

**BURRELL BAYOU**

**420+ ACRES**

**Marks – Quitman County, MS**

**\$2,050,000**



# BURRELL BAYOU

## Location:

- Quitman County, MS
- Gardner Road, Marks, MS
- under 30 minutes from I-55
- less than an hour from Oxford
- 40 minutes from Tunica
- an hour from Memphis, TN
- less than 3 hours from Jackson, MS

## Coordinates:

34.297344, -90.259104

## Property Information:

- 420 ACRES waterfront property
- nearly 3 miles of bayou waterfront encompassing the property
- about 2,000 feet of river frontage on the Coldwater River
- Utilities: electric provider: Entergy, private well
- gravel low-traffic dead-end road
- 140 acres of crop ground with 120 of that being irrigated
- 50-60 acres of hardwood timber that floods naturally in the winter months
- Five tracts totaling 138 acres are enrolled in CRP with an annual combined payment of over \$16,000 with contracts continuing through 2030-2033.
- The farm ground rents annually for \$20,000.

## Property Use:

- recreational
- duck and deer hunting, small game
- fishing
- agricultural
- one diesel well and one electric well
- pit blind, pipes, and structures in place for flooding for waterfowl

## Taxes

- \$7,500



## Landhawk Realty

Molly Hawkins - broker/owner

[molly@landhawk.net](mailto:molly@landhawk.net)

Calvin Hawkins - realtor/ certified FAA drone pilot

[calvinhawkins6@gmail.com](mailto:calvinhawkins6@gmail.com)

662.609.9710

1442 Viney Creek Road, Sardis, MS 38666

[landhawk.net](http://landhawk.net)

# BURRELL BAYOU 420



## Landhawk Realty

Molly Hawkins - broker/owner

[molly@landhawk.net](mailto:molly@landhawk.net)

662.609.8455

Calvin Hawkins - realtor/ certified FAA drone pilot

[calvinhawkins6@gmail.com](mailto:calvinhawkins6@gmail.com)

662.609.9710

1442 Viney Creek Road, Sardis, MS 38666

[landhawk.net](http://landhawk.net)

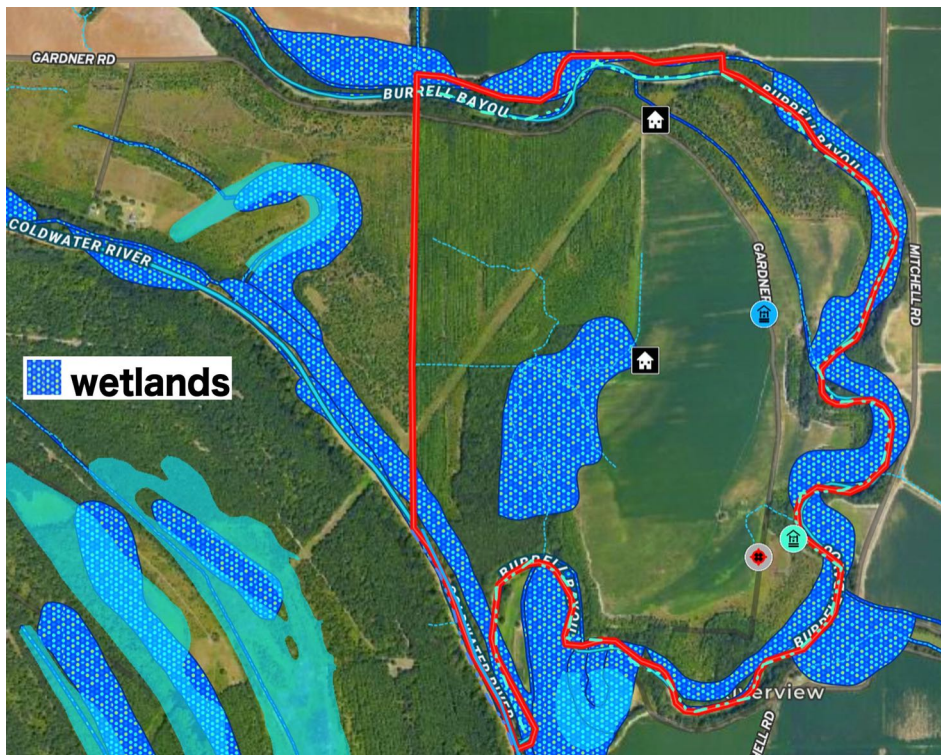
# 420 ACRES



## Burrell Bayou

## Coldwater River

## QUITMAN COUNTY



### Landhawk Realty

Molly Hawkins - broker/owner

[molly@landhawk.net](mailto:molly@landhawk.net)

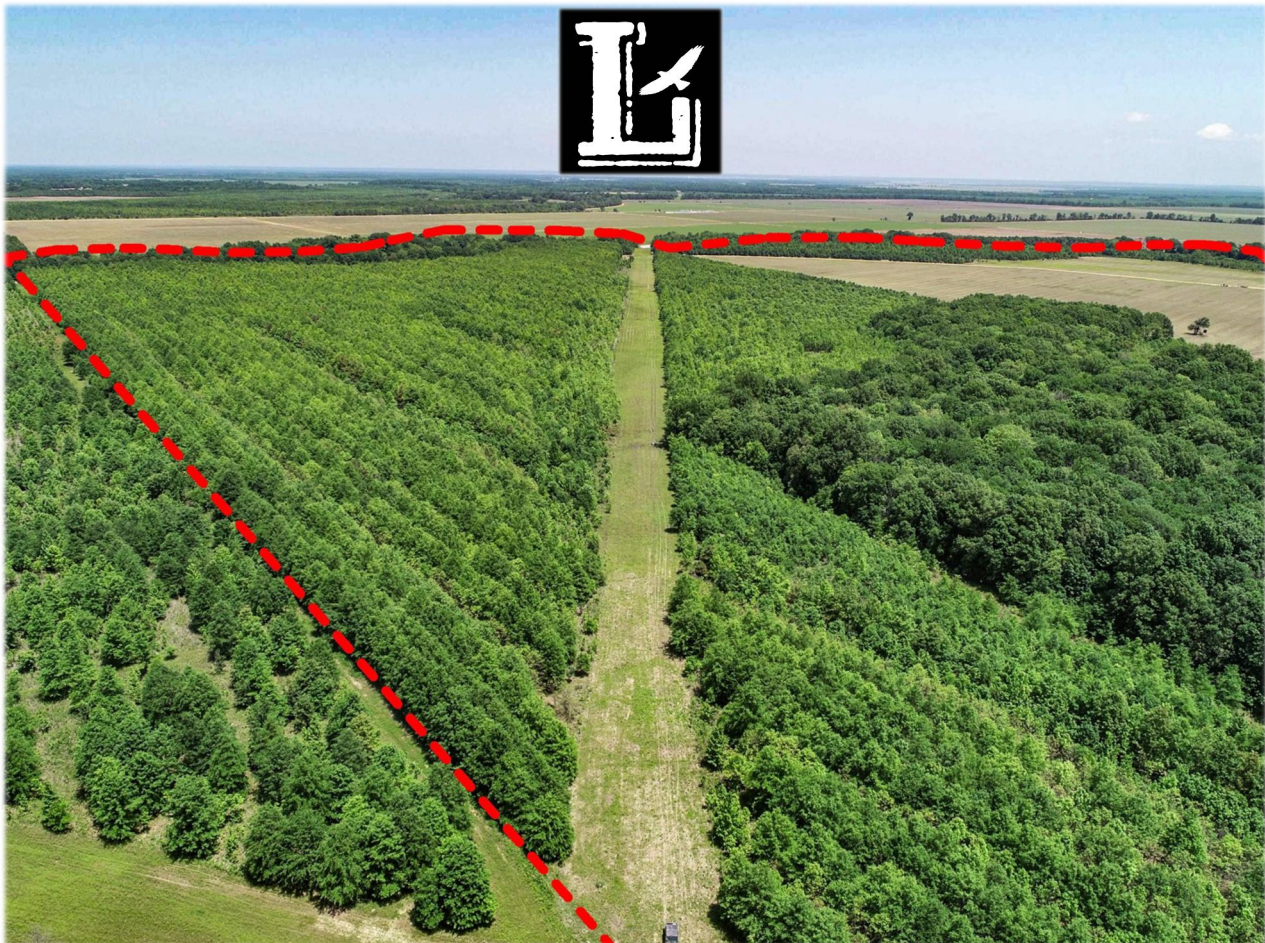
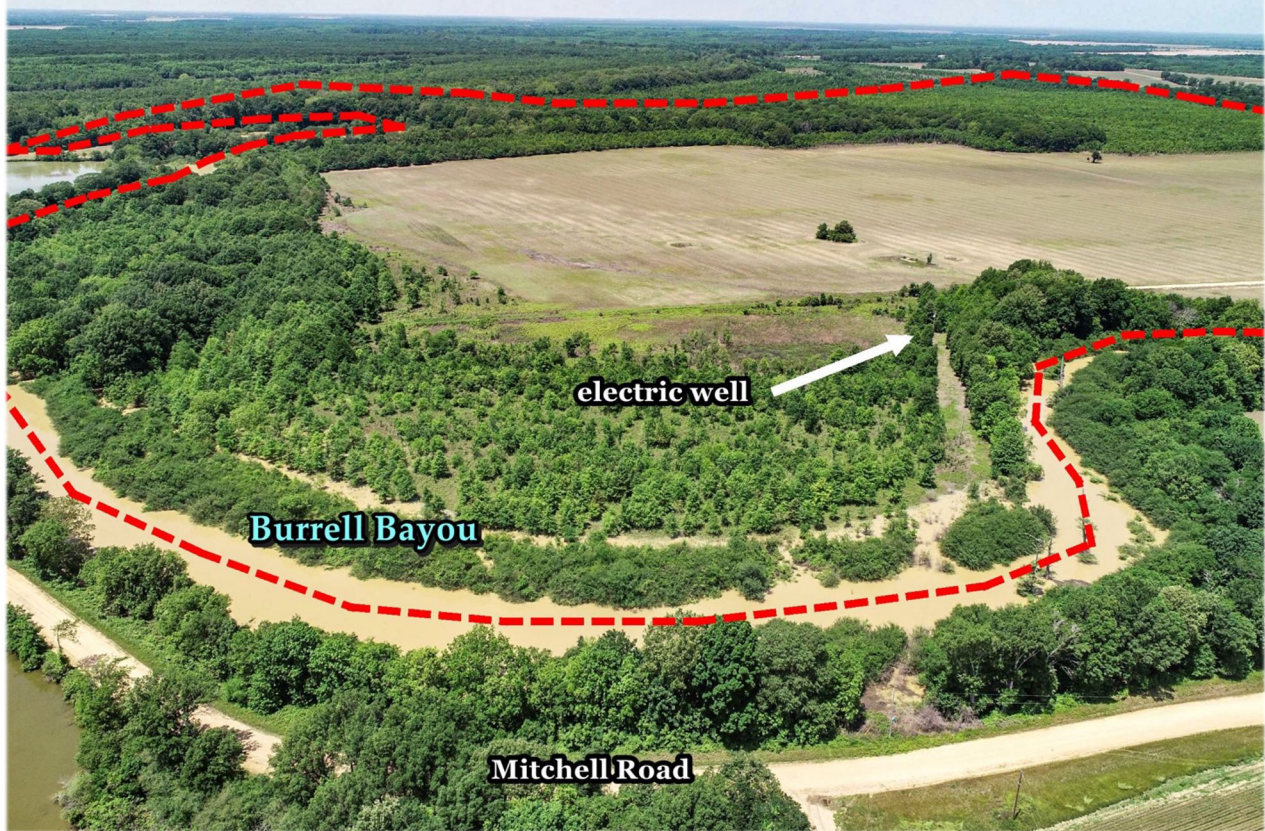
1442 Viney Creek Road

Sardis, MS 38666

[landhawk.net](http://landhawk.net)



# BURRELL BAYOU 420





## **Landhawk Realty**

**Molly Hawkins - broker/owner**

**molly@landhawk.net**

**662.609.8455**

**Calvin Hawkins - realtor/ certified FAA drone pilot**

**calvinhawkins6@gmail.com**

**662.609.9710**

**1442 Viney Creek Road, Sardis, MS 38666**

**landhawk.net**



## **BURRELL BAYOU 420**



### **Landhawk Realty**

**Molly Hawkins - broker/owner**

**[molly@landhawk.net](mailto:molly@landhawk.net)**

**662.609.8455**

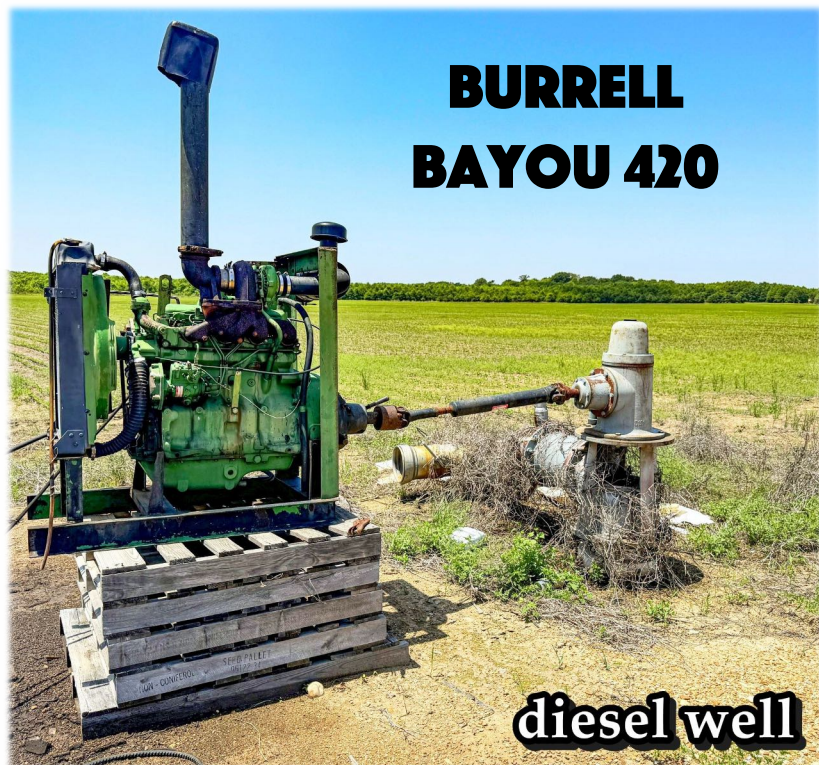
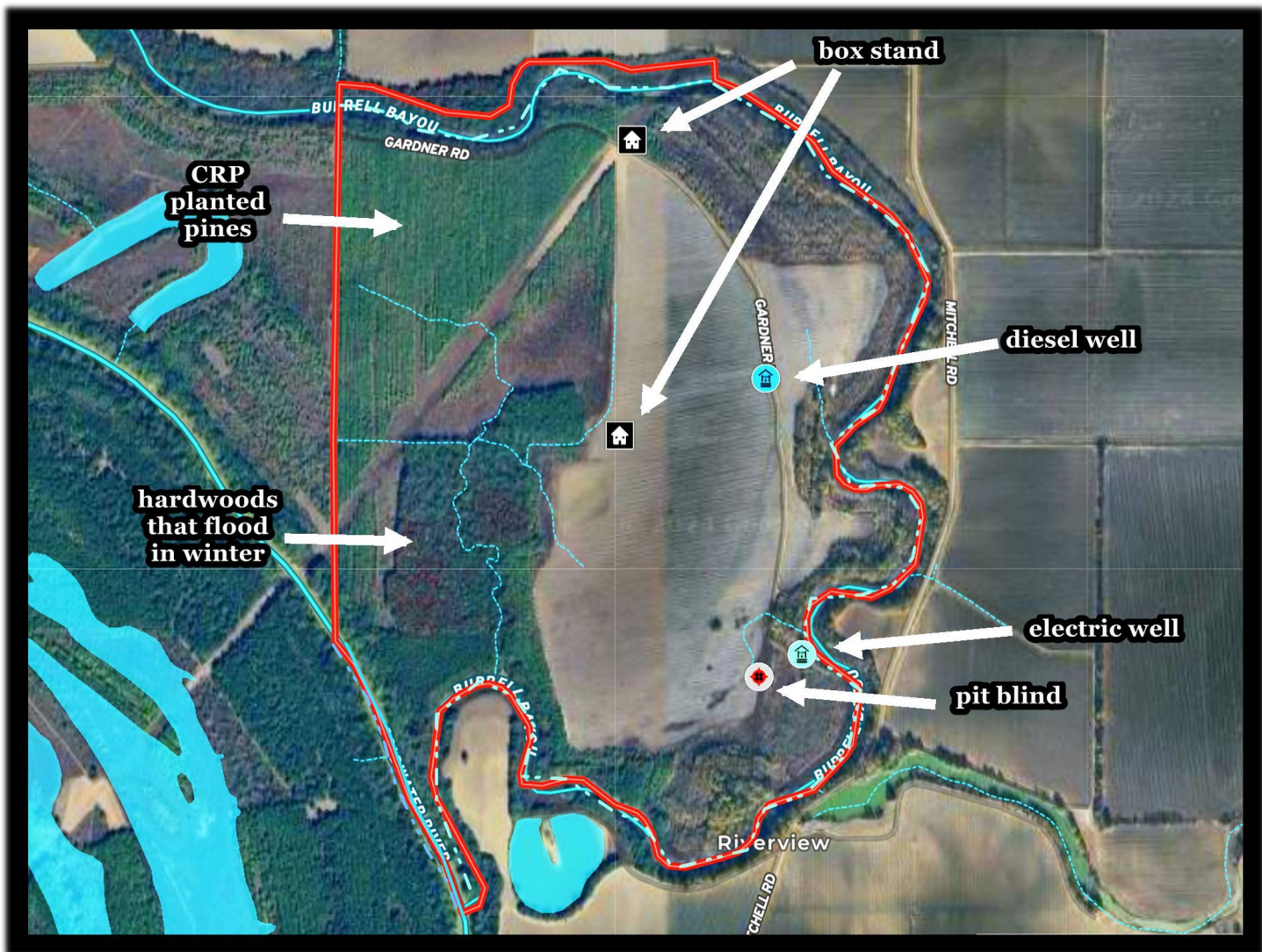
**Calvin Hawkins - realtor/ certified FAA drone pilot**

**[calvinhawkins6@gmail.com](mailto:calvinhawkins6@gmail.com)**

**662.609.9710**

**1442 Viney Creek Road, Sardis, MS 38666**

**[landhawk.net](http://landhawk.net)**



**Landhawk Realty**

Molly Hawkins – broker/owner

[molly@landhawk.net](mailto:molly@landhawk.net)

1442 Viney Creek Road, Sardis, MS

**[landhawk.net](http://landhawk.net)**

