Clarke County- 236.73 acres 1621 CR 111 Shubuta, MS 39360

**\$627,335** 236.730± Acres Clarke County







# Clarke County- 236.73 acres Shubuta, MS / Clarke County

## **SUMMARY**

**Address** 

1621 CR 111

City, State Zip

Shubuta, MS 39360

County

**Clarke County** 

Туре

Hunting Land, Timberland, Riverfront, Recreational Land

Latitude / Longitude

31.999783 / -88.711044

**Bedrooms / Bathrooms** 

-- / 0.5

Acreage

236.730

**Price** 

\$627,335

## **Property Website**

https://www.mossyoakproperties.com/property/clarke-county-236-73-acres-clarke-mississippi/76990/









### **PROPERTY DESCRIPTION**

This surveyed 236.73+/-acre property in Quitman, MS, offers a unique blend of natural beauty and practical amenities. The land is divided into distinct areas that provide versatility:

#### • Forest and Wildlife:

- 112 acres of mixed 12-year-old hardwood and pine create a mature forest setting.
- 116 acres of 5-year-old natural regeneration provide excellent wild game bedding and habitat, making it ideal for wildlife enthusiasts.

## • Development Opportunities:

• 9 acres of open fields make a perfect home site with plenty of room for a custom build.

#### · Access and Frontage:

- The property boasts 4,225 feet of frontage along the Chickasawhay River, offering scenic water views.
- With 3,484 feet of road frontage on a well-maintained Clarke County road, accessibility is excellent.

#### • Structures and Storage:

- A closed in Quonset on a concrete slab is already equipped with power and water, ready for various uses.
- Two open pole barns provide ample storage space.

#### Additional Features:

- The varied topography supports diverse upland bird species and other wildlife.
- A large hardwood bottom traverses the property, adding to its natural charm.

Located only 24 miles south of Meridian.

Overall, this property combines valuable natural resources with practical features, making it a desirable choice for both conservation and development.

### **Will Waits**

## **Certified Land Specialist**

### Licensed in MS

Office: 662-495-1121

Cell: 769-572-2267

Email: wwaits@mossyoakproperties.com

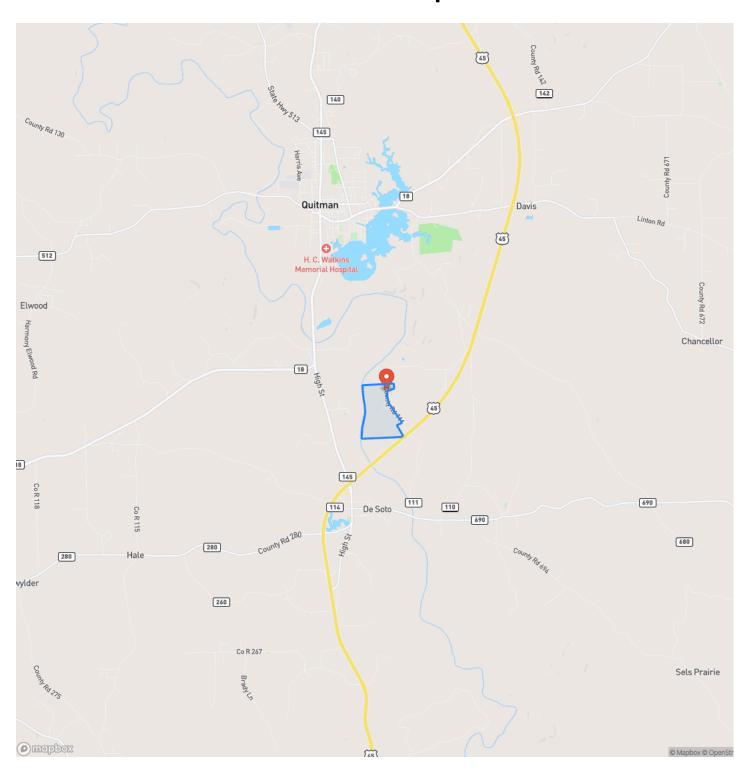


# Clarke County- 236.73 acres Shubuta, MS / Clarke County



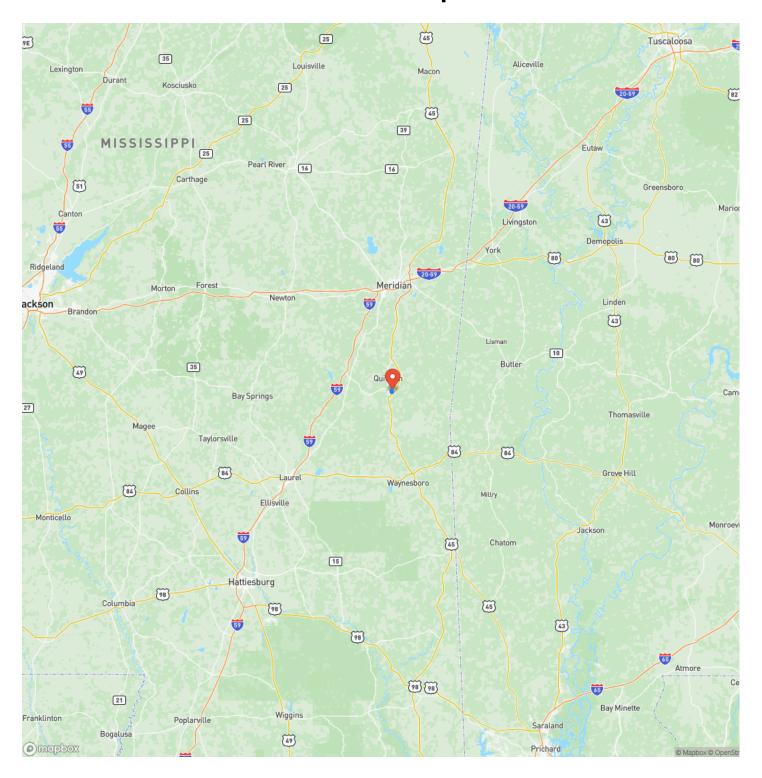


# **Locator Map**



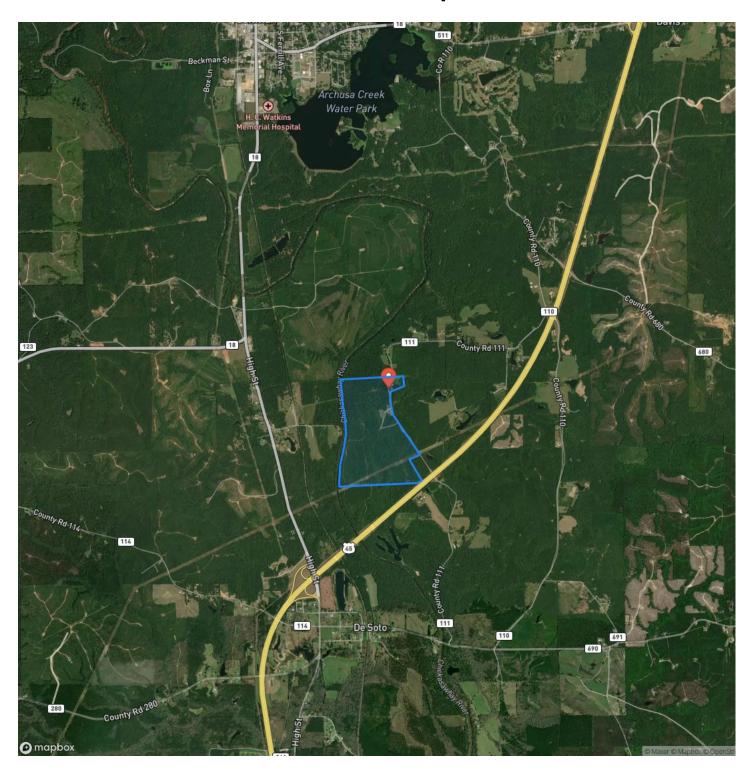


# **Locator Map**





# **Satellite Map**





# Clarke County- 236.73 acres Shubuta, MS / Clarke County

# LISTING REPRESENTATIVE For more information contact:



# Representative

Will Waits

## Mobile

(769) 572-2267

### Office

(662) 495-1121

## Email

wwaits@mossyoakproperties.com

## Address

108 Lone Wolf Dr.

City / State / Zip

<u>NOTES</u>		
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<u>NOTES</u>	



## **DISCLAIMERS**

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