

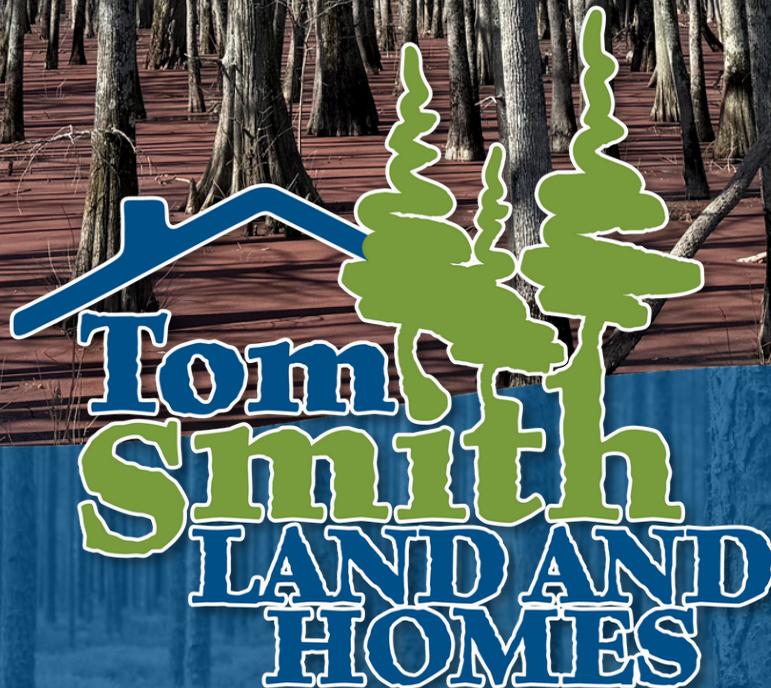
37± Acre Duck Hunting Property

Bellchase Road

Minter City, Leflore County, Mississippi



\$145,000



Expect More. Get More.

Property Information

Location:

- Bellchase Rd. Minter City, MS 38944

Coordinates:

- 33.76365, -90.2886

Property Use:

- Duck Hunting
- Deer Hunting
- Investment Property

Property Highlights

- 37± Acres
- 2,366 ft. of Road Frontage
- Multiple Duck Holes
- Flooded Timber
- 1± Acre of Dry Land



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The Property

37± Acres

If you've been looking for a true waterfowl setup, this 37± acre tract delivers—featuring flooded timber loaded with mature cypress trees. The habitat and natural cover make it an ideal spot to target ducks during the season, with excellent concealment and classic “timber hole” appeal. When the water lays right, this place can be a magnet for birds.

Beyond waterfowl, the property also offers potential for deer hunting, with timber edges and natural travel corridors that can produce rut activity and late-season movement. Whether you're wanting a dedicated duck tract or a small recreational getaway with multi-species opportunity, this is a hard-to-find type of property that checks a lot of boxes.



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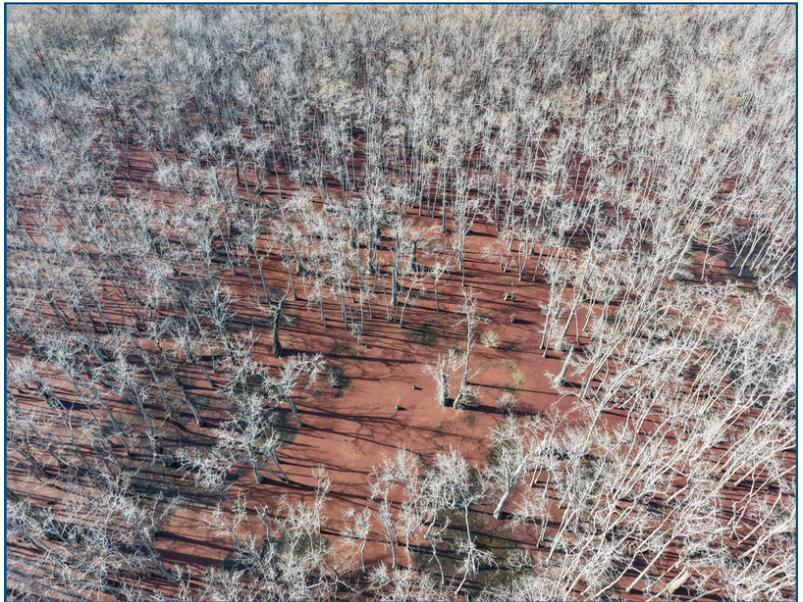
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Aerial Photos



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Aerial Map



[VIEW INTERACTIVE MAP](#)



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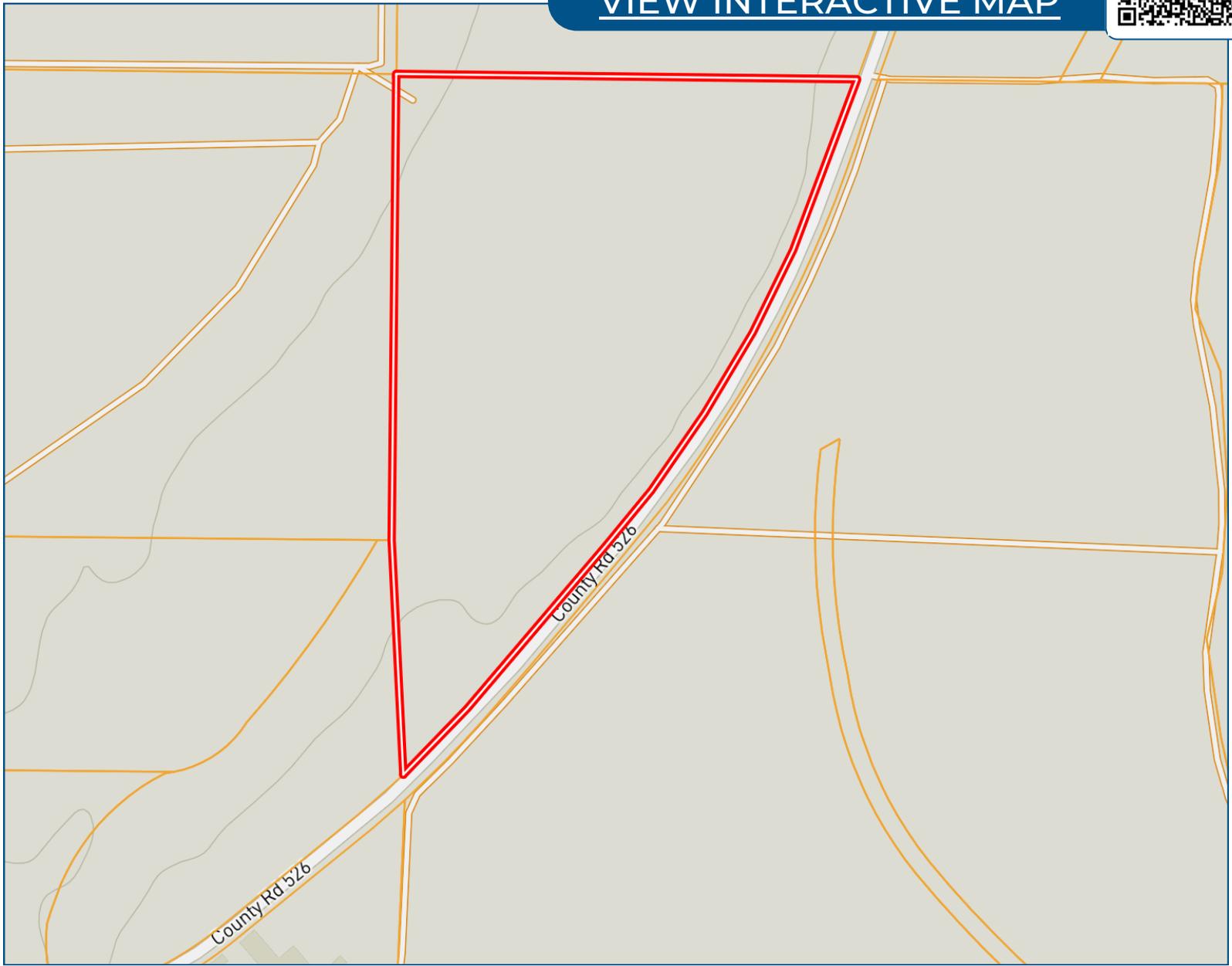
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Ownership Map



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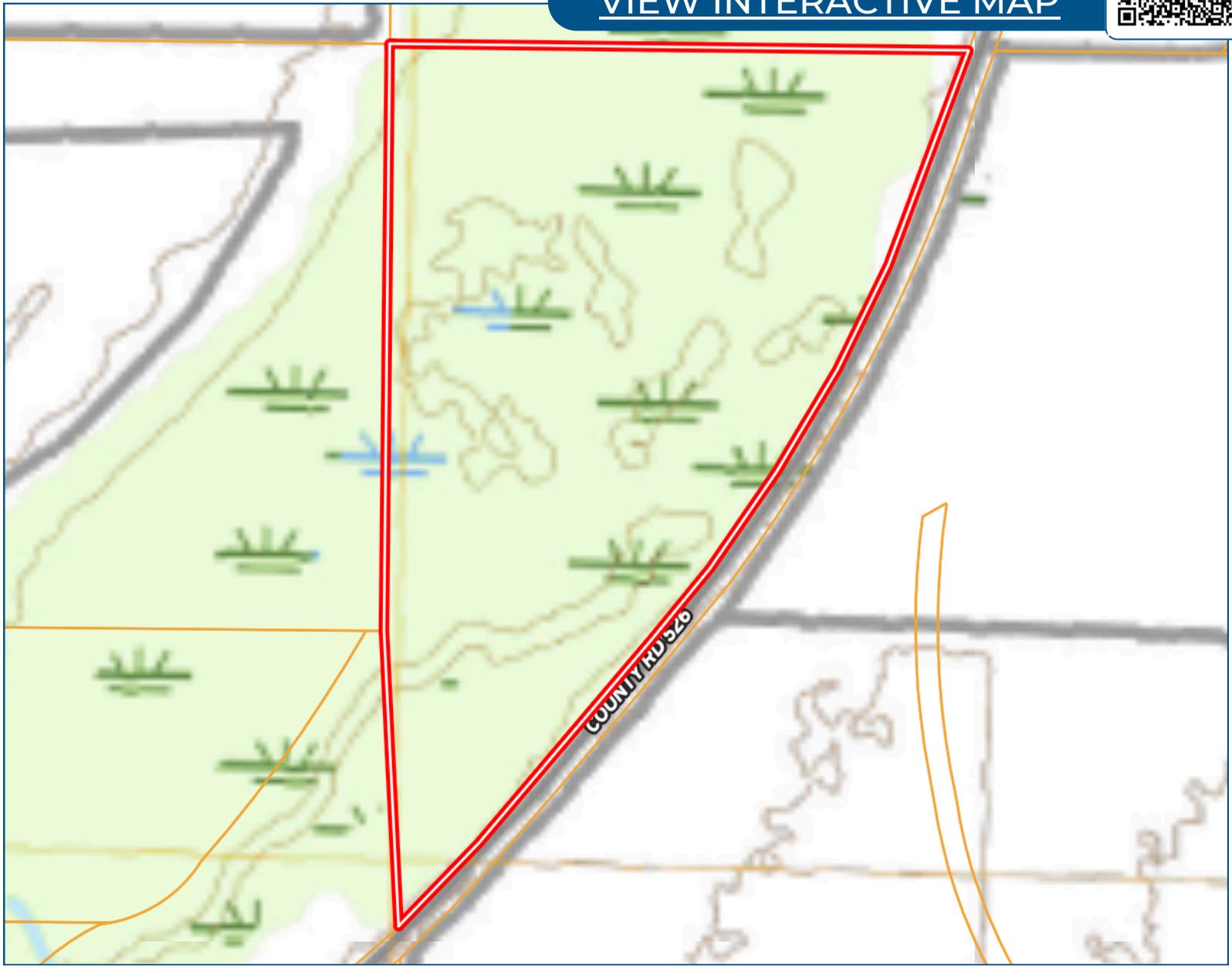
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Topo Map



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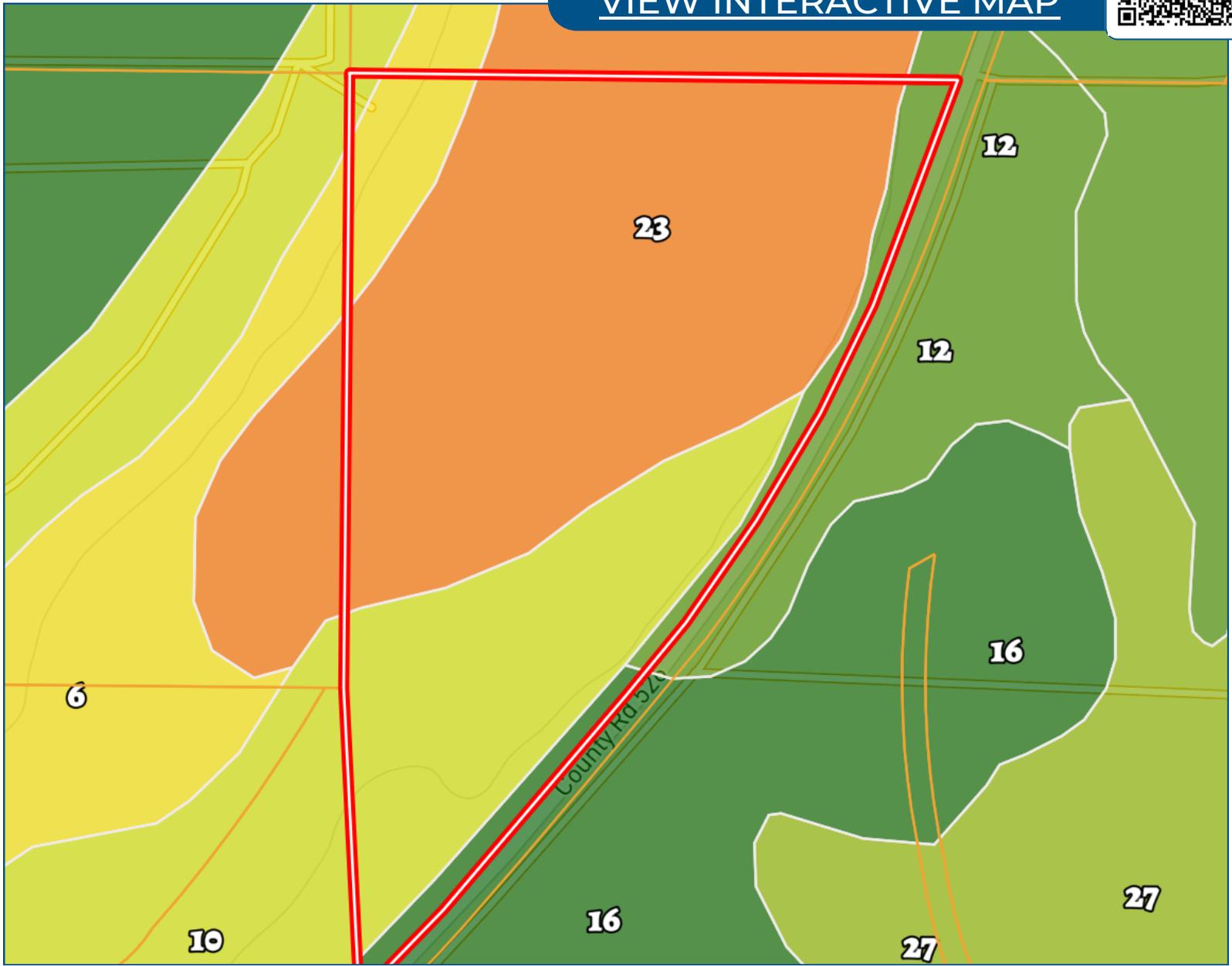
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Soil Map



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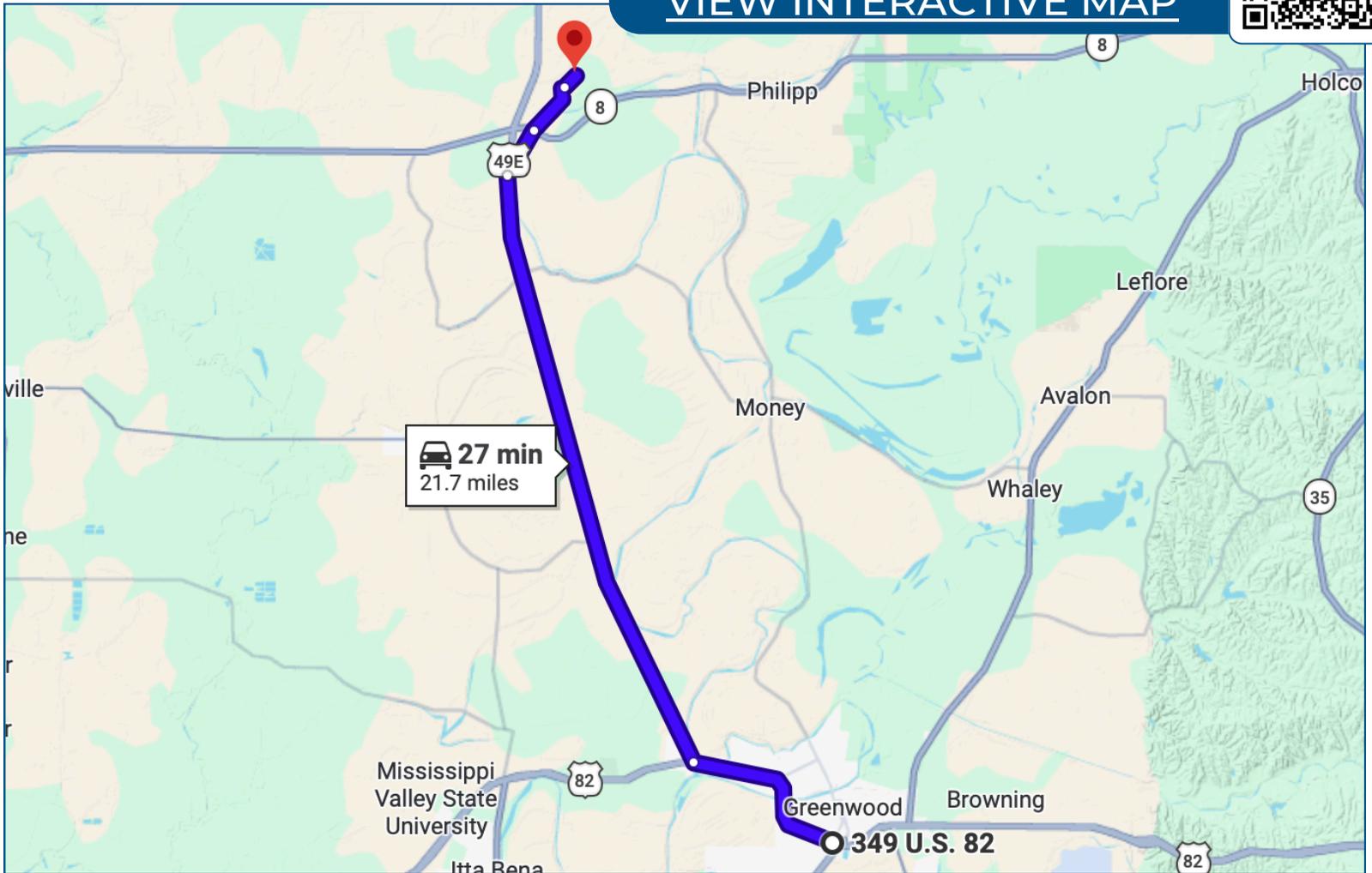
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Directional Map



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From Greenwood head west on US-49E N / US-82 W – 4.2 mi. Turn right onto US-49E N – 14.5 miles. Turn right onto River Rd – 1.2 miles. Continue onto Co Rd 26 – 1.3 miles. Turn right toward Bellchase Rd – 331 ft. Continue onto Bellchase Rd – 0.4 mi



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Listing Agent



Brian Gray

Layton Horne



CELL: 601.624.1174

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Brian Gray is a lifelong Madison native with a deep-rooted love for the outdoors and a strong connection to the land he calls home. From the woods of Mississippi to the waters of the Delta, Brian has spent a lifetime hunting, fishing, and exploring every acre he could put his boots on. His passion for the outdoors runs deep—and he finds great joy in sharing it with others, especially those new to the experience. That same passion is what drives him to help others find the perfect piece of land or property to call their own.

Being local isn't just a detail on Brian's résumé—it's who he is. Brian knows the people, the land, and the lifestyle that makes Mississippi special. Whether you're looking for a recreational tract, a family home, or an investment opportunity, Brian's knowledge of the area and deep community ties make him an invaluable partner in the buying or selling process.

Brian brings more than just his outdoor expertise to the table. With over 15 years of accounting experience—he has a sharp eye for detail and a steady hand when it comes to numbers. His financial background gives him an edge in negotiating deals, evaluating investment opportunities, and navigating the complexities of real estate transactions with confidence and clarity.

Layton Horne is a dedicated realtor from Flora, Mississippi, passionate about helping clients find their perfect homes and investment properties. A proud graduate of Tri-County Academy, Layton has a deep connection to the local community and a strong understanding of the area's real estate market. When not working with clients, Layton enjoys hunting and fishing, making the most of Mississippi's great outdoors. With a commitment to hard work, integrity, and local expertise, Layton ensures every real estate transaction is a success.

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CALL US TODAY!

