

559.1± ACRES
QUITMAN COUNTY, MS
\$1,950,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE QUITMAN 559.1

PROPERTY PROFILE

LOCATION:

- 2166 W Marks Road
Marks, MS 38646
- Quitman County
- 20± Miles W of Batesville

COORDINATES:

- 34.2604, -90.2939

PROPERTY USE:

- Recreational
- Timberland
- Hunting
- Investment

TAX INFORMATION:

2022- \$7,155.74

- Parcel 1#: 1280330000000032
- Parcel 2#: 1280330000000013
- Parcel 3#: 1280340000000018
- Parcel 4#: 1280343210000025
- Parcel 5#: 9200400000000002
- Parcel 6#: 128K340000000013

PROPERTY INFORMATION:

- 559.1± Total Acres
- 6 Bed/6.5 Bath Camp
- Enclosed Shop and Shed
- Entire Camp Area Fenced-In
- Diverse Timber (Partial
Acreage Enrolled in CRP)
- Ten Wildlife Plots
- Six Box Stands in Place
- Trophy Bucks and
Good Duck Hunting
- Road Frontage
off W Marks Road
- Electric, Water, Natural Gas,
Septic Sewer, Dish TV, and
Sparklight Internet Available
- Assumable Loan through
First South Farm Credit
(Full Details upon Request)



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE QUITMAN 559.1

WELCOME TO THE QUITMAN 559.1 LOCATED JUST WEST OF MARKS, IN THE HEART OF THE MISSISSIPPI DELTA. At first glance, you're probably thinking "this tract is too close to town to be good hunting". Honestly, it crossed my mind before my evaluation with the sellers. Well, the Quitman 559.1 will fool you. This area is known for producing trophy bucks, a high deer density, and the duck hunting can be as good as any, when ducks are here. I personally have a few buddies who own land and hunt the area and they have as good of hunting as you can ask for, in the Delta. As you ride, you will quickly notice that this farm is no different, being home to tons of good deer and a great area for the wintering waterfowl. The property is made up of thickets, CRP (56.21± acres paying \$7,767 through 2031, 132.60± acres paying \$13,174 through 2033, 35.95± acres paying \$3,108 through 2034), beautiful sloughs, wildlife plots, and hardwood strips – the perfect recipe for a wildlife paradise. Eight wildlife plots were strategically placed years ago and are now attracting big deer numbers during the fall/winter. As a bonus, a big pipeline splits the property northeast to southwest, adding two more plots and making some great long shot deer hunting opportunities. You will find six box stands overlooking plots and ready to hunt. The owners only killed one buck off the property during the 2023/2024 season so there should be some absolute studs in the 2024/2025 season (see trail camera pictures).



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MORE ABOUT THE QUITMAN 559.1

When you zoom-out on the aerial map, you can see more deer thickets on the west side and duck areas on the east side. The east side of the property has six or seven duck hunting sloughs, depending on rainfall, with old blinds in place. However, the current owners usually just stand by trees to utilize the wind direction for that day. There is an electric well on the far east side that can flood three of the duck holes. There are four water-controlled structures in place on the property. Believe it or not, the occasional turkey will show up on camera every now and then, but I wouldn't claim this to be a big turkey hunting tract.

Right across the street from the land is the camp house, on approximately 1.7 acres. Under roof is 6,300± square feet with roughly 2,500 square feet of that being heated and cooled. The built-out area consists of six private bedrooms, six and half baths, a great room/kitchen combo, and a wader room. The remaining portion of the building is enclosed storage for your rangers, decoys, ice machine, and hunting equipment. The utilities include power, city water, natural gas, septic sewer, Sparklight Internet, and Dish TV. Outside, you will see a 40x39 pole barn for your tractors and other implements with a huge gravel parking area. The entire camp area is fenced in.

If you have been on the hunt for a Mississippi Delta deer and duck combo with lodging in place, add the Quitman 559.1 to your list of tours. Give Michael Oswalt a call for your private tour today!



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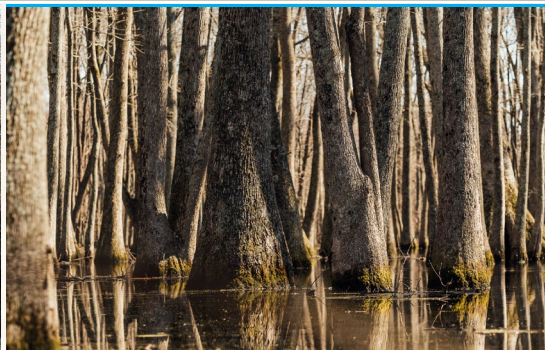
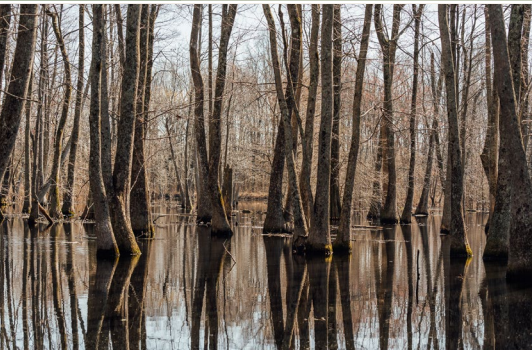
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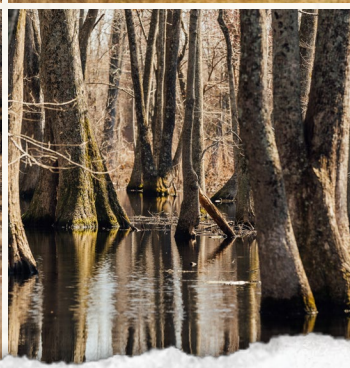
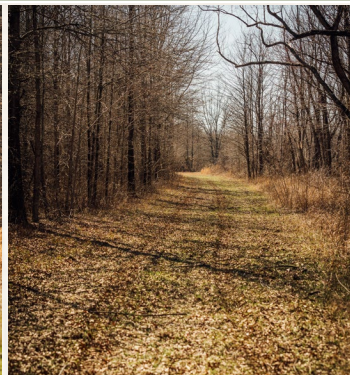
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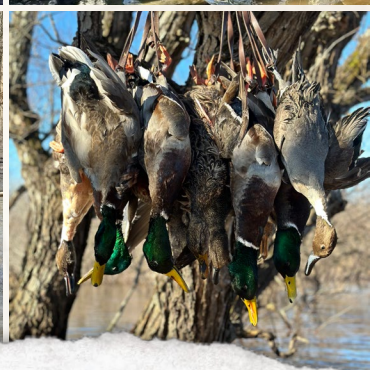
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Da	Dowling clay and silty clay (sharkey)	318.67	57.37	0	38	5w
Fe	Forestdale silty clay loam, nearly level phase	94.7	17.05	0	64	3w
Dg	Dundee fine sandy loam, nearly level phase	44.5	8.01	0	85	2w
Fc	Forestdale silt loam, nearly level phase	43.03	7.75	0	65	3w
Fg	Forestdale silty clay loam, gently sloping phase	13.2	2.38	0	63	3w
Dh	Dundee fine sandy loam, gently sloping phase	12.76	2.3	0	84	2e
Dk	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	9.53	1.72	0	88	2w
Cc	Clack sandy loam, nearly level phase (bruno)	5.89	1.06	0	34	3s
W	Water	4.47	0.8	0	-	-
Do	Dundee silty clay loam, 2 to 5 percent slopes, rarely flooded	3.65	0.66	0	87	3e
Sg	Souva silt loam, nearly level phase (sharkey)	2.58	0.46	0	61	3e
Ba	Beulah sandy loam, nearly level phases	2.49	0.45	0	82	2s
TOTALS		555.47(*)	100%	-	51.07	4.03



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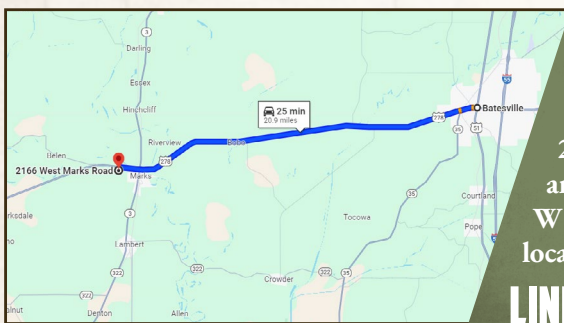
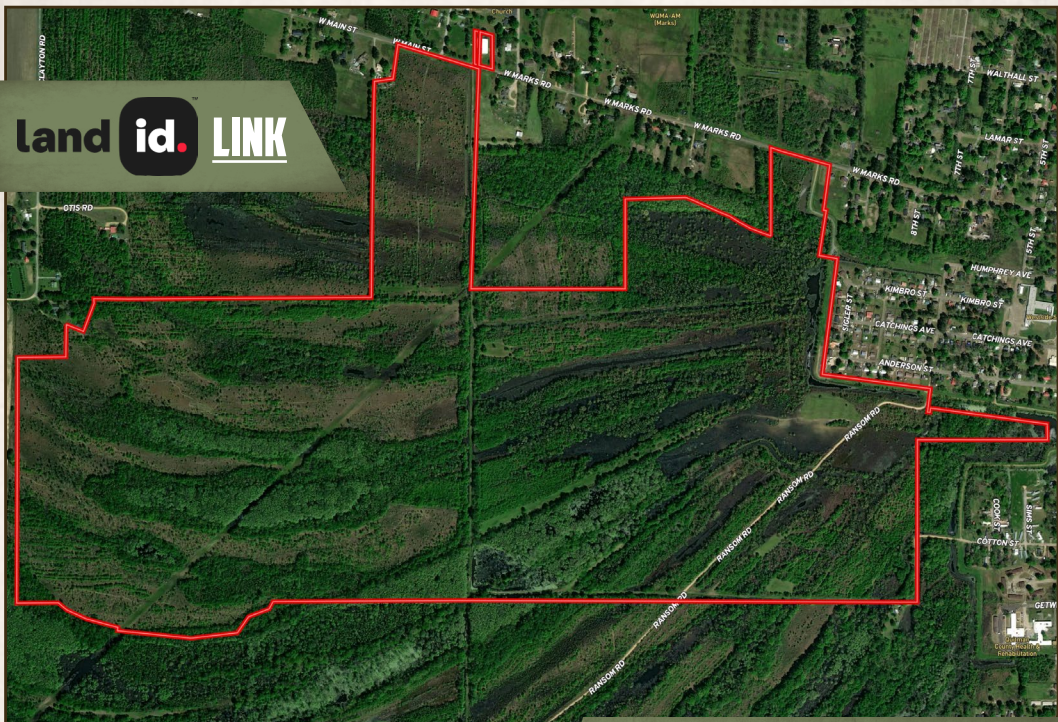
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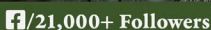


LINK TO GOOGLE MAP DIRECTIONS



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