



WHITING PLANTATION

1,359 Acres + Marks, Mississippi

Exclusively Listed with:



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Licensed real estate broker in Arkansas and Mississippi.



SUMMARY:**1,359 Total Acres, more or less**

- 240 +/- acres Flooded Timber
- 233 +/- acres Whiting Lake
- 628 +/- acres Precision Graded & Irrigated Farmland

LOCATION:

Whiting Road, Marks, Quitman County, Mississippi

AREA:

9 miles	Marks, MS
22 miles	Clarksdale, MS
54 miles	Oxford, MS
76 miles	Memphis, TN

ACCESS:

Property has county road frontage on Whiting Road, Regal Road, Marcellini Road and Ewing Road.

RECREATION:

Ducks	Geese	Whitetail Deer
Dove	Small Game	Fishing

FARM LEASE:

\$100,000 annual cash rent

TAXES:

\$19,881.75 annually

MAIN LODGE:

7,000 ft ²	7 bedrooms with private bathrooms
	Commercial Kitchen Great Room
	Saloon/Bar Formal Dining

COTTAGE:800 ft² 1 Bedroom with Private Bathroom**BUNKHOUSE:**1,300 ft² 5 Bedroom 2 Bathrooms Kitchenette**SHOP:**1,500 ft² Metal Building with Concrete Floor**LISTED PRICE:****\$7,650,000** (\$5,630/acre)

❖ **Broker must be present at all showings.**



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Whiting Lake Sporting Club

Whiting Lake Sporting Club is a 1,359-acre farm and lodge located just northwest of Marks in Quitman County, Mississippi. This property boasts over 9,000 square feet of lodging, 628± acres of precision-graded farmland, a 233-acre oxbow lake, and 240 acres of flooded timber and duck habitat. Whiting Lake is an absolute sportsman's paradise.

Lodging

The main lodge features seven large private bedrooms, each with its own full bathroom. These bedrooms are situated along a covered porch that overlooks Whiting Lake, allowing easy access from the main lodge to the individual rooms. Adjacent to the bedrooms is a spacious mudroom designed for hanging waders and hunting gear, with benches to provide a comfortable transition before and after hunts.

The great room is truly impressive, featuring a large rock fireplace and expansive picture windows that offer stunning views of Whiting Lake. This room leads to two additional gathering areas, including the famous Sutler Saloon Bar, which was reclaimed from the original Sutler Saloon in Nashville, TN. The bar area is a lively spot after a successful day of hunting.

The lodge also includes a large commercial kitchen with a pantry, commercial appliances, and a formal dining area that also overlooks Whiting Lake. Additionally, there is an 800-square-foot private cottage with a large bedroom and full bath. At the end of the lodge site, a 1,300± square-foot guide's cabin/bunkhouse provides five bedrooms, a kitchenette, and two bathrooms, one of which includes multiple showers and toilets. A 1,500-square-foot shop on the property is perfect for storing equipment and decoys.

Near the flooded timber, there is another structure, known as the duck shack, which was formerly used as the lodge. It is still occasionally used and offers additional space when needed.

Farmland

The Whiting Plantation includes 628 acres of irrigated and precision-graded farmland. The farm has five irrigation wells with risers for easy water access. Most fields are equipped with flash board risers, facilitating easy flooding during duck season. Several acres of tillable land are maintained as waterfowl food plots and are planted with rice and millet annually. The farmland consists mostly of silty clay and silty loam soils, producing excellent crops each year. In 2020, the farm was planted with soybeans and rice, both of which yielded very good crops. The tenant currently pays a cash rent of \$100,000 per year.

Flooded Timber and Duck Hunting

The flooded timber on the east side of the farm covers 240± acres and includes a mixture of bottomland species such as oak, tupelo, and cypress. Most of this timber is managed with levees and water control structures. There are three large hunting holes within this block, along with

numerous roads and areas suitable for hunting. Whiting Lake itself provides excellent waterfowl hunting with eight blinds strategically placed among the tupelo and cypress trees to account for wind and duck flight patterns. Six additional blinds are located along the fields and food plot areas, offering a diverse hunting experience. The club maintains an impressive duck harvest logbook at the lodge.

Deer Hunting and Wildlife

Mississippi's bottomlands are renowned for producing some of the largest whitetail deer in the country, and Whiting Lake is no exception. The rich soils and abundant food sources in the Delta region create ideal conditions for deer to grow to impressive sizes. This area of the Delta is a prime location for hunting trophy bucks, with a mix of dense forests, open fields, and waterways providing diverse habitats that support healthy deer populations.

The property is carefully managed to enhance deer hunting opportunities, with several designated areas for hunting. Owners and guests can expect to encounter large whitetail bucks, benefiting from the meticulous habitat management and sustainable hunting practices in place.

Fishing at Whiting Lake

Whiting Lake is a haven for fishing enthusiasts, offering a variety of species and year-round fishing opportunities. The 233-acre oxbow lake, with its serene setting amidst tupelo and cypress trees, is home to an abundant population of bass, crappie, and catfish. Anglers can enjoy the thrill of catching trophy largemouth bass, which thrive in the nutrient-rich waters of the lake.

Crappie fishing is particularly popular in the spring and fall, when these fish are most active. The lake's structure, including submerged timber and aquatic vegetation, provides excellent habitat for crappie, making it easier for anglers to locate and catch them.

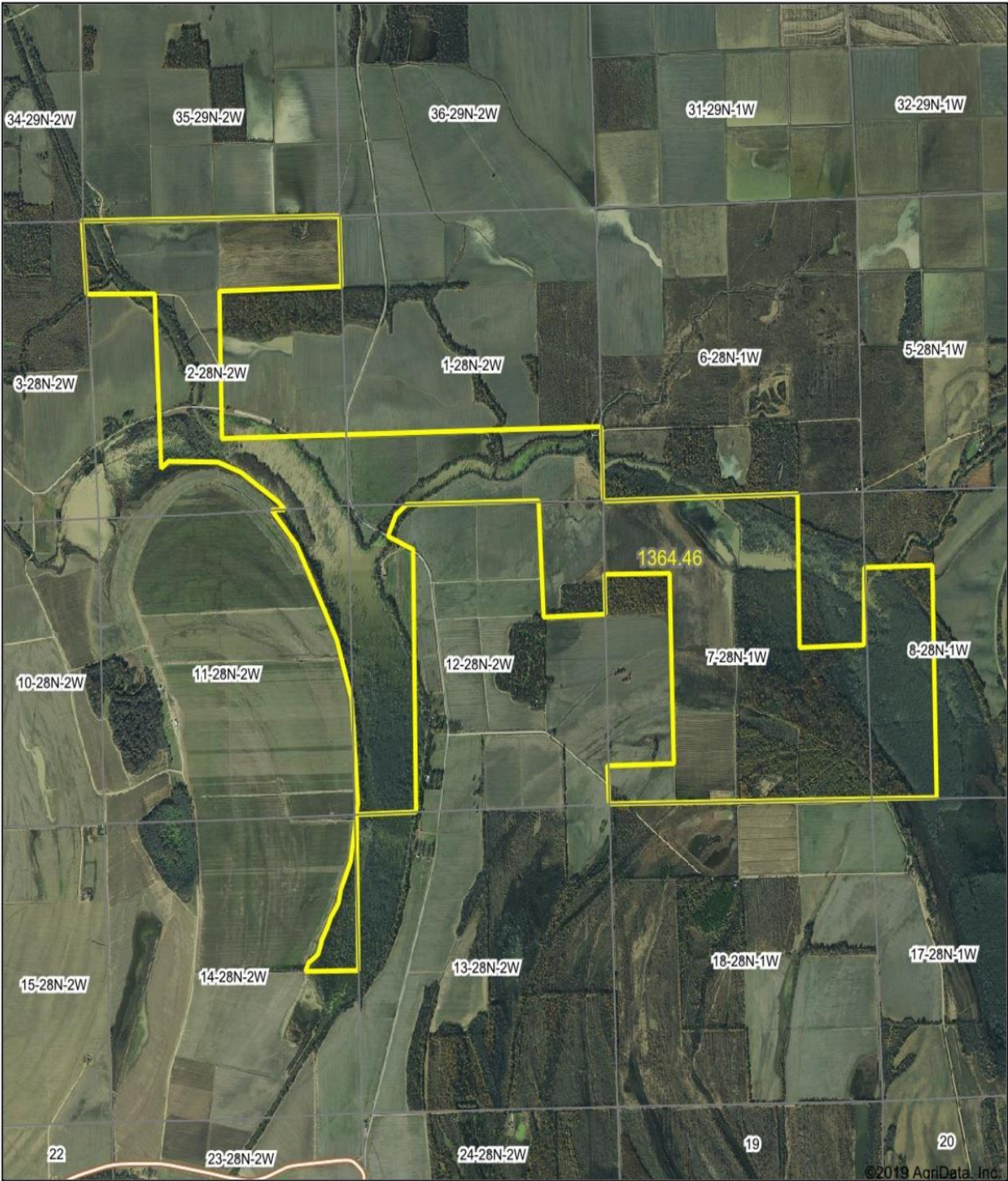
Catfish are another prized catch in Whiting Lake, with both channel and blue catfish present in good numbers. Whether you prefer fishing from the shore, a dock, or a boat, the lake offers diverse fishing environments to suit all preferences.

In addition to traditional fishing, Whiting Lake's oxbow shape and natural beauty provide a picturesque backdrop for fly fishing, adding an extra layer of challenge and enjoyment for those who favor this method. The calm waters and abundant fish populations make it an ideal spot for both novice and experienced anglers.

With its diverse fishing opportunities, Whiting Lake is not only a prime location for hunting but also a year-round destination for those who love to fish. The combination of excellent fishing, hunting, and luxurious accommodations ensures that Whiting Lake Sporting Club provides an unparalleled outdoor experience.

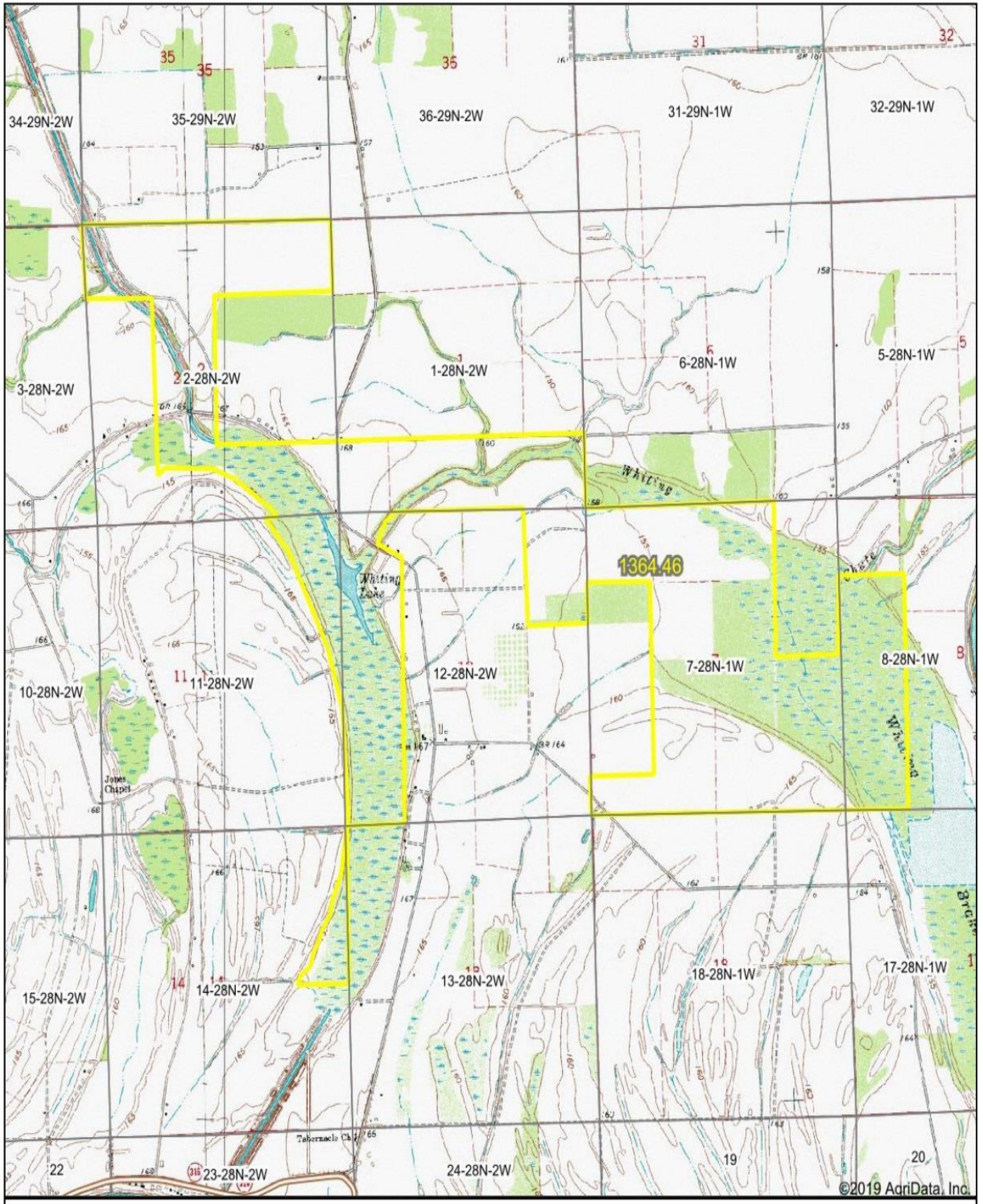
INTERACTIVE MAP: <https://id.land/ranching/maps/c7b4e0fd43d2548e108e36f5d3ea637c/share>

Aerial Map

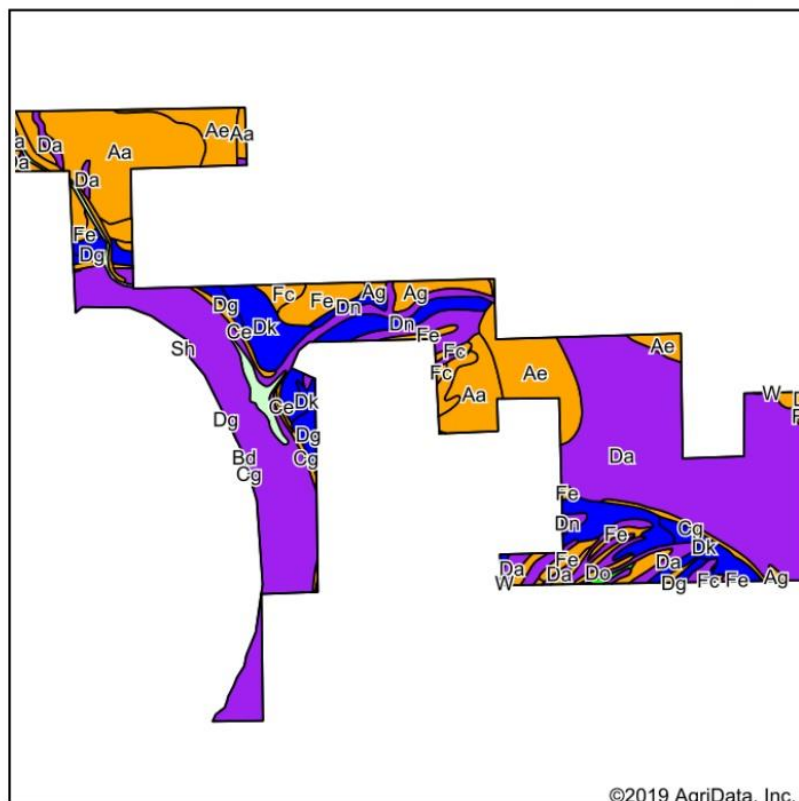


Whiting Plantation + Marks, Mississippi + \$7,650,000

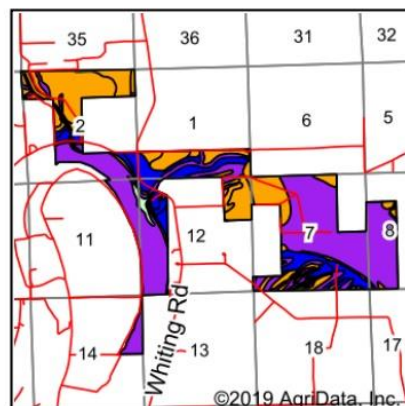
Topography Map



Soils Map



Soils data provided by USDA and NRCS.



State: **Mississippi**
 County: **Quitman**
 Location: **12-28N-2W**
 Township: **District 2**
 Acres: **1364.46**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MS119, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Rice	Rice Irrigated	Soybeans	Tall fescue	Tall fescue Irrigated	Warm season grasses	Wheat
Da	Dowling clay and silty clay (sharkey)	719.79	52.8%		Vw	4.2										
Aa	Alligator clay, 0 to 1 percent slopes, rarely flooded, east	169.49	12.4%		Illw	6.5		600		9	7.5	130	35	9	45	
Ae	Alligator and Dowling clays (sharkey)	102.81	7.5%		Ille	6.5		550		9	6		30	9	45	
Fe	Forestdale silty clay loam, nearly level phase	79.72	5.8%		Illw	6.5	50	600			130		35	9		
Dn	Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded	75.96	5.6%		Ile		85	750		9			40	9		

Soils data provided by USDA and NRCS.

Maps Provided By:

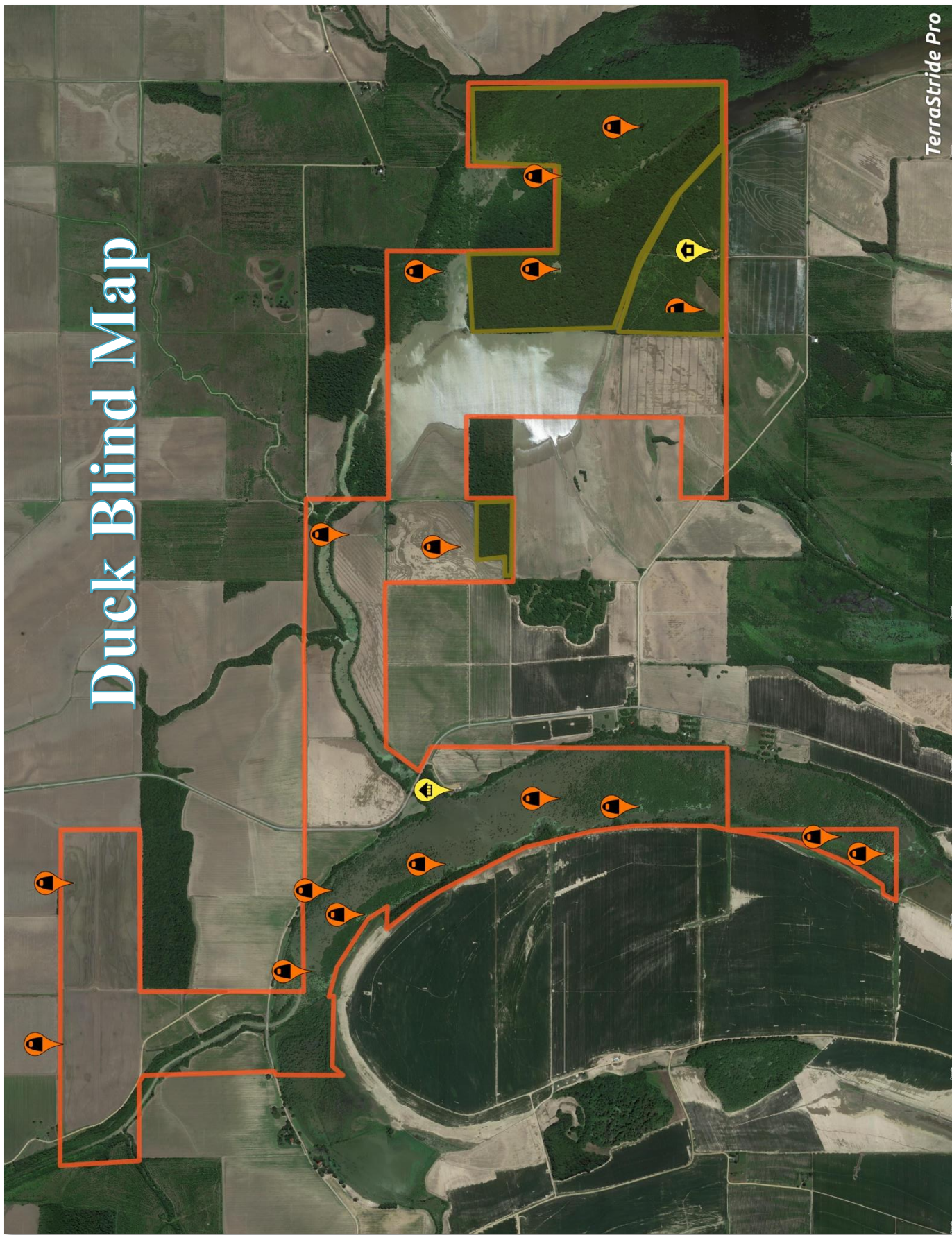


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Dk	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	72.17	5.3%		IIw		85	750	9			40	9			
Ag	Alligator and Sharkey clays, nearly level phases	31.49	2.3%		IIIe	6.5		550	9	6		30	9	45		
Dg	Dundee fine sandy loam, nearly level phase	25.70	1.9%		IIw		85	750	9			40	9			
W	Water	21.15	1.6%													
Fc	Forestdale silt loam, nearly level phase	13.78	1.0%		IIIw	6.5	50	600			130	35	9			
Cg	Clay and sand banks, strongly sloping	12.79	0.9%		IIIe											
Ce	Clay and sand banks, sloping	11.90	0.9%		IIIe											
Ma	Made land	11.56	0.8%		IIIe	7.5							9			
Do	Dundee silty clay loam, 2 to 5 percent slopes, rarely flooded	3.69	0.3%		IIIe		80	700	9			35	9			
Fg	Forestdale silty clay loam, gently sloping phase	3.48	0.3%		IIIw	6.5	50	600			130	35	9			
Dh	Dundee fine sandy loam, gently sloping phase	2.88	0.2%		IIe		80	700	9			35	9			
Db	Dubbs fine sandy loam, nearly level phase	2.29	0.2%		Iw		90	850	12			40	10		7	
Sg	Souva silt loam, nearly level phase (sharkey)	2.01	0.1%		IIIe	6.5		600	10			35	9			
Sh	Souva silt loam, gently sloping phase (sharkey)	1.80	0.1%		IIIe	6.5		600	10			35	9			
Weighted Average						4.2	14.9	273.3	3.2	1.5	25.4	15.2	4	10	*	19

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Duck Blind Map



Whiting Plantation + Marks, Mississippi + \$7,650,000

Duck Harvest 2019-20

Location	Hunts	Guns	Mallard	Gadwall	Pintail	Spoonbill	Teal	Widgeon	Wood	Goose	Total Ducks	Total Waterfowl	Ducks/Hunt	Ducks/Gun
3 Man Floater	4	12	2	21	0	0	0	0	3	1	26	27	6.5	2.2
Bayou Rice	3	10	6	2	0	0	0	0	1	0	9	9	3.0	0.9
Cypress	2	7	7	14	0	0	0	0	0	0	21	21	10.5	3.0
Duck Shack	3	12	26	15	0	11	0	0	0	1	52	53	17.3	4.3
Gadwall Hole	1	3	0	5	0	0	0	0	0	0	5	5	5.0	1.7
North Floater	8	26	2	53	0	0	0	0	1	0	56	56	7.0	2.2
Peyton's Hole	26	108	222	28	0	0	49	2	21	0	322	322	12.4	3.0
Revenge	6	25	22	8	0	0	8	0	1	0	39	39	6.5	1.6
Swap Field	3	9	12	9	3	8	0	0	2	0	34	34	11.3	3.8
Tree Blind	1	4	0	0	0	0	0	0	0	0	0	0	0.0	0.0
Woods	10	43	56	37	0	0	3	0	4	0	100	100	10.0	2.3
	67	259	355	192	3	19	60	2	33	2	664	666	9.9	2.6

Lake	16	52	11	93	0	0	0	0	4	1	108	109	6.8	2.1
Woods	42	176	300	73	0	0	60	2	26	0	461	461	11.0	2.6
Food	9	31	44	26	3	19	0	0	3	1	95	96	10.6	3.1
	67	259	355	192	3	19	60	2	33	2	664	666	9.9	2.6

Color Code:

Woods Blinds

Lake Blinds

Food Blinds

2019-2020 Duck Harvest

01/10/20					0
01/11/20					0
01/12/20		0			0 1 0.0
01/13/20		5			5 1 5.0
01/14/20					0
01/15/20			6		6 1 6.0
01/16/20					0
01/17/20			8		8 1 8.0
01/18/20			2		2 1 2.0
01/19/20		5		7	12 2 6.0
01/20/20	30				30 1 30.0
01/21/20					0
01/22/20			8		8 1 8.0
01/23/20					0
01/24/20			1 24		25 2 12.5
01/25/20		0			0 1 0.0
01/26/20		10			10 1 10.0
01/27/20		11			11 1 11.0
01/28/20	1				1 1 1.0
01/29/20		10			23 2 11.5
01/30/20		5			5 1 5.0
01/31/20		5			5 1 5.0
02/08/20	9				9 1 9.0
Harvest	9 21 52	5 56 322	39 26 34	0 100	### 67 9.9
Hunts	3 2 3	1 8 26	6 4 3	1 10	
Per Hunt	3.0 10.5 17.3	5.0 7.0 12.4	6.5 6.5 11.3	0.0 10.0	

Notes:

Harvest	Days	Total Hunts	Total Ducks	Ducks/Hunt	
4 Hunts	1	4	47	11.8	
3 Hunts	4	12	91	7.6	
2 Hunts	10	20	###	9.4	
1 Hunts	31	31	###	10.9	
0 Hunts	15	46	67	###	9.9

Color Legend:

Due

Woods Blinds	461
Lake Blinds	108
Food Blinds	95
Season closed	
Weekend	

2020 Annual Meeting 021520

19-20 Space-Temporal Data

2/17/2020

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2019-2020 Duck Harvest

	Bayou Field	Cypress	Duck Shack	Gadwall Hole	North Floater	Peyton's Hole	Revenge	South Floater	Swap Field	Tree Blind	Woods Hole	Ducks	Hunts	Ducks/Hunt
11/29/19					7	9	7				24	47	4	11.8
11/30/19						13	13				2	28	3	9.3
12/01/19						12					20	32	2	16.0
12/02/19														
12/03/19														
12/04/19														
12/05/19														
12/06/19	5										5	10	2	5.0
12/07/19							5				11	16	2	8.0
12/08/19											9	9	1	9.0
12/09/19											10	10	1	10.0
12/10/19						22						22	1	22.0
12/11/19						22					7	29	2	14.5
12/12/19						26						26	1	26.0
12/13/19						4	5					9	2	4.5
12/14/19						1						1	1	1.0
12/15/19	3											3	1	3.0
12/16/19												0		
12/17/19						13						13	1	13.0
12/18/19						24						24	1	24.0
12/19/19						14						14	1	14.0
12/20/19												0		
12/21/19												0		
12/22/19												0		
12/23/19												0		
12/24/19												0		
12/25/19												0		
12/26/19					2	7						9	2	4.5
12/27/19					11	12						23	2	11.5
12/28/19						14	11			0		25	3	8.3
12/29/19	8	13				8	0					16	3	5.3
12/30/19						8	9				5	22	3	7.3
12/31/19						21						21	1	21.0
01/01/20						17						17	1	17.0
01/02/20												0		
01/03/20	13											13	1	13.0
01/04/20						12						12	1	12.0
01/05/20						18						18	1	18.0
01/06/20						16						16	1	16.0
01/07/20						12						12	1	12.0
01/08/20						7						7	1	7.0
01/09/20												0		

2020 Annual Meeting 021520
19-20 Space-Temporal Data

2/17/2020

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To schedule a private tour of this property please contact:



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