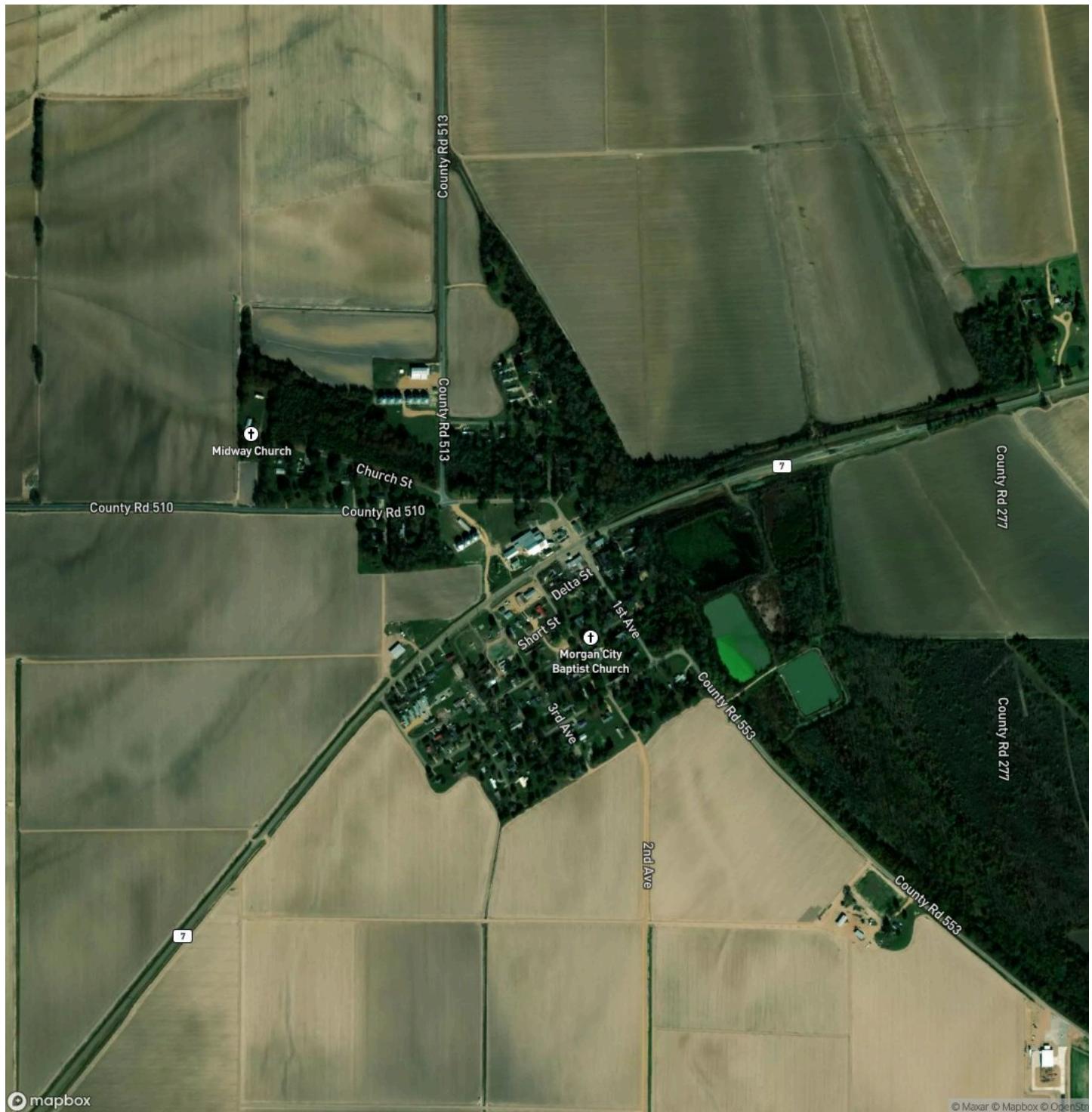
## Locator Map



## Locator Map



## Satellite Map



**The Leflore 162**  
**Morgan City, MS / Leflore County**

---

**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**

---

**NOTES**

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

## NOTES

## **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.



---

**SWAPA Land, LLC**  
PO Box 2057  
Learned, MS 39154  
(601) 850-2878  
[www.swapaland.com](http://www.swapaland.com)

---

