

227± ACRES
QUITMAN COUNTY, MS
\$1,021,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

THE QUITMAN 227

PROPERTY PROFILE

LOCATION:

- Hwy 278
Marks, MS 38646
- Quitman County
- 19.8± Miles W of Batesville
- 45± Miles SW of Oxford
- 62± Miles SW of Memphis

PROPERTY USE:

- Recreational
- Trophy Deer and Duck Hunting
- Investment
- Potential Campsite

COORDINATES:

- 34.2622, -90.278

PROPERTY INFORMATION:

- 227± Total Acres
- 176.33± Acres Enrolled in CRP
- Hardwood & Pine Timber
- Wildlife Plots with Stands
- Duck Holes
- Utilities Nearby

TAX INFORMATION:

- Parcel: 1280270000000003
- 2024 Taxes: \$631.63



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE QUITMAN 227

WELCOME TO THE QUITMAN 227, LOCATED JUST NORTH OF MARKS, IN THE HEART OF THE MISSISSIPPI DELTA. Zoom out on the aerial map to see that the Quitman 227 sits within a large section of land totaling nearly 7,500 acres. This area produces trophy deer and incredible duck hunting, year after year. The 227± acre property is made up of bottomland hardwood timber, a small area of planted pine timber, wildlife plots, and duck holes. If you're looking for a recreational tract in the northern Mississippi Delta, this Quitman County tract needs to be on your list!

As you enter the property off the north side of Highway 278, you will find a perimeter road that will lead you around the entire property. As you ride, you'll see multiple wildlife plots equipped with box stands and two water-controlled duck holes, with one having a sled blind in place. A generator-powered well services the two duck holes for guaranteed water on those dry falls. The deer and duck hunting in the Mississippi Delta can be as good as anywhere during the winter months. The deer numbers in this area are incredible, and the duck hunting in this general area is solid as well. Be sure to look through the trail camera and kill pictures.



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MORE ABOUT THE QUITMAN 227

Of the 227± acre tract, approximately 176.33 acres are enrolled in CRP (Conservation Reserve Program). The contract is paying \$16,848.00 annually through 9/30/2033. This income can help offset a payment or help with the maintenance, upkeep, and/or taxes on the property.

For those looking to build a camp, water and power are available along the highway. The location is convenient, being just north of Marks, 45± miles southwest of Oxford, and roughly 62 miles southwest of Memphis, TN.

The Mississippi Delta is known for its fertile soils, trophy whitetail hunting, and duck hunting, and the Quitman 227 is no different.

If you're in search of an easily accessible deer and duck combo in the northern Mississippi Delta, contact Michael Oswalt today to schedule a private tour!



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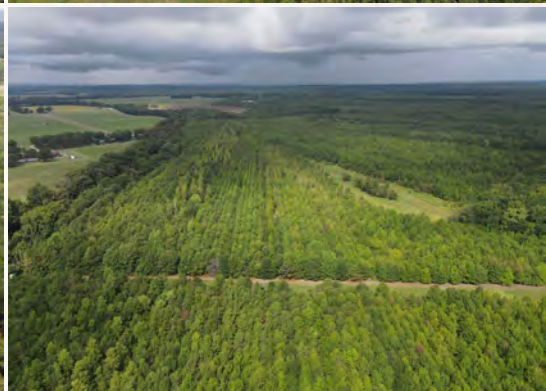
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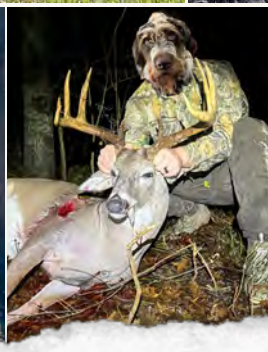
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SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-----|-------|------|
| Da | Dowling clay and silty clay (sharkey) | 102.8 | 44.79 | 0 | 40 | 5w |
| Fe | Forestdale silty clay loam, nearly level phase | 62.39 | 27.18 | 0 | 64 | 3w |
| Fg | Forestdale silty clay loam, gently sloping phase | 20.52 | 8.94 | 0 | 63 | 3w |
| Dc | Dubbs fine sandy loam, gently sloping phase | 18.04 | 7.86 | 0 | 89 | 2e |
| Dg | Dundee fine sandy loam, nearly level phase | 17.39 | 7.58 | 0 | 85 | 2w |
| Fc | Forestdale silt loam, nearly level phase | 5.63 | 2.45 | 0 | 65 | 3w |
| Dn | Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded | 2.63 | 1.15 | 0 | 85 | 2e |
| W | Water | 0.11 | 0.05 | 0 | - | - |
| Dk | Dundee silt loam, 0 to 2 percent slopes, rarely flooded | 0.05 | 0.02 | 0 | 88 | 2w |
| TOTALS | | 229.56(*) | 100% | - | 56.96 | 3.73 |



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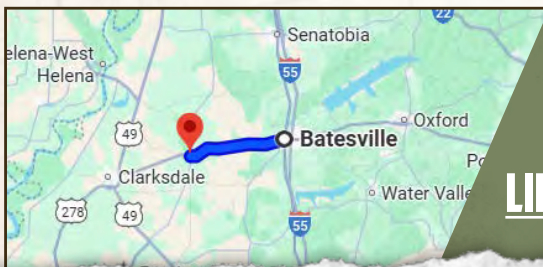
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land **id.** LINK



TOPOGRAPHY MAP



Directions from Batesville, MS: Travel 19.7 miles on US-278 W to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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