

# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**163.4± ACRES**  
**QUITMAN COUNTY, MS**  
**\$950,000**

OFFICE (662) 846-1425 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE QUITMAN 163.4

## PROPERTY PROFILE

### LOCATION:

- Wright Road  
Walnut, MS 38643
- Quitman County
- 13± Miles SW of Marks
- 15± Miles SE of Clarksdale
- 60± Miles SW of Oxford
- 87± Miles SW of Memphis, TN

### COORDINATES:

- 34.12445, -90.37090

### PROPERTY USE:

- Hunting
- Recreational
- Investment

### TAX INFORMATION:

- \$639.26 (2025)

### PROPERTY INFORMATION:

- 163.4± Acres
- 6± Acres of Deer Plots
- 3 Duck Impoundments  
Totaling 60± Acres
- 3 Sportsman Condo  
Deer Stands
- New Well with Underground  
Pipe & 3 Risers
- Steel Drainage Pipes
- Levees
- New Storage Shed
- New Lockable  
Storage Container
- Gravel Access
- Iron Gate
- Duck & Deer



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**FORD TRUE**

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE QUITMAN 163.4

WELCOME TO THE EXCEPTIONAL QUITMAN 163.4 IN QUITMAN COUNTY, MISSISSIPPI, JUST OUTSIDE THE COMMUNITY OF WALNUT. This 163.4± acre recreational tract offers a blend of waterfowl impoundments, quality whitetail habitat, and thoughtful infrastructure. Enrolled in WRE and meticulously developed, the Quitman 163.4 is truly turnkey for the sportsman who wants immediate enjoyment and long-term value.

Three large waterfowl impoundments, totaling more than 60± acres, anchor the farm's hunting potential. A new well was drilled in the fall of 2025, complete with underground pipe and a riser system that allows each impoundment to be flooded with ease. The results speak for themselves—the property was holding well over a thousand ducks in January of 2026. A well-maintained levee system surrounds the farm, providing excellent access and water management throughout.



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# MORE ABOUT THE QUITMAN 163.4

In addition to its waterfowl strengths, the Quitman 163.4 is set up for quality deer hunting. Three 2± acre food plots are already in place, and a Sportsman Condo stand will be installed on each one, creating comfortable and strategic setups for multiple wind directions. The WRE habitat provides thick cover and natural browse, supporting a healthy deer population and enhancing the overall wildlife diversity.

The Quitman 163.4 also features valuable infrastructure that sets it apart from typical WRE tracts. A sturdy iron gate marks the entrance, leading to a fresh gravel road and pad. A 40×40 pole barn and a lockable storage unit offer secure space for equipment, ATVs, and gear. Importantly, a designated area was intentionally left out of the WRE contract, providing a prime location for a future cabin or lodge.

With its combination of habitat, improvements, and proven wildlife use, this is a true turnkey duck and deer property in one of Mississippi's most sought-after regions for outdoor recreation.

**Contact Ford True today to schedule a private showing or for more information.**



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LINK

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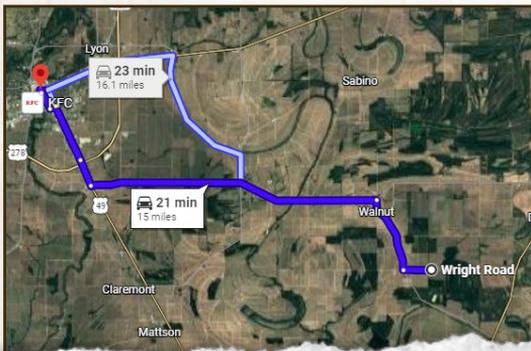
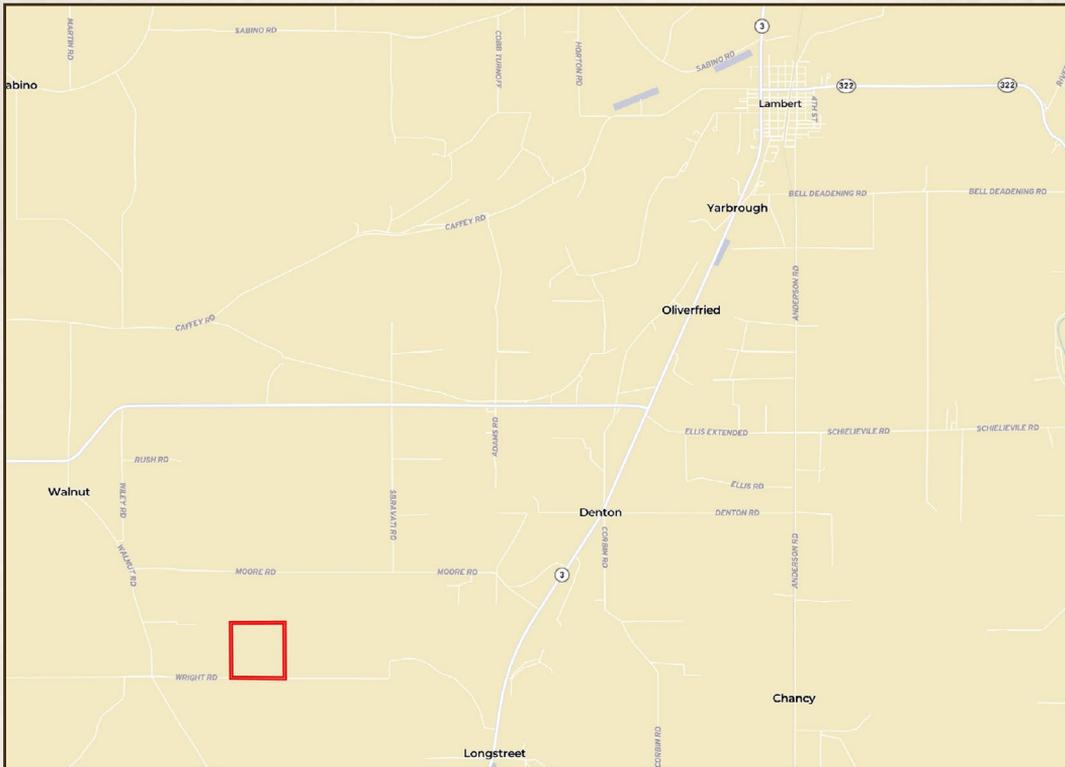
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QUITMAN COUNTY, MISSISSIPPI



Directions From Clarksdale, MS:  
 Travel on MS-322 East for 8.5 miles.  
 Turn right onto Walnut Road and  
 continue for 2.3 miles. Turn left onto  
 Wright Road, and in 0.8 miles, the  
 destination will be on the left.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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