



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

93± ACRES
QUITMAN COUNTY, MS
\$464,900

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

THE QUITMAN 93

PROPERTY PROFILE

LOCATION:

- Sweet Valley Road
Lambert, MS 38643
- Across from Gumbo Flats
- Quitman County
- 7.5± Miles SW of Lambert
- 13± Miles E of Clarksdale
- 57± Miles SW of Oxford
- 84± Miles SW of Memphis, TN
- 173± Miles N of Jackson

COORDINATES:

- 34.18455, -90.3925

PROPERTY USE:

- Hunting
- Campsite
- Investment
- Recreational

PROPERTY INFORMATION:

- 93± Total Acres
- 92± Acres Enrolled in WRP
- 22.5± Acres in Shallow Water Area
- 5± Acres of Plantable Impoundment
- 1.5± Acres of Established Food Plots
- 1± Acre Campsite
with Utilities Available
- Hardwood Timber
- 3 Wildlife Plots
- 2 Moist Soil Units
- Duck Holes
- Electric Well

TAX INFORMATION:

- 2025 Taxes: \$230.13
- Parcel #: 1080270000000004
- Part of Parcel: 1080270000000007



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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 93

IF YOU'RE LOOKING FOR AN IDEAL HUNTING PROPERTY IN THE HEART OF THE MISSISSIPPI DELTA, THE QUITMAN 93 IN LAMBERT DESERVES YOUR ATTENTION. This unique deer and duck combo tract offers 93± acres of trophy deer and waterfowl habitat in a premier Delta location near Gumbo Flats, a nearly 7,000-acre highly managed deer and duck hunting club. 92± acres of the total 93± acres were enrolled in the Wetlands Reserve Program (WRP) approximately 30 years ago and have developed into a diverse mix of established hardwoods, moist-soil habitat, native vegetation, and thick wildlife cover. The surrounding agricultural country, natural browse, and acorn-producing hardwoods create an excellent environment for deer, ducks, and the turkeys, who are also known to frequent the Quitman County property.



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MORE ABOUT THE QUITMAN 93

For the waterfowl hunter, the Quitman 93 includes approximately 5 acres of plantable impoundment, a 5± acre timber hole, and additional moist-soil habitat and willow cover. An electric well has already been installed, providing dependable water during dry years and the ability to keep water open during hard freezes when migrating ducks are stacked in the Delta. Three established food plots and an internal trail system make the property easy to hunt and manage. The NRCS has also issued a Compatible Use Authorization, allowing the next owner opportunities to continue improving portions of the wildlife habitat.

Adding even more versatility, there is a 1± acre campsite with utilities available, creating the perfect location for a future hunting cabin and base camp. With quality deer and duck habitat, water management already in place, a potential cabin site, and a location surrounded by some of the Mississippi Delta's best hunting country, the Quitman 93 is a great opportunity to own your own piece of premier Delta recreational property.

**Call Hunter Robison today to schedule a private showing
and experience #TheSmallTownWay!**



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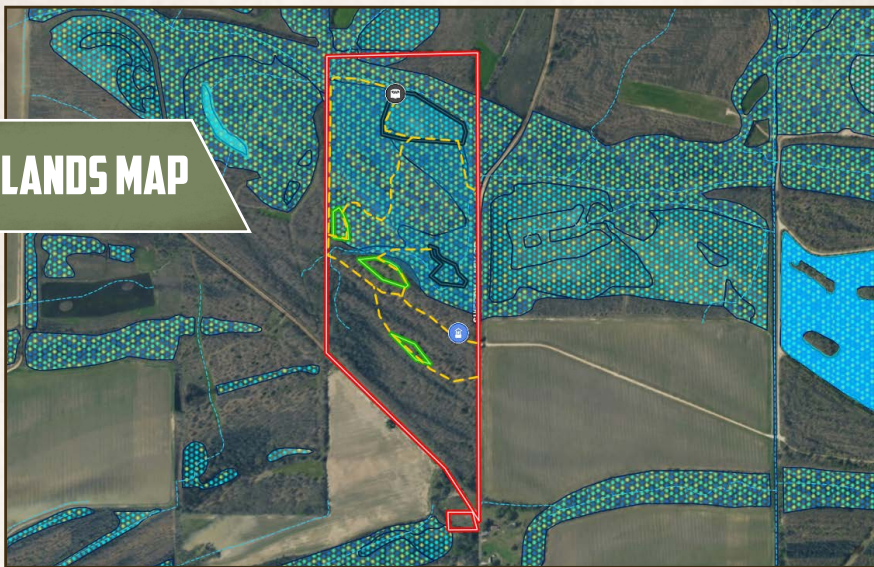
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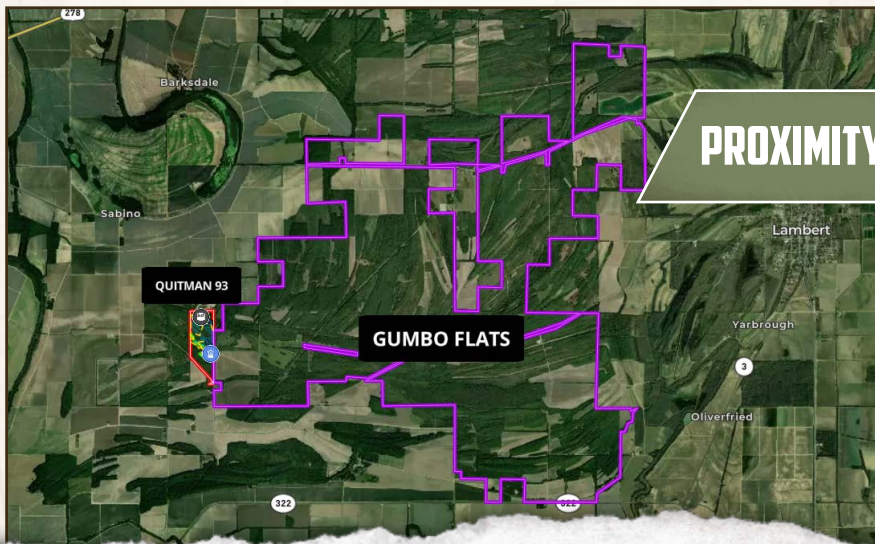
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WETLANDS MAP



PROXIMITY MAP



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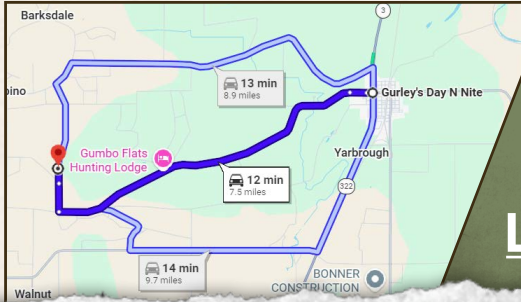
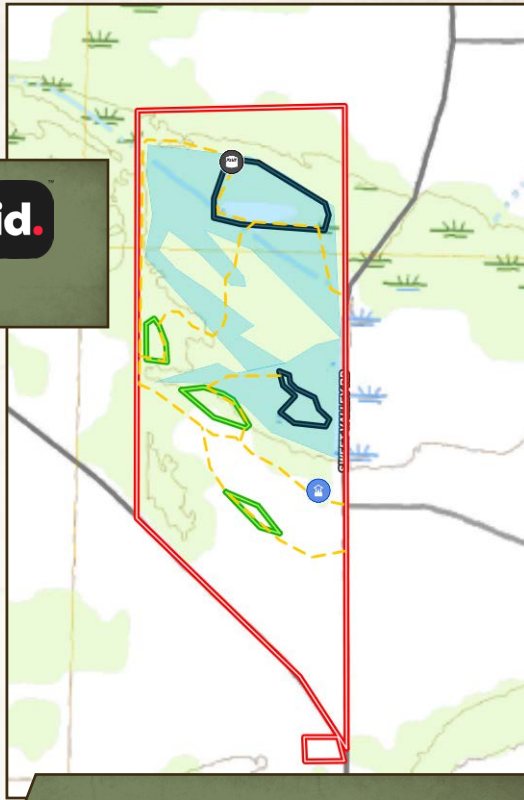
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Directions From Hwy 3 in Lambert, MS: Travel on Caffey Road for 6.2 miles. Turn right onto Bland Road and continue for 0.5 miles. Continue straight onto Sweet Valley Road and proceed 0.3 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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