

**40± Acres in Quitman County, MS**

**\$179,000**



**SMALLTOWN**

**HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>**

Office 662-846-1425

# Property Profile

## The Quitman 40

### Location:

- Quitman County, MS
- 49± Miles North of Greenwood
- 60± Miles Southwest of Oxford
- 28± Miles Northwest of Charleston

### Coordinates:

- 34.0879, -90.2699

### Property Information:

- 40± Total Acres
- 38± Acres WRP
- 2± Acres (Potential Cabin Site or Dove Field)
- One Water Controlled Structure
- One Established Duck Hole
- Utilities Available
- Frontage on Pinion Road

### Property Use:

- Deer, Waterfowl, and Small Game Hunting
- Potential Cabin
- Potential Dove Field
- Investment

### Tax Information:

- Parcel No. 670260000000003 Taxes: \$128.58



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**WILSON BRITT**  
LAND SPECIALIST

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O: 662-846-1425

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701 W. Sunflower Rd - Cleveland, MS 38732

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

Welcome to the Quitman 40, a Delta Honey Hole! Located in Lambert, MS in Quitman County is a 40± acre property that is attractively located for the avid hunter.

You know you have found a gem when you are in the Mississippi Flyway. The Quitman 40 borders O'Keefe Wildlife Management Area from the north, which represents one of the few remaining contiguous tracts of WMA timber in the Mississippi Delta. The reputation of waterfowl hunting can get no better when it comes to this location.



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The property has one established duck hole and one water control structure, allowing a place to hunt ducks all season long. The thickness of the established WRP is an ideal place for deer bedding between ag fields and the refuge.

Migratory birds and whitetail deer alike are seasonally abundant due to the hardwood forest rising from hundreds of acres of surrounding soybean, corn, and rice fields.



The property is easily accessible from Pinion Road, so you can be hunting within minutes! The Quitman 40 is a rare find and worth considering soon; contact Wilson Britt for a private showing today!



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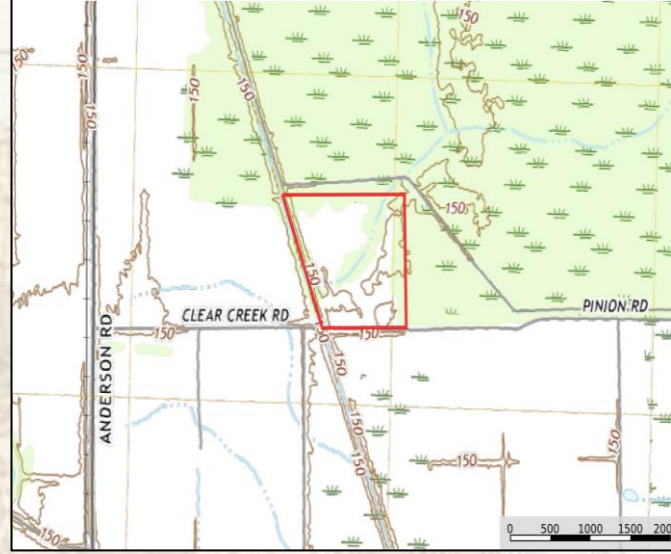
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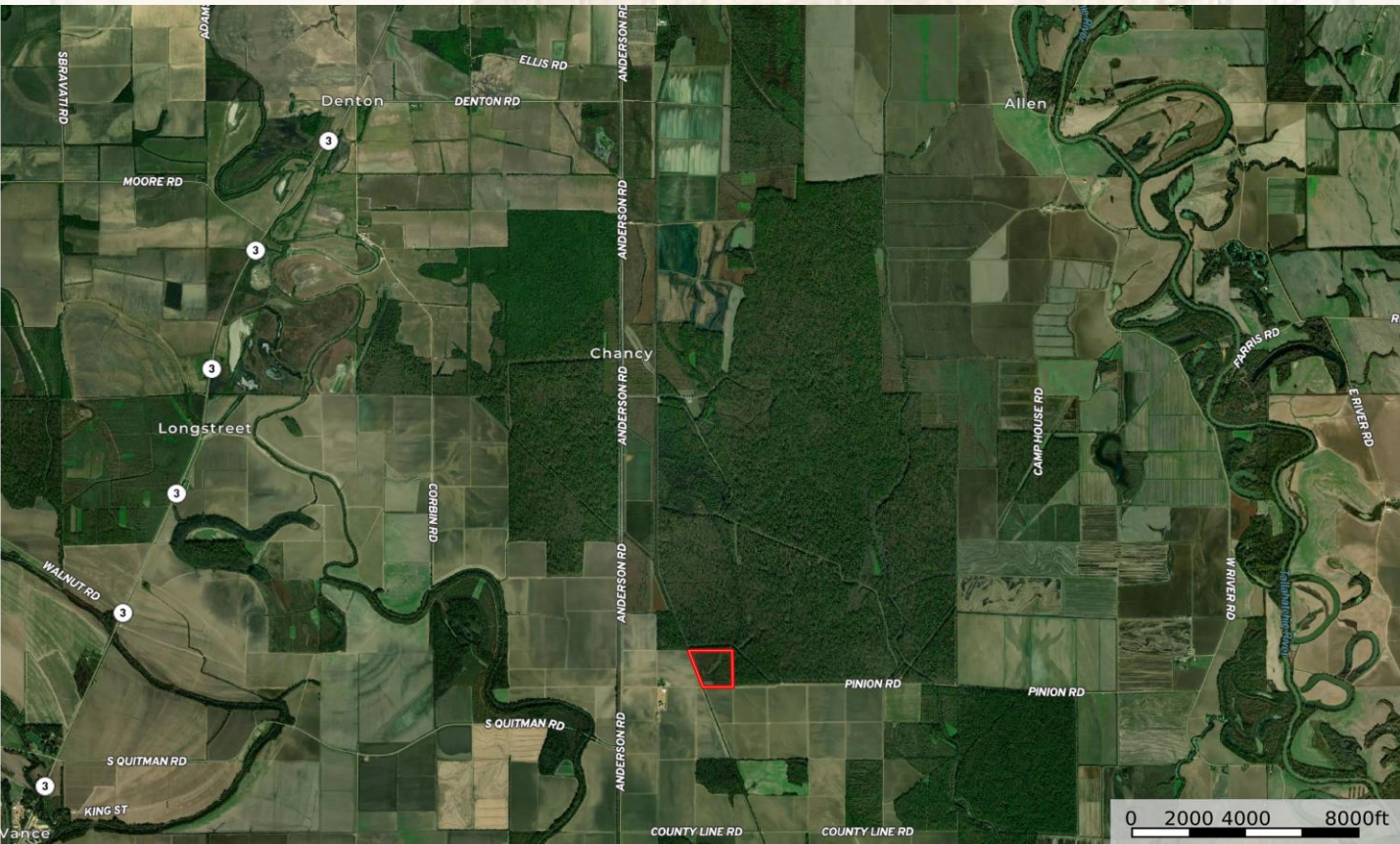
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