

80± ACRES
QUITMAN COUNTY, MS
\$320,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE QUITMAN 80

PROPERTY PROFILE

LOCATION:

- Clayton Road
Marks, MS 38646
- Quitman County
- Heart of the Mississippi Delta
- 60± Minutes W of Oxford
- 85± Minutes SW of Memphis

COORDINATES:

- 34.25352, -90.31591

PROPERTY USE:

- Recreational
- Timber
- Investment
- Hunting

PROPERTY INFORMATION:

- 80± Total Acres
- 24.20± Acres in CRP
- Hardwood Timber
- Old Wildlife Plot Areas
- Great Deer Hunting
- Duck Hunting Opportunities
- Power Provide by Entergy
Mississippi, INC
- Water Provided by Big Field
Water Association

TAX INFORMATION:

2023 - \$346.15

- Parcel# 1290320000000010



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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21,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE QUITMAN 80

WELCOME TO THE QUITMAN 80 LOCATED JUST 1.5 MILES WEST OF MARKS, IN THE HEART OF THE MISSISSIPPI DELTA. This 80± acre Quitman County tract is made up of hardwood timber, CRP (Conservation Reserve Program) timberland, old wildlife plots areas, and a natural slough. This property has thickets, open timber areas, and is bordered by ag land on the north and east sides. This can be a deadly combination for Mississippi Delta whitetail hunting. The CRP area is 24.20± acres paying \$3,638/annually through 2032. The older wildlife plot areas could easily be reclaimed with a mulcher in no time. The old slough has produced good duck hunts over the years, even without planting. Upon initial inspection, there were plenty of mudflats that could be planted in rice or millet to attract more birds in the wintering months. Clayton Road looks to dead-end at the property making it that perfect, secluded tract that most hunters long for. The hunting in this general area is known for great deer genetics and good duck numbers with favorable weather. The utility providers in this area include Entergy Mississippi, INC and Big Field Water Association (appears to stop at the eastern property line). The entire property is located within the FEMA flood plain. The Quitman 80 is conveniently located one hour west of Oxford and approximately 85 minutes southwest of Memphis, TN.

If you have been looking for a Mississippi Delta deer and duck tract with income, give Michael Oswalt a call today to schedule your private tour!



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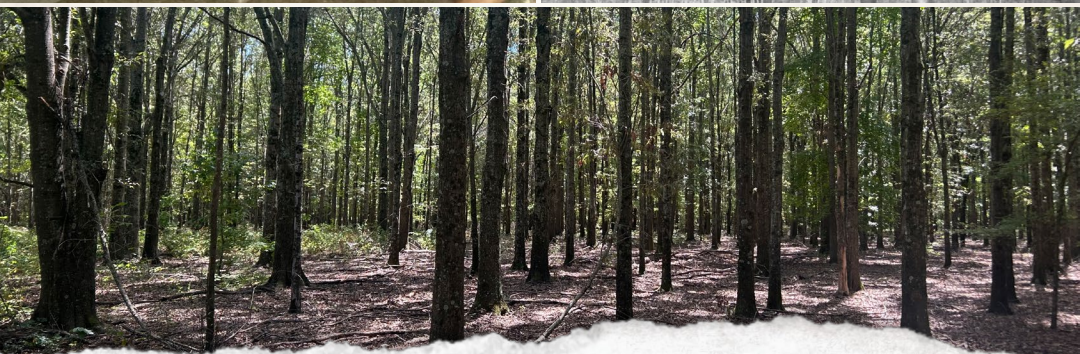
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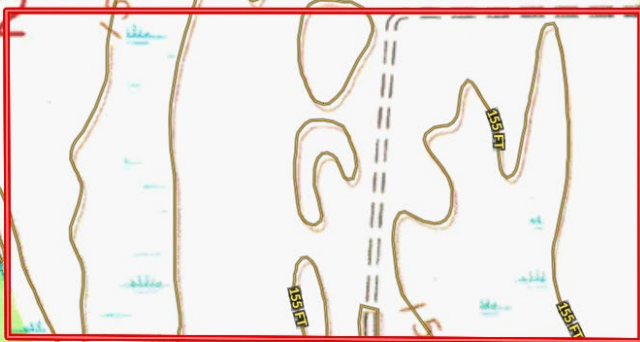
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FLOOD MAP



TOPOGRAPHY MAP



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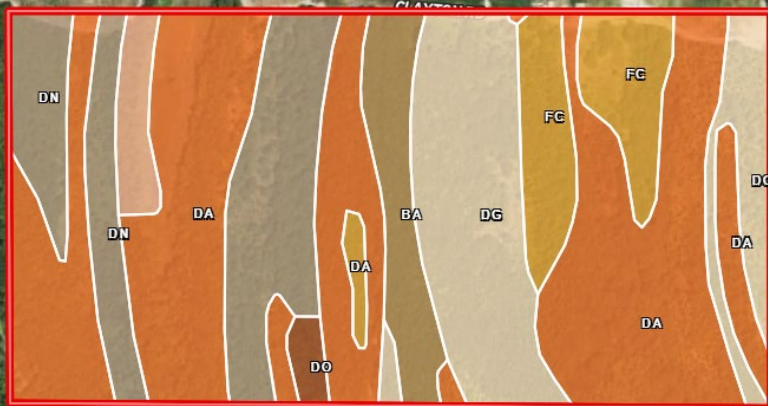
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SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|--------|-------|-----|-------|------|
| Da | Dowling clay and silty clay (sharkey) | 35.55 | 45.51 | 0 | 40 | 5w |
| Dg | Dundee fine sandy loam, nearly level phase | 14.81 | 18.96 | 0 | 85 | 2w |
| Dn | Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded | 13.46 | 17.23 | 0 | 85 | 2e |
| Fc | Forestdale silt loam, nearly level phase | 7.18 | 9.19 | 0 | 65 | 3w |
| Ba | Beulah sandy loam, nearly level phases | 4.48 | 5.74 | 0 | 82 | 2s |
| Fe | Forestdale silty clay loam, nearly level phase | 1.88 | 2.41 | 0 | 64 | 3w |
| Do | Dundee silty clay loam, 2 to 5 percent slopes, rarely flooded | 0.77 | 0.99 | 0 | 87 | 3e |
| TOTALS | | 78.13(| 100% | - | 62.04 | 3.49 |



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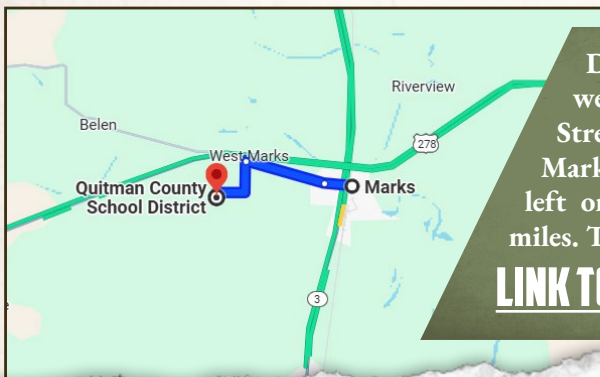
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land id. LINK



Directions From Marks, MS: Travel west on W Main Street toward 3rd Street for 0.4 miles. Continue onto W Marks Road and travel 1.5 miles. Turn left onto Clayton Road and travel 1.1 miles. The property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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