

137± Acres in Quitman County, MS
\$499,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 662-846-1425

Property Profile

The Quitman 137

Location:

- Quitman County, MS
- Highway 3 Frontage
- 20± Miles East of Clarksdale
- 55± Miles West of Oxford

Coordinates:

- 34.1253, -90.3101

Property Information:

- 137± Total Acres
- 107.72 Surveyed Acres Enrolled in WRE
- 30± Unrestricted Acres (potential camp site)
- Current Annual Farm Income of \$14,700
- Two Established Duck Holes with Blinds
- Two Water Control Structures
- Mostly Encompassed by a Natural Slough

Property Use:

- Recreational
- Duck, Deer, and Dove Hunting
- Potential Camp Site
- Potential for Carbon Credit Enrollment

Tax Information:

- \$2,928.78 Total for 2022



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REVEAL
TACTACAM

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Welcome to The Quitman 137, a hunting reservation calling your name! Located in Quitman County, MS, this 137± acre property is situated off Highway 3 approximately 20 miles east of Clarksdale and 55 miles west of Oxford. The property is in the heart of the Mississippi Flyway and is attractively located 1.5 miles west of O'Keefe WMA and 25 miles northwest of York Woods.



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Recently, 107.72 surveyed acres of the Quitman 137 were enrolled in WRE. Most of the ground is still in farm production giving the new owner the option to collect an annual farm rent of \$14,700 until the trees are planted (the trees are an estimated 2-3 years from being placed). Off Highway 3, there is a 7± acre field that is not encumbered by WRE. This affords you the opportunity of a potential cabin site, development for whitetail habitat/bedding, or a large dove field.



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Currently, there are two established duck holes with water control structures and blinds. If you want a different approach, the majority of this tract is encompassed by nearly two miles of a natural slough! Not only does this provide a nearby water source, but it also offers waterfowl habitat and a place to hunt, even when it freezes! When it comes to deer, everyone knows the Delta's history of producing high-caliber whitetails. As it sits, hunt the open fields, or create food plots. Once the trees are planted and become established, this property will have the ingredients to be a whitetail mecca!



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The Quitman 137 is a place that will get better every year, so be sure to see what it has to offer! Call Adam Hester or Wilson Britt for more information.

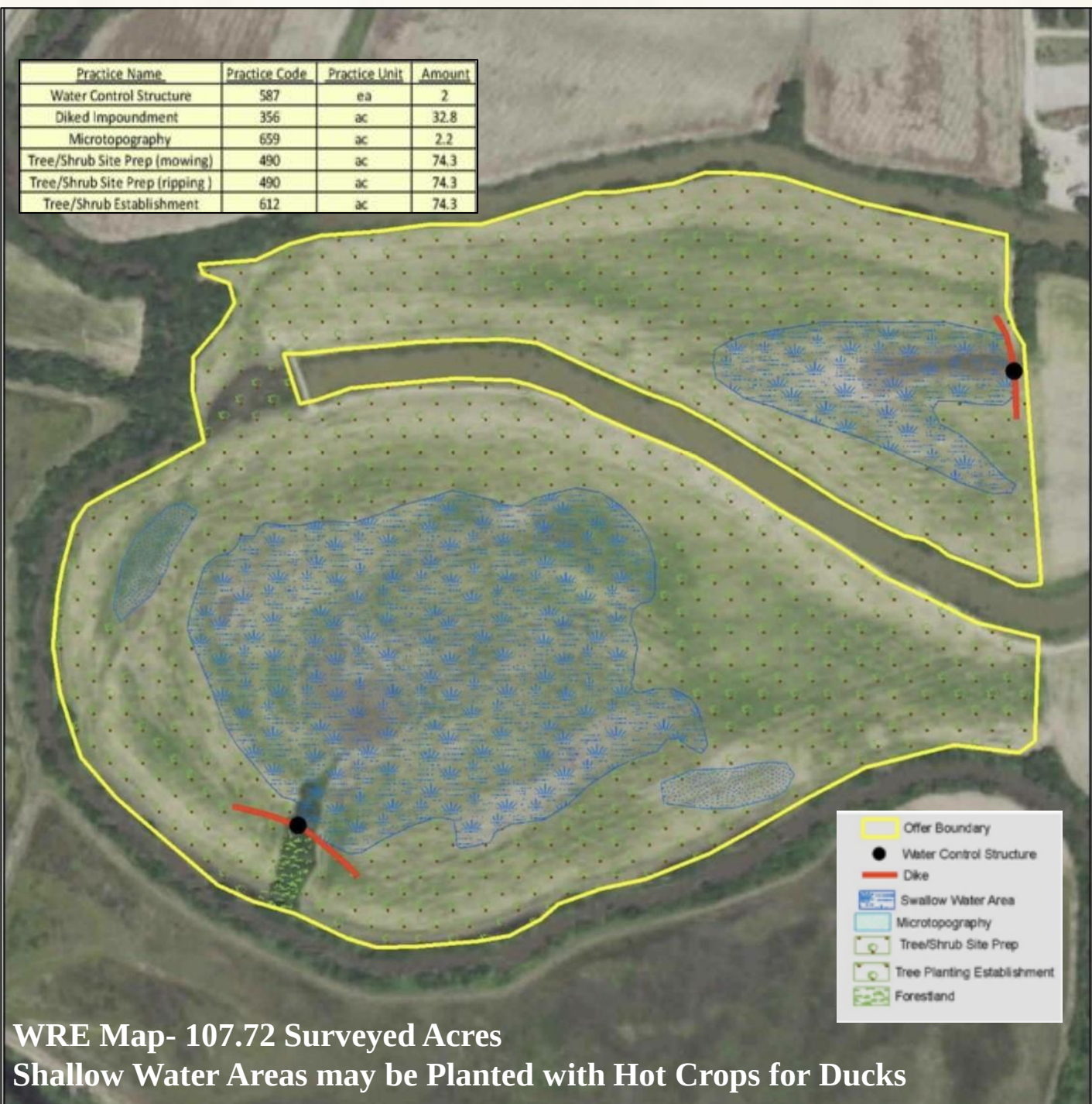


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Practice Name	Practice Code	Practice Unit	Amount
Water Control Structure	587	ea	2
Diked Impoundment	356	ac	32.8
Microtopography	659	ac	2.2
Tree/Shrub Site Prep (mowing)	490	ac	74.3
Tree/Shrub Site Prep (ripping)	490	ac	74.3
Tree/Shrub Establishment	612	ac	74.3



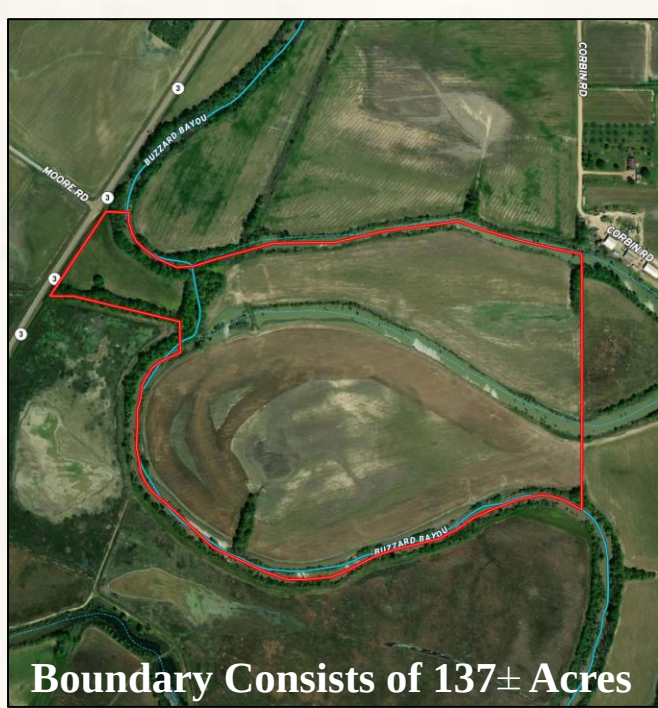
WRE Map- 107.72 Surveyed Acres
 Shallow Water Areas may be Planted with Hot Crops for Ducks



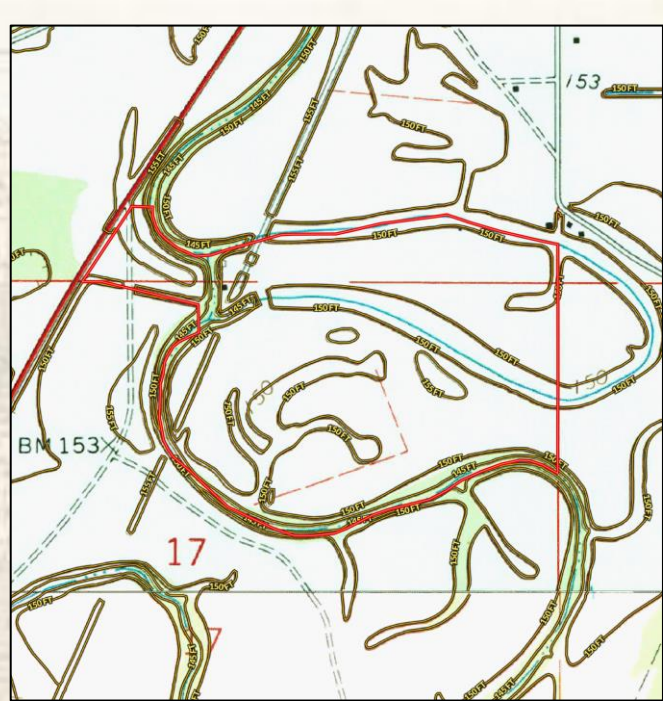


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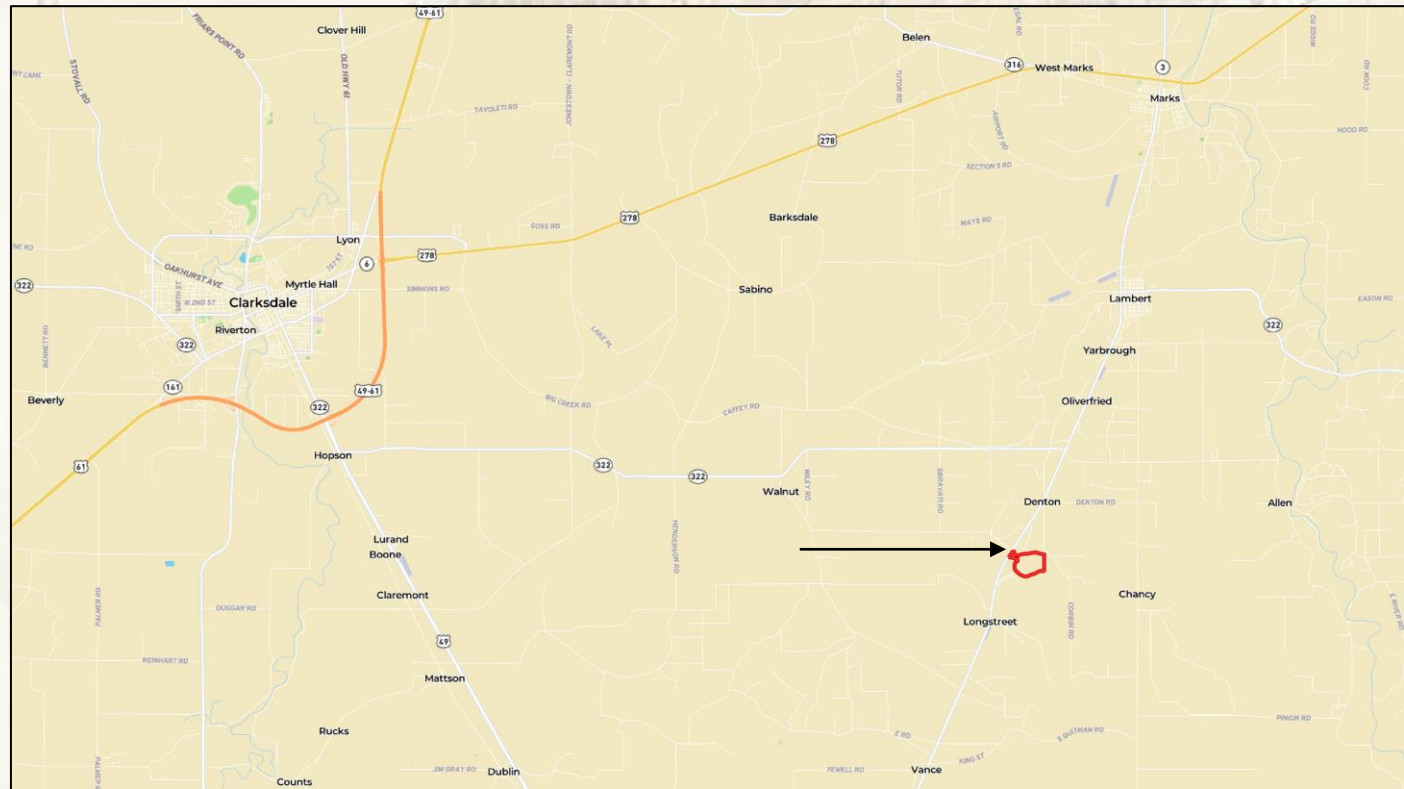
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[MapRight Link](#)



[Google Map Link](#)



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