

MIDWEST LAND GROUP PRESENTS

76 ACRES IN

# LEFLORE COUNTY MISSISSIPPI



[MidwestLandGroup.com](http://MidwestLandGroup.com)



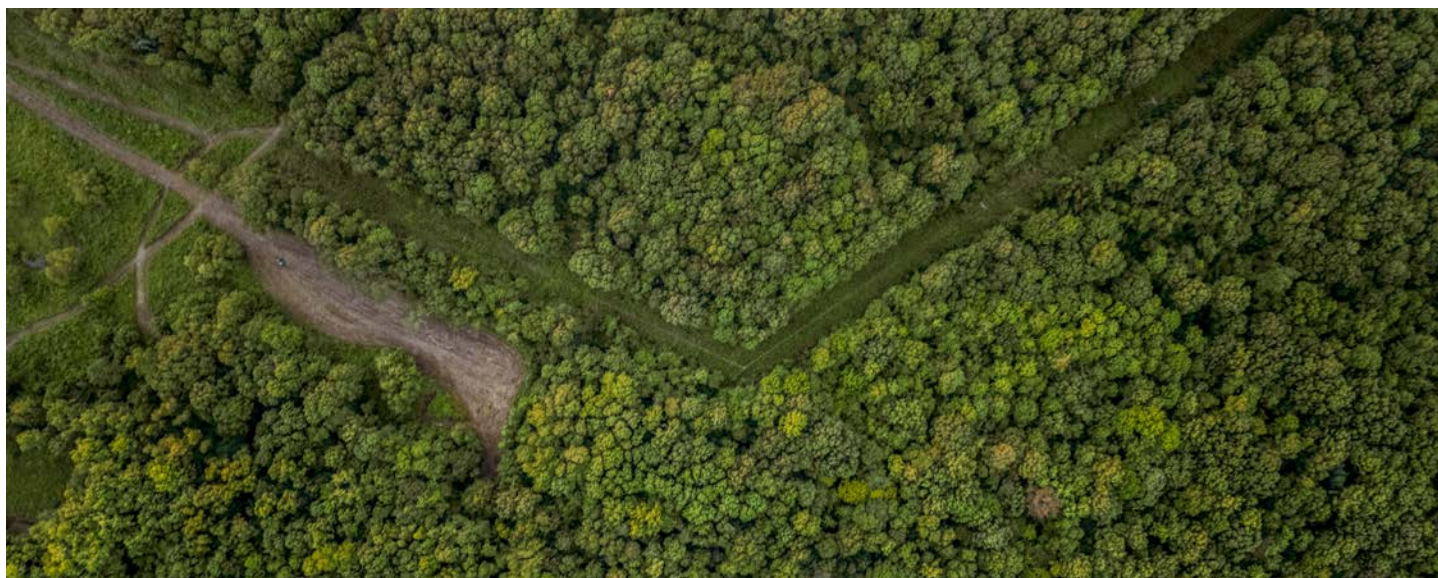
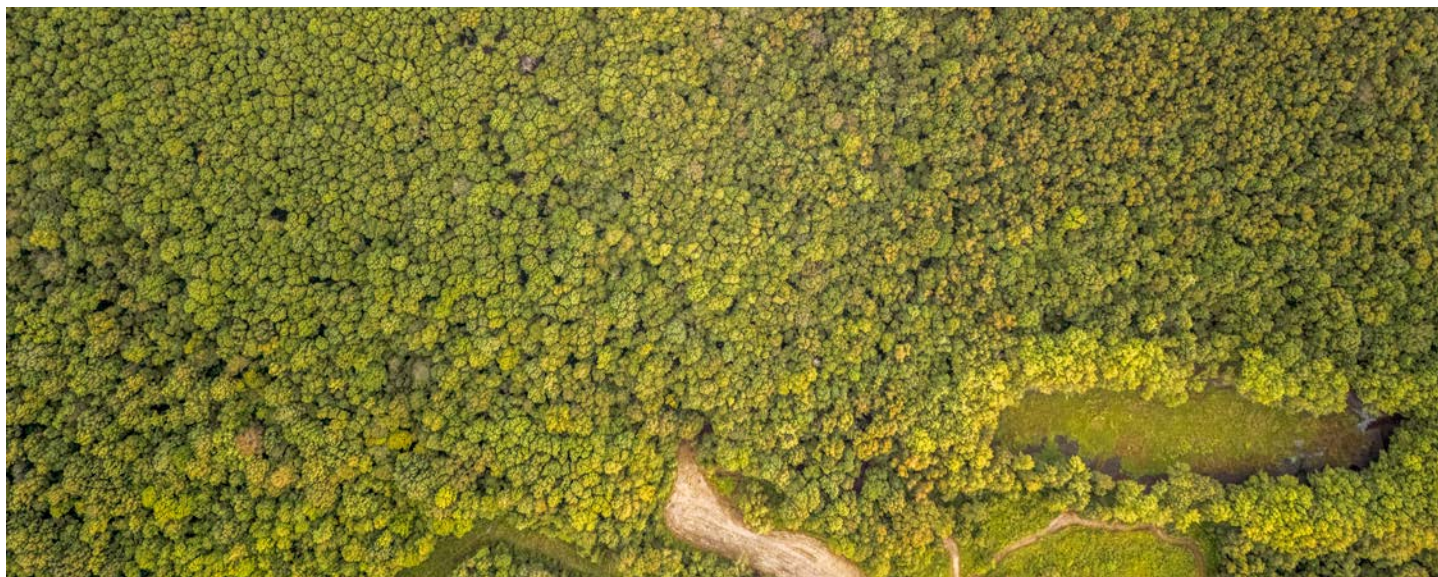
## MIDWEST LAND GROUP IS HONORED TO PRESENT

# SPORTSMAN'S PARADISE

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Discover this exceptional 76 +/- acre recreational retreat in Browning, Mississippi, offering quick and easy access to Greenwood. The property features 55 acres of mature, floodable hardwood timber, creating a prime habitat for waterfowl and making it a paradise for the avid duck hunter. An adjacent 5-acre slough further enhances duck hunting opportunities, providing natural feeding and resting areas that attract birds throughout the season.

The remaining 10–15 acres offer versatile possibilities for the outdoor enthusiast. Whether planted for an outstanding dove field or converted into a lush fall food plot, this acreage adds year-round hunting potential for deer, turkey, and ducks. With its diverse habitat and strategic layout, this property is truly a sportsman's dream — ready to deliver unmatched hunting and recreational experiences.





# PROPERTY FEATURES

PRICE: **\$247,000** | COUNTY: **LEFLORE** | STATE: **MISSISSIPPI** | ACRES: **76**

- Mature timber
- Easy access
- Minutes from Greenwood
- 1 hour 15 minutes from Jackson
- 1 hour from Greenville
- Mississippi Delta Flyway
- Floodable timber
- 5-acre slew
- 10 +/- acres of tillable fields
- Deer, duck, and doves





# MATURE TIMBER

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The property features 55 acres of mature, floodable hardwood timber, creating a prime habitat for waterfowl and making it a paradise for the avid duck hunter.





# MINUTES FROM GREENWOOD

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# EASY ACCESS

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# 10 +/- ACRES TILLABLE FIELD

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# 5-ACRE SLOUGH

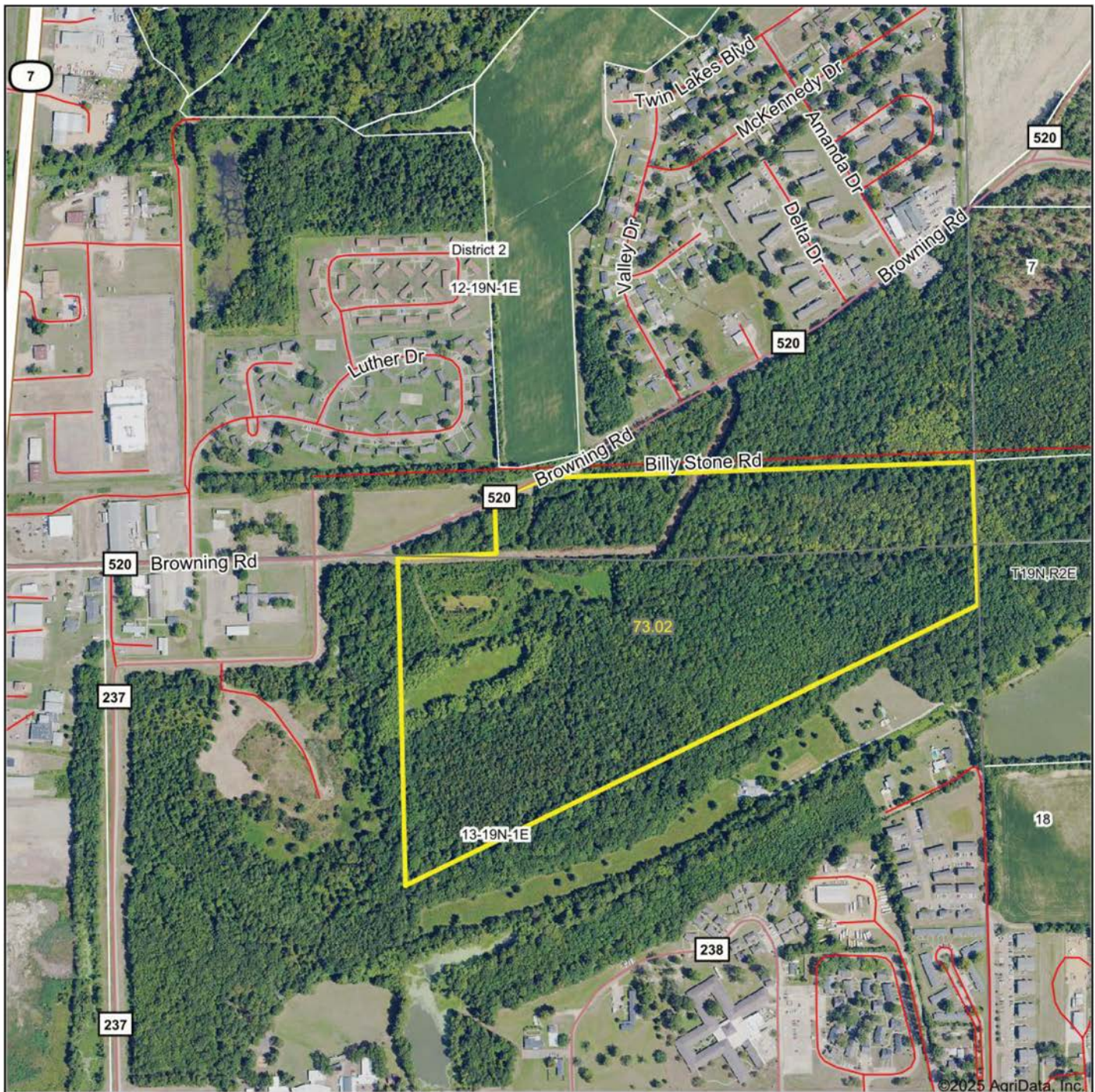
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An adjacent 5-acre slough further enhances duck hunting opportunities, providing natural feeding and resting areas that attract birds throughout the season.





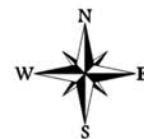
# AERIAL MAP



Boundary Center: 33° 30' 56.83, -90° 8' 30.58

0ft 715ft 1430ft

**13-19N-1E**  
**Leflore County**  
**Mississippi**



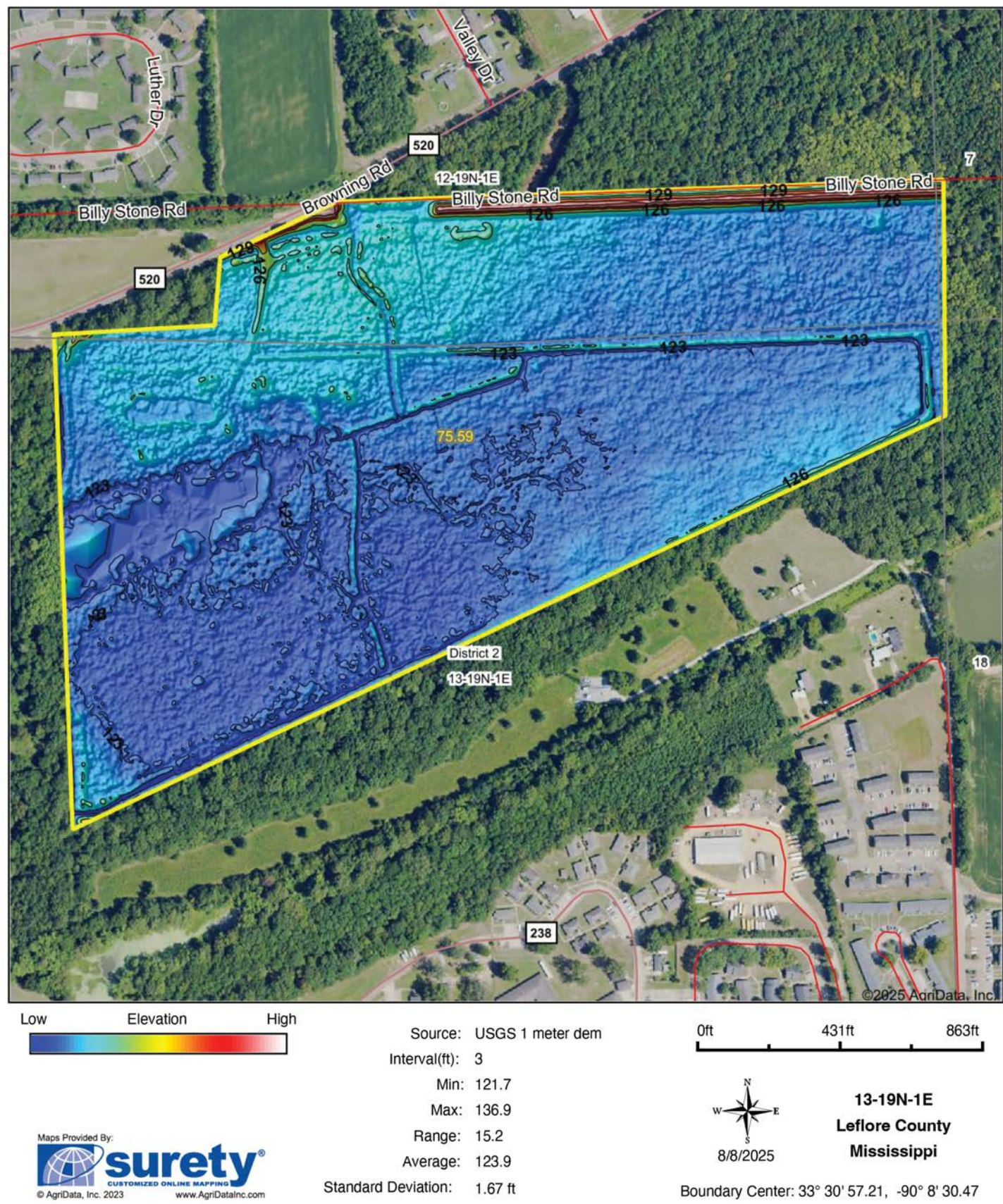
Maps Provided By:  
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7/15/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

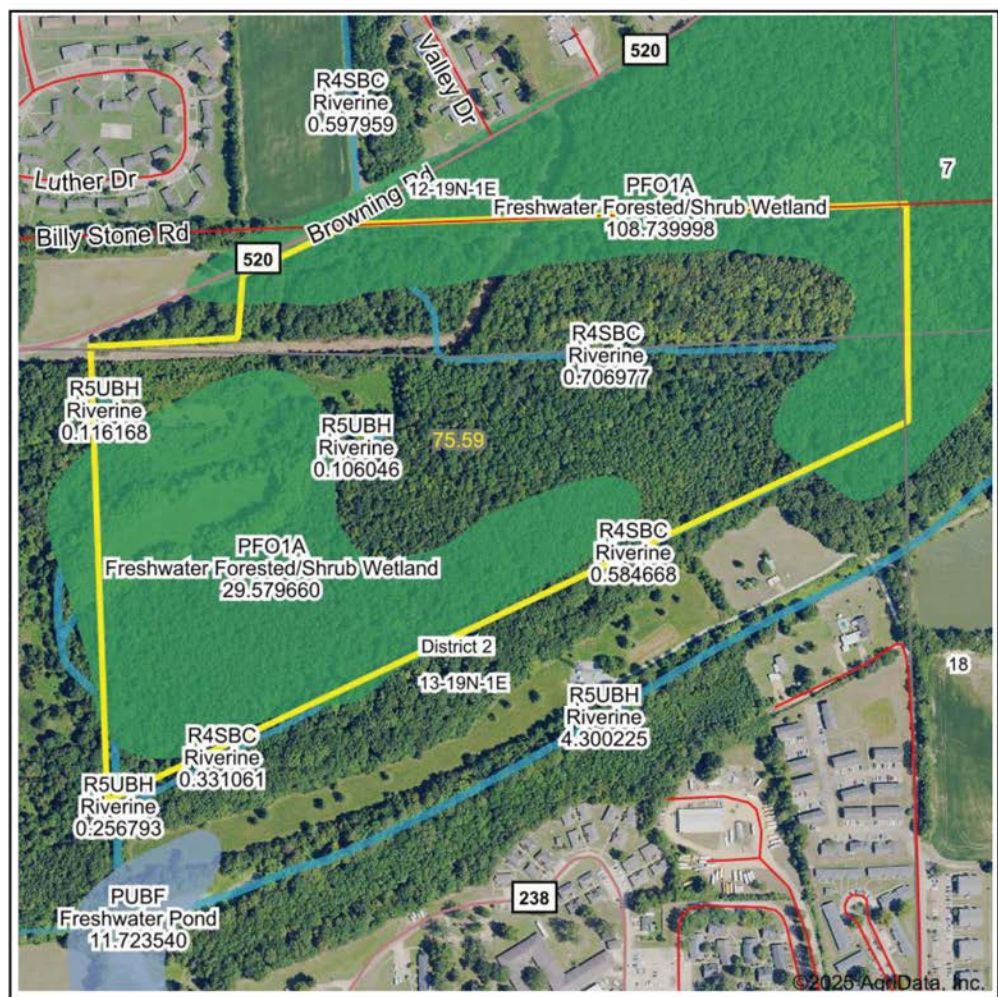


# HILLSHADE MAP





# WETLAND MAP



State: **Mississippi**  
Location: **13-19N-1E**  
County: **Leflore**  
Township: **District 2**  
Date: **8/8/2025**

Maps Provided By:  
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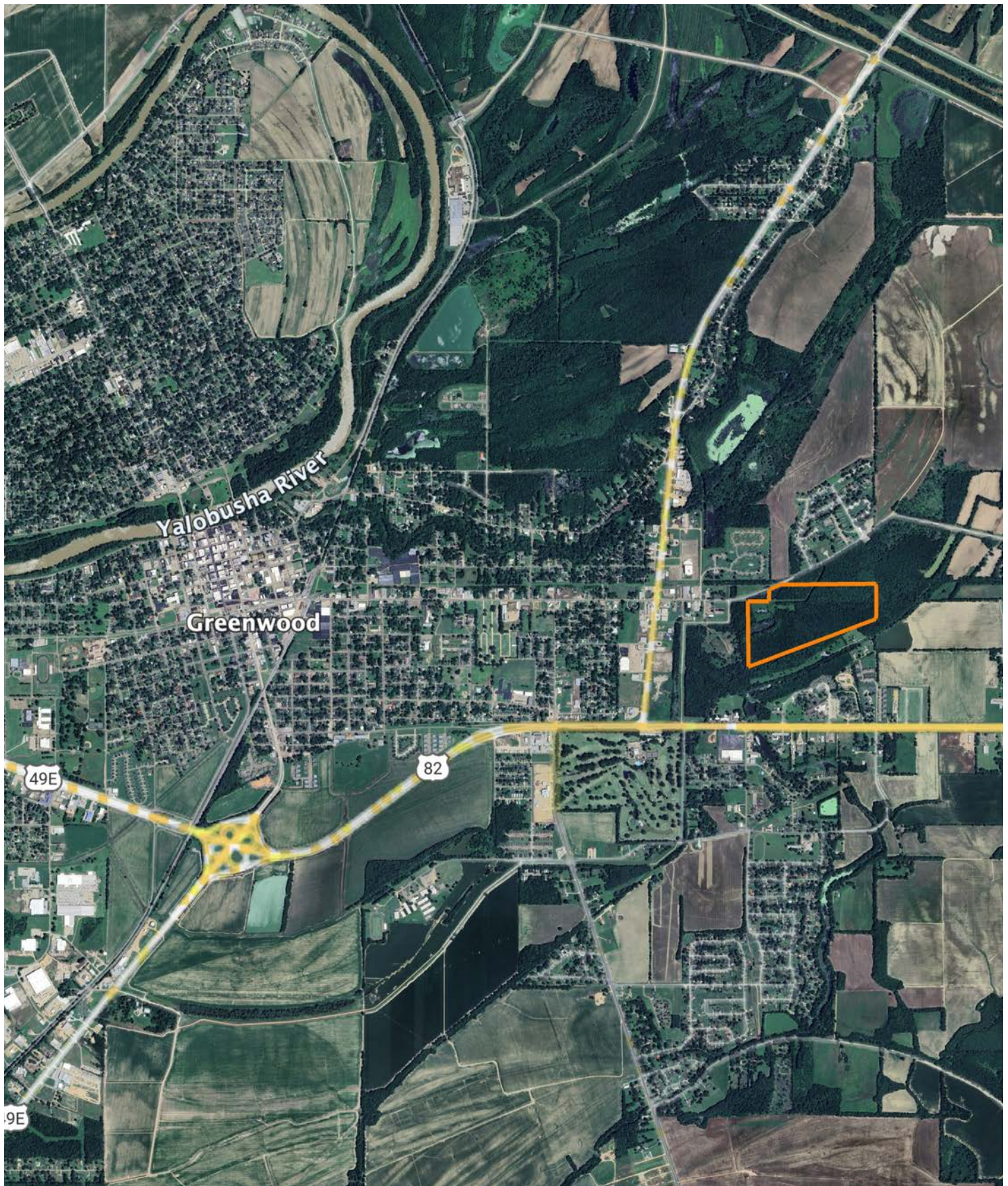


Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	40.26
R4SBC	Riverine	0.91
R5UBH	Riverine	0.33
Total Acres		41.50

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# OVERVIEW MAP





# AGENT CONTACT

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A lifelong outdoorsman, John brings a wealth of hands-on experience and passion for land to his clients. From an early age, he developed a deep connection to rural properties while working on his grandfather's farm in Byram, Mississippi, where he learned the ins and outs of hunting, cattle management, and farming. Over the years, he continued to deepen this bond by working on a hay farm in Calhoun, Louisiana, and later owning and managing his own farm in Benton, Mississippi. His experiences have instilled in him a comprehensive understanding of what makes a property valuable and how to maximize its potential for both enjoyment and investment.

With 20 years of sales experience and 15 years of owning and leasing land, John offers a unique blend of professional expertise and personal passion. He excels at evaluating properties for hunting and agricultural potential, using his extensive knowledge of aerial mapping, wind patterns, access points, and farm layout optimization. A bowhunter and outdoorsman, John's ability to connect with clients on both a practical and emotional level makes him a trusted partner for buying or selling land.

Outside of real estate, John is active in his community and attends Morrison Heights Church in Clinton. Whether you're looking to sell your property or find your dream farm, with John you can expect honesty, hands-on experience, and willingness to share insights gained from years of setting up and managing successful properties.



**JOHN MACHOST**

LAND AGENT

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## MidwestLandGroup.com

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