

43± Acres in Clarke County, MS

\$232,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

Office 769-888-2522

Property Profile

The Total Package

Location:

- Clarke County, MS
- Fronts County Road 511
- 16± Miles East of Quitman

Coordinates:

- 31.967953, -88.520230

Property Information:

- 43± Acres
- County Road Frontage with Gate
- Established Trail System
- Deer Stands & Feeders
- Security & Game Camera System
- Outstanding Wildlife Habitat
- Hardwood Timber, Pine Plantation
- Hill Ground & Bottomland
- Buckatunna Creek Runs Through Property
- Camp House & Metal Barn
- Power and Water
- Tractor, Equipment Included

Property Use:

- Recreation
- Weekend Get-A-Way
- Deer
- Turkey
- Fishing

Tax Information:

- Parcel 144350001300: \$166 Estimated
- Parcel 144350001400: \$15 Estimated



SMALLTOWN
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DENNIS WEST

ASSOCIATE BROKER

C: 601-248-4396

O: 769-888-2522

dennis@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Have you been searching for a recreational playground for year-round pleasure? This 43± acre diverse tract is small but packs a big punch with all its features and amenities. Located in East Mississippi near the town of Quitman in Clarke County, MS.



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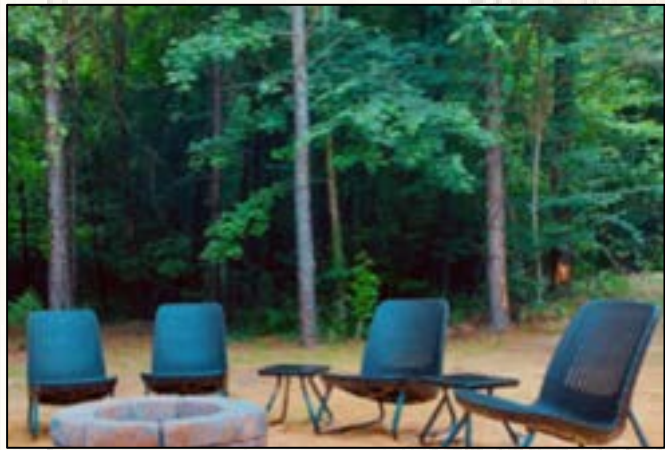
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Enter through the gated entrance and along the limestone rock drive off County Road 511 to the quaint camp house nestled back in the property. The home offers one bedroom, one bath, an open living/kitchen area and includes appliances, beds, furniture, TV, and cell booster (compatible with any cellular carrier). A large metal barn is in the camp area where a tractor, equipment stored and will remain with the property. As you arrive, one of the first features you notice is the scenic Buckatunna Creek. Spend your summers floating, swimming, fishing, and enjoying the white sandbars along the creek. An established trail system traverses both sides of the creek giving access to all parts of the property, as well as the food plots which have large box stands, feeders and game cameras. The cameras are cellular and linked to a main camera at the camp house, doubling as a security camera. Ladder stands are positioned in the timber for bow hunting. The terrain primarily consists of rolling hills and bottomland. In the creek bottom are two, small natural duck ponds. The timber is mixed hardwood and pine plantation and hunting opportunities include deer, turkey, wood duck, and small game. This property is turnkey...all it needs is you! To see what this place has to offer, call Dennis West today.



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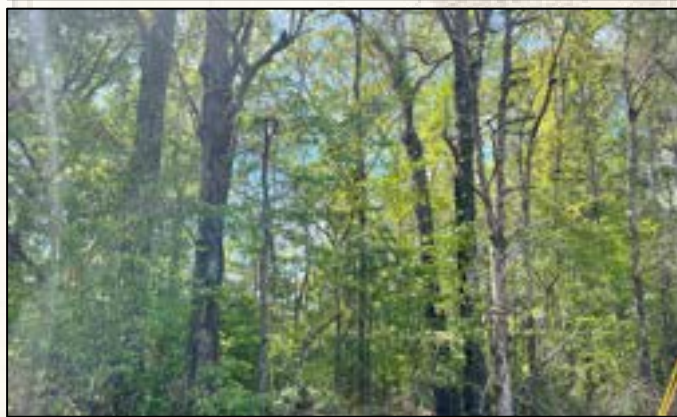
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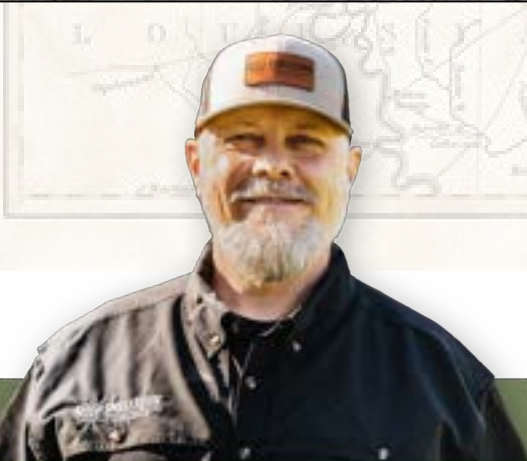
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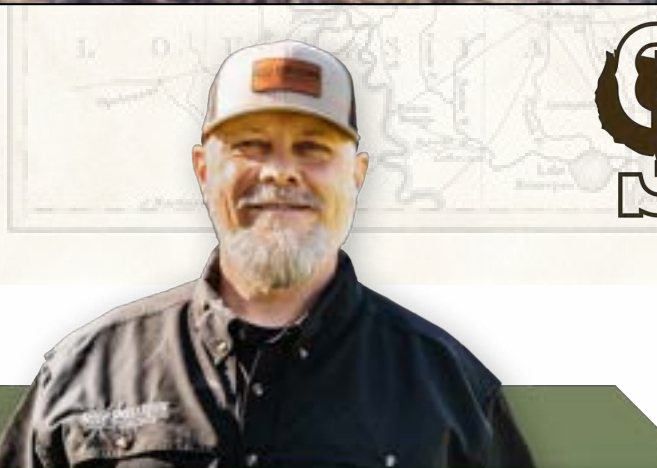
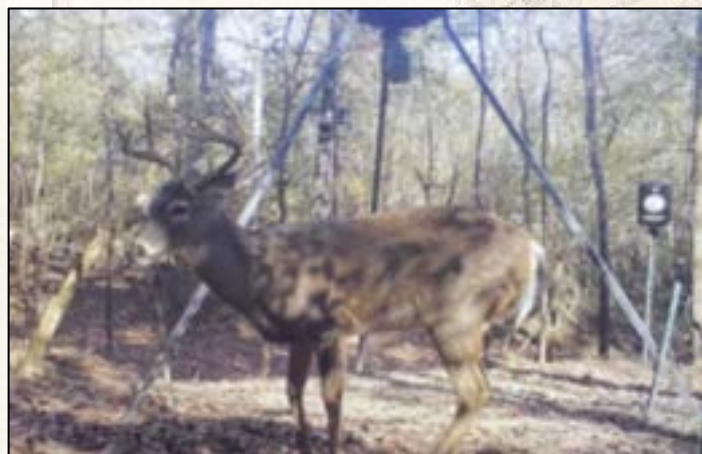
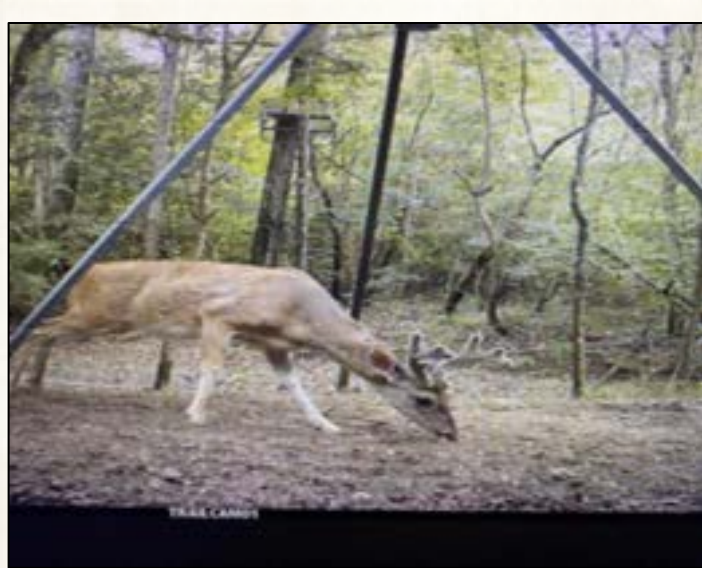
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[Google Map Link](#)



[MapRight Link](#)



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