

SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

344± ACRES
QUITMAN COUNTY, MS
\$1,760,000

MISSISSIPPI DELTA FARMLAND

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE QUITMAN 344

PROPERTY PROFILE

LOCATION:

- Airport Road
Marks, MS 38646
- Quitman County
- 2.5± SW of Marks

COORDINATES:

- 34.2385, -90.3175

PROPERTY USE:

- Farmland
- Investment
- Recreational
- Hunting

PROPERTY INFORMATION:

- 344± Total Acres
- 284.3± Farmland
- Farm Lease Through 2026
- Ample Road Frontage
- Five Wells
- Utilities Available

TAX INFORMATION:

- Parcel#1: 930050000000001
- Parcel#2: 93005000000000101
- 2025 Taxes: \$6,003.85



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE QUITMAN 344

WELCOME TO THE QUITMAN 344, A PRODUCTIVE MISSISSIPPI DELTA FARM LOCATED ALONG SECTION 5 ROAD AND AIRPORT ROAD, JUST 2.5 MILES SOUTHWEST OF MARKS. The 344± acre Quitman County tract includes 284.3± tillable acres according to the Farm Service Agency, featuring predominantly Class III Forestdale Silty Clay Loam (nearly level phase), a soil type well known for Delta row-crop production.

The property offers excellent paved road access with entrances along the east and west sides of Airport Road, as well as access on the north and south sides of Section 5 Road. The farm has been leased to the same farmer for the past 12 farming seasons and is being operated under a year-to-year lease for the 2026 season. Lease details are available upon request. The farm is nearly 100% irrigated by five wells, including four diesel engine-driven wells and one electric well. Most of the property is located within the FEMA Flood Zone A (100-year flood zone).



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MORE ABOUT THE QUITMAN 344

From a recreational standpoint, the northern portion of the tract offers an area suitable for deer hunting, and there are several locations that could easily support a dove field. From a building perspective, power is available with Entergy Mississippi, Inc., and Big Field Community Water Association appears to run near the northern boundary.

**Please note: The seller will retain a perpetual ingress and egress easement along the bayou on the southwest corner of the property, as well as a well-use agreement for the well located on the southern boundary.*

Whether you are a local operator looking to expand your farming operation or an investor seeking a solid Mississippi Delta row-crop tract, the Quitman 344 needs to be on the list.

Call Michael Oswalt today to schedule your private tour and experience #TheSmallTownWay!



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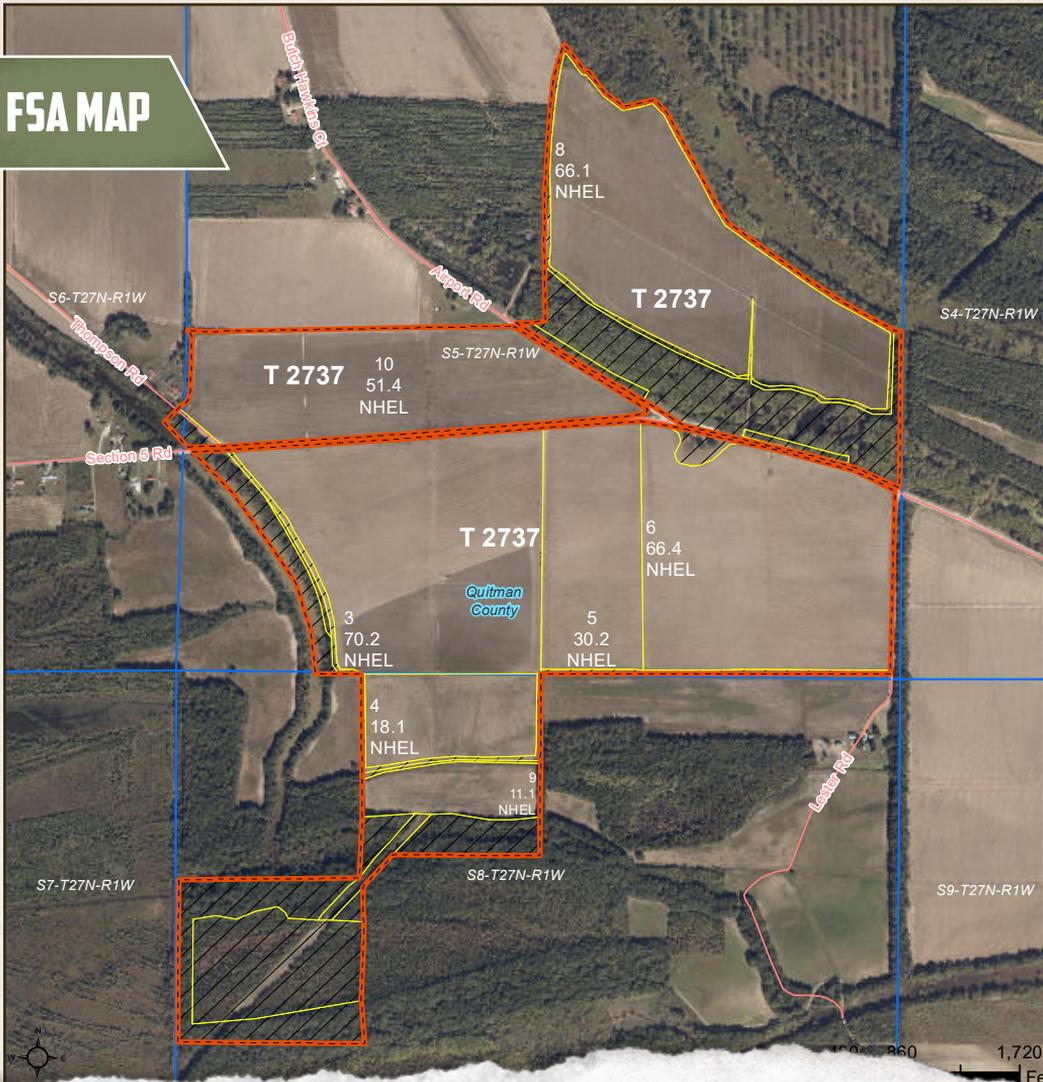
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FSA MAP



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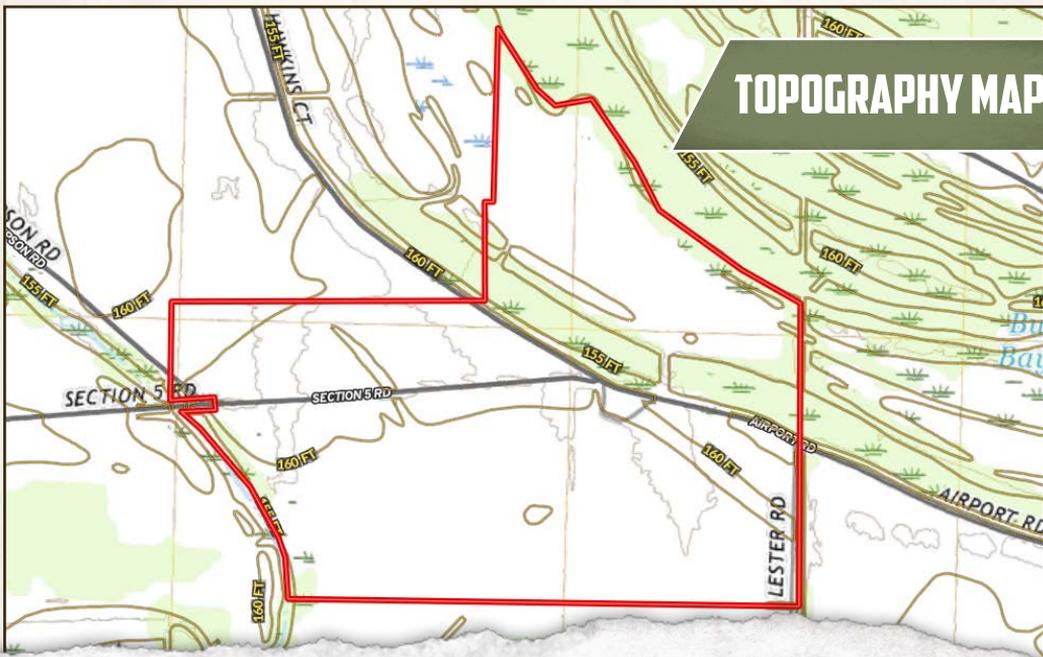
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FLOOD MAP



TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fe	Forestdale silty clay loam, nearly level phase	165.26	48.58	0	64	3w
Da	Dowling clay and silty clay (sharkey)	102.22	30.05	0	40	5w
Fc	Forestdale silt loam, nearly level phase	28.79	8.46	0	65	3w
Dg	Dundee fine sandy loam, nearly level phase	23.35	6.86	0	85	2w
Dn	Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded	14.69	4.32	0	85	2e
Fg	Forestdale silty clay loam, gently sloping phase	3.68	1.08	0	63	3w
W	Water	2.22	0.65	0	-	-
TOTALS		340.21(*)	100%	-	58.8	3.49



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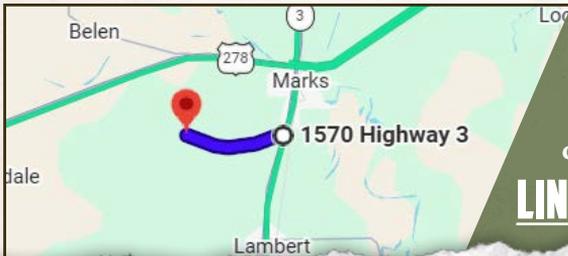
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land id. LINK



Directions From the Intersection of Hwy 3 and Airport Rd: Travel 2.3 miles west on Airport Road to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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