

**150± ACRES
COAHOMA COUNTY, MS
\$610,000**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE COAHOMA 150

PROPERTY PROFILE

LOCATION:

- W Lee Drive
- Clarksdale, Mississippi 38614
- Coahoma County
- 2.6± Miles NW of Clarksdale
- 39± Miles NE of Cleveland
- 65± Miles W of Oxford
- 76± Miles SW of Memphis, TN
- 130± Miles E of Pine Bluff, AR

COORDINATES:

- 34.21971, -90.60657

TAX INFORMATION:

- \$270.33 for 2024

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 150± Total Acres
- Established Food Plots
- Duck Holes
- Boat Ditches
- Levee System
- Gravel Access



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FORD TRUE

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE COAHOMA 150

WELCOME TO THE COAHOMA 150! Located just outside Clarksdale, Mississippi, this 150± acre recreational property is positioned within the famous Little Sunflower Brake, one of the Mississippi Delta's most respected regions for duck and deer hunting. From the moment you enter the Coahoma County property via the gravel access road, it becomes clear that this tract was designed with serious outdoorsmen in mind.

The land is mostly wooded, offering excellent bedding, natural browse, and year-round cover for wildlife. Multiple established deer food plots are already in place, creating dependable whitetail movement throughout the season. Waterfowl hunters will appreciate the multiple timber and willow holes strategically positioned across the property, taking full advantage of the area's proven flyway.



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MORE ABOUT THE COAHOMA 150

Along the southern and western boundaries, a levee system provides valuable water control and protection. During the flooded winter months, boat lanes allow smooth navigation to hunting areas, making this a true turnkey Delta hunting experience.

Situated in a region where properties rarely become available, this tract offers exceptional opportunity for hunting, recreation, and long-term land investment.

Contact Ford True today to schedule a private showing and experience #TheSmallTownWay.



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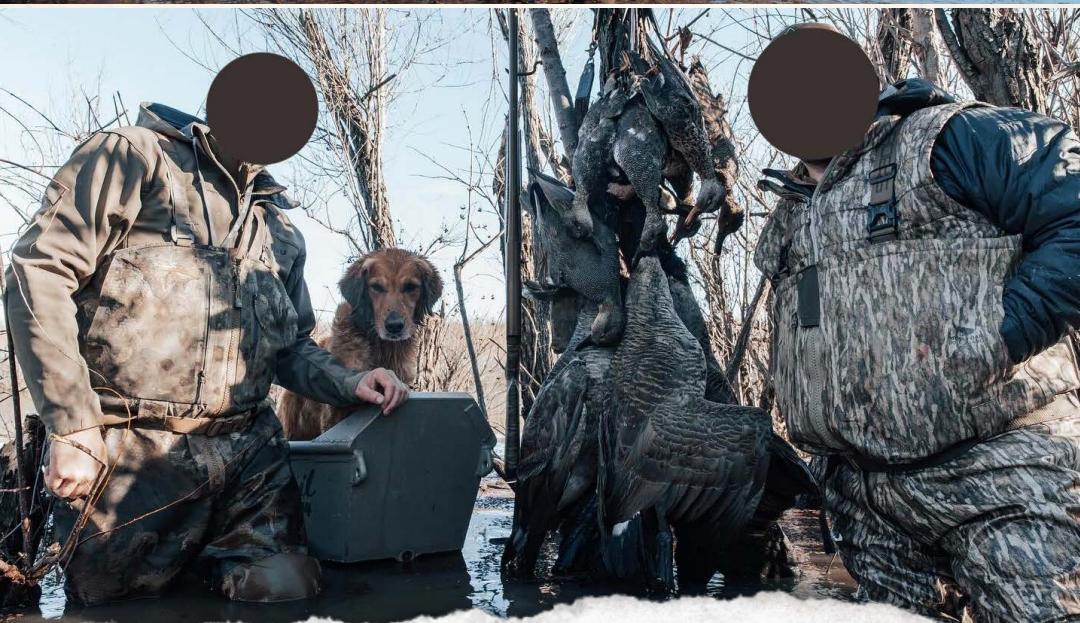
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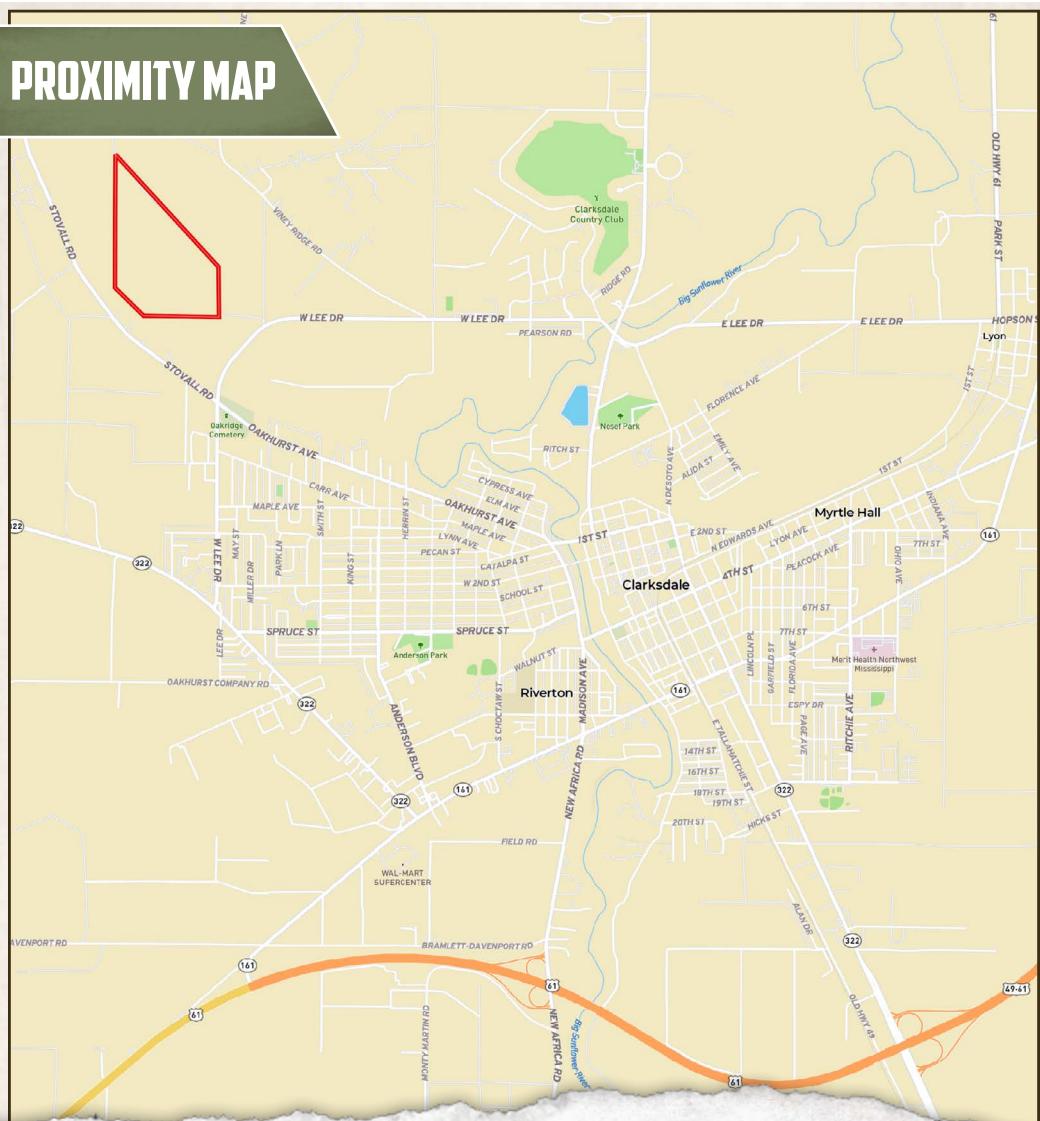
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PROXIMITY MAP



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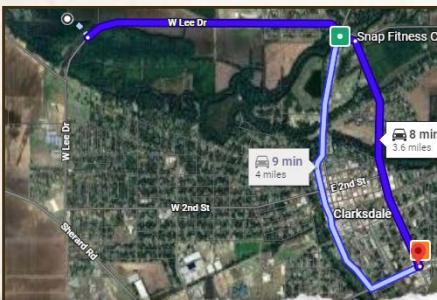
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COAHOMA COUNTY, MISSISSIPPI

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TOPOGRAPHY MAP



Directions From Clarksdale, MS:
Travel on Desoto Avenue for 1.2 miles. Turn left onto E Lee Drive and proceed for 1.1 miles until E Lee Drive turns into W Lee Drive and you reach your destination.

LINK TO GOOGLE MAP DIRECTIONS



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