



# Whitney Lake

764 acres +/-  
Quitman County, MS

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764+/- acres located along Hwy 315 and Darling Birdie road in Quitman County Mississippi. This property is enrolled in the Wetlands Reserve Program and has been designed for waterfowl and upland hunting. The location of the property is excellent for waterfowl hunting as its right in the middle of the Tallahatchie & Coldwater River flyway, which is known to be the most abundant waterfowl flyway in the state. Quitman County is quickly becoming known for its trophy whitetail hunting; in recent years several Mississippi record book deer have been harvested from this area. With frontage on Whitney Lake the property offers fishing opportunity within this scenic cypress lake. With its close proximity to Memphis and Tunica and easy highway access this is a fantastic recreational property. *(In addition 300+/- acres of woods and can be added to this tract inquire for more details)*

**Location:** S3, 4, 10,11,13,14 T8 & 29N, R2 & 11W Quitman County Mississippi

**Improvements:**

10 water Control Structures

Levee systems

Road Systems

254+/- acres moist soil areas

40+/- acres upland food plots

470+/- acres planted mixed hardwoods

Whitney Lake Frontage

Utilities at road/Highway & County Road access

**\$1,350.00 per acre or \$1,031,400.00**



