

143 ACRES

Quitman County



Hwy 6 - Marks, MS
West Side of Bobo Ditch

THE BOBO 143 - QUITMAN COUNTY

Hwy 6

gate

presented by



Landhawk Realty

662.609.8455

THE BOBO 143 – QUITMAN COUNTY

Location:

- Quitman County, MS
- 14+ miles west of Batesville & I-55
- 35 miles west of Oxford
- 68 miles southwest of Memphis International Airport
- 33 miles west of Enid Lake
- 55 miles northwest of Grenada
- 160 miles northwest of Jackson, MS

Coordinates:

34.283567, -90.176921

Property Information:

- 143 ACRES bordered by Bobo Ditch (The Little Tallahatchie)
- electricity available - Entergy
- gated entrance with 1250 yards of highway frontage on MS 278 (Highway 6)
- excellent established road system throughout the property
- 98 acres of CRP with an annual payment of \$11,622 through September of 2030

Property Use:

- recreational
- deer, turkeys, ducks, dove, small game
- future timber harvest

Taxes

- \$550



Landhawk Realty

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www.landhawk.net



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Welcome to the Bobo 143. It's almost unheard of to find solid duck, deer, AND turkey hunting on a single property within 20 minutes of I-55 and less than 45 minutes from Oxford and Ole Miss. But this tract truly has all three.

Located on Highway 6 west of Batesville just inside the Quitman County line, Bobo Ditch (the Little Tallahatchie) runs along the eastern boundary of the property providing a year-round water source and a heavily traveled corridor for wildlife.

The gated property has a gravel parking lot and an established wide road system. There are several food plots and duck holes already planted in beans along with golden and Japanese millet. 98 acres are enrolled in the CRP program with an annual payment of \$11,622 through September of 2030.

A true sportsman's paradise, you'll have something to do in every season. Along with deer, dove, turkey, duck, and small game hunting, there's also a graveled boat ramp on the property for accessing Bobo Ditch. The ditch runs into the Coldwater River & then flows into the Tallahatchie. If you wanted a day of adventure, you could just hop in a boat and take the Bobo to the Tallahatchie and catch some big flatheads or just enjoy the scenery along the way.

The duck holes flood naturally, and there are structures in place to maintain the water levels. The surrounding properties are all large landowners and crop ground, adding appeal to the property.

Between the food plots, deer stands, duck holes, and miles of solid roads, this property is turnkey ready and waiting for an incredible hunting season.



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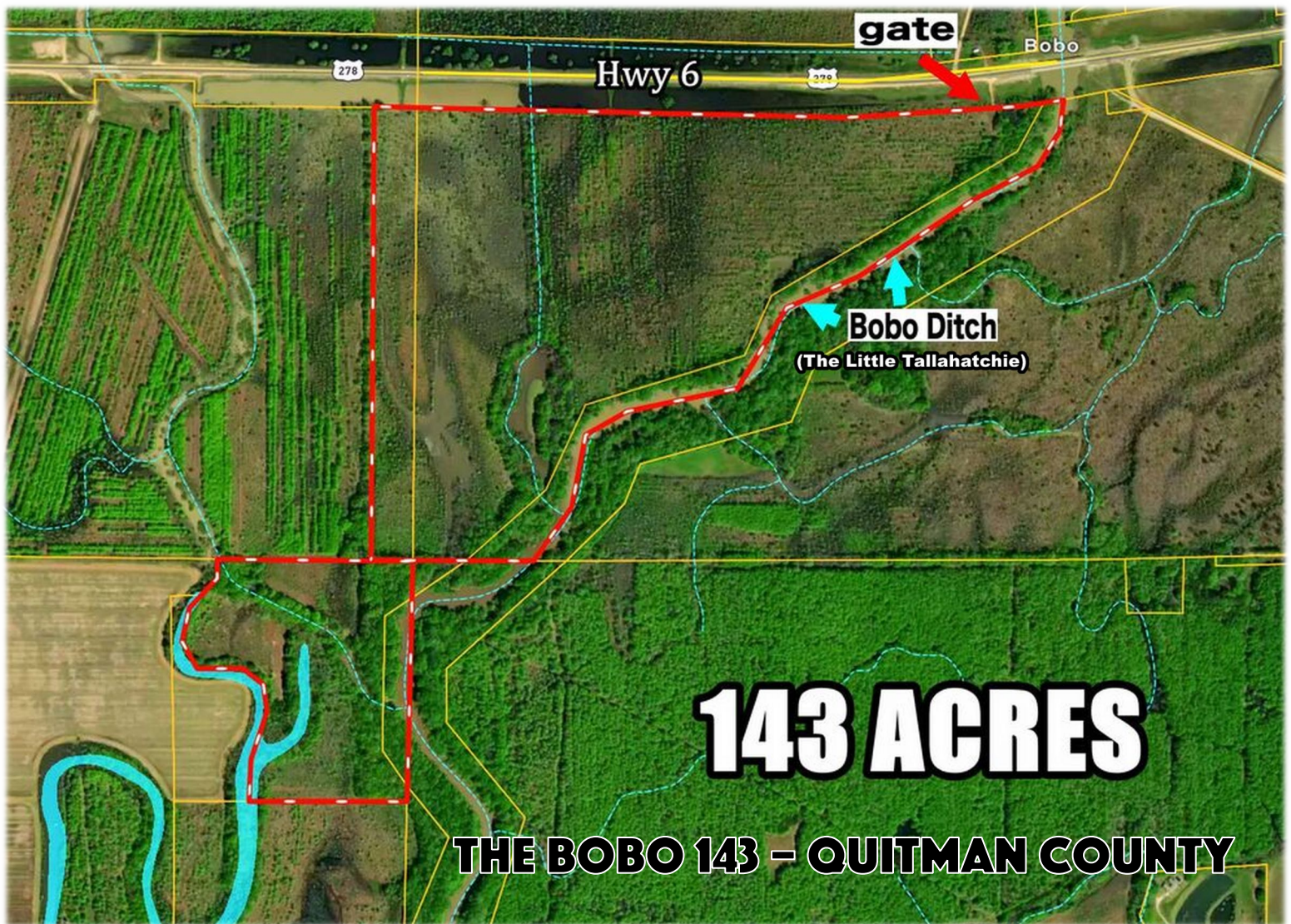
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[Bobo 143 Property Link](#)

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