



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

13.4± ACRES
QUITMAN COUNTY, MS
\$55,900



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE QUITMAN 13.4

PROPERTY PROFILE

LOCATION:

- Hood Road
Marks, MS 38646
- Quitman County
- 5.5± Miles N of Crowder
- 7.6± Miles E of Marks
- 11.4± Miles N of the Coldwater
River National Wildlife Refuge
- 14.5± Miles SW of Batesville
- 20± Miles NE of the O'Keefe
Wildlife Management Area
- 27.8± Miles E of Clarksdale
- 40± Miles W of Oxford

PROPERTY USE:

- Potential Home/Camp Site
- Investment

PROPERTY INFORMATION:

- 13.4± Acres
- Homesite
- Mixed Timber
- Paved Road Frontage
- Utilities Nearby

COORDINATES:

- 34.24595, -90.14612

TAX INFORMATION:

- 2024 - \$80.24



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HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE QUITMAN 13.4

IF YOU'VE BEEN SEARCHING FOR A SMALL ACREAGE TRACT TO BUILD IN THE MISSISSIPPI DELTA, LOOK NO FURTHER. This 13.4± acre property is located on Hood Road less than six miles north of Crowder in Quitman County, MS, in a region known far and wide for its world-class duck hunting and trophy whitetail deer. From a location standpoint, you could build your new camp less than 20 miles from both Coldwater River National Wildlife Refuge and O'Keefe Wildlife Management Area, each known for their exceptional public land hunting.



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MORE ABOUT THE QUITMAN 13.4

This tract is convenient yet secluded and lies within the flood zone, but with minimal work, a homesite could be cleared, offering the potential for a weekend getaway or the perfect base camp for hunting season. Whether you're looking to set up a cabin, a camper, or a small camp house, this land is ideal and has the nearby utilities to support it. The land features a mix of mature and mid-aged timber, with a healthy stand of hardwoods and pines offering both habitat and shade for your future home/camp. This area has water supplied by both Enon Locke Station and Curtis Water Association, and electricity is provided by TVEPA.

This is a great opportunity for hunters, outdoorsmen, or anyone looking to invest in a small piece of Delta dirt with big potential.

Call Hunter Robison for a private showing today!



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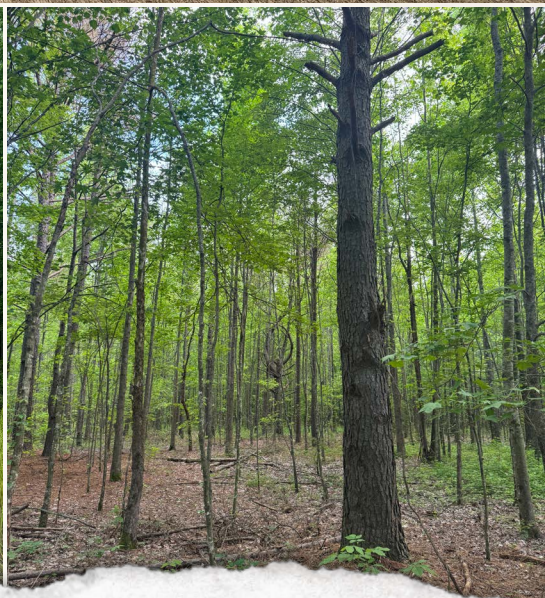
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QUITMAN COUNTY, MISSISSIPPI

SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP	?
Cn	Collins-Falaya silt loams, gently sloping phases (collins, waverly)	11.66	83.76%	-	78	2w	?
Co	Collins soils and Waverly soils, local alluvium phases	1.64	11.78%	-	71	2w	?
Wa	Waverly soils, depressional phases (rosebloom)	0.63	4.53%	-	75	3w	?



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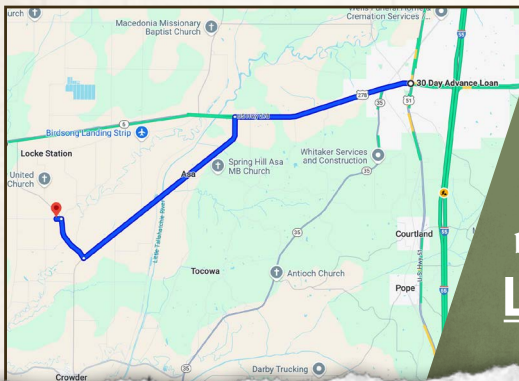
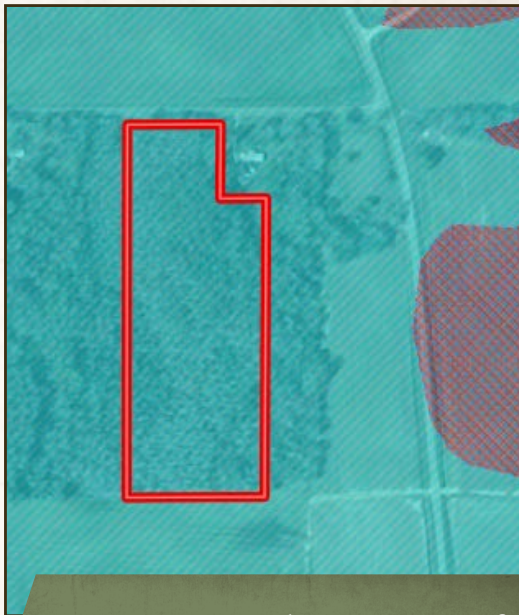
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13.4± ACRES **QUITMAN COUNTY, MISSISSIPPI**

land id. LINK

FLOOD MAP



Directions From the Intersection of
HWY 51 and US-278 in Batesville,
MS: Travel 5.9 miles west on US-278.
Turn left onto Dummyline Road and
travel 6.9 miles. Turn right onto Jamison
Road and continue 1.5 miles. Turn left
onto Hood Road and the destination will
be on the left in 0.2 miles.

LINK TO GOOGLE MAP DIRECTIONS



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