

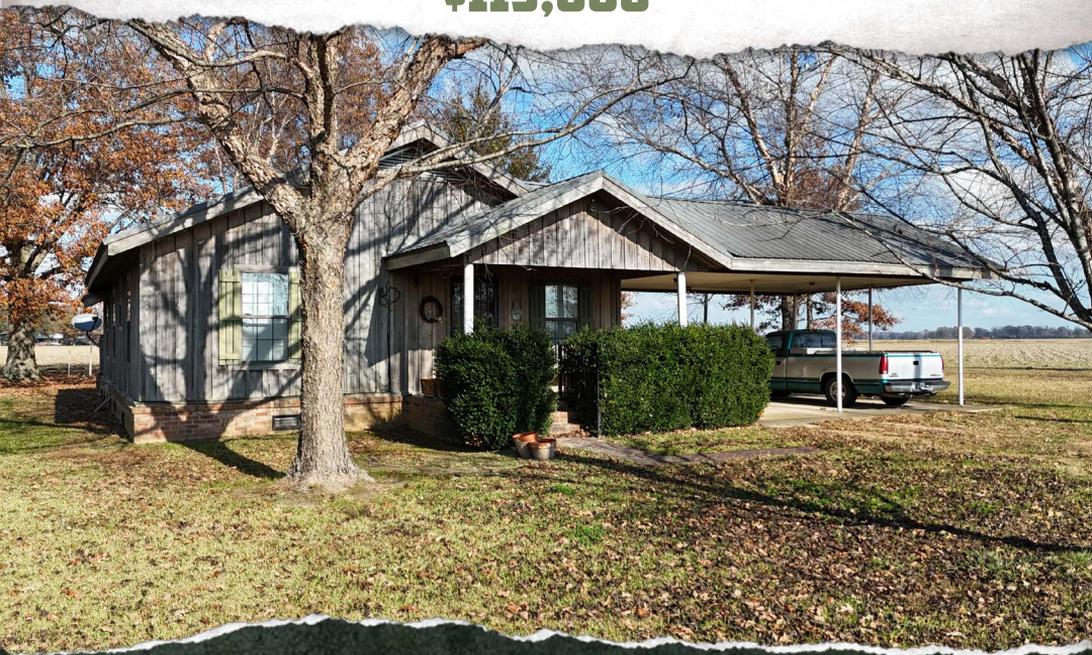


SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



2264 JAMISON ROAD
MARKS | QUITMAN COUNTY, MS
\$119,000



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

2264 JAMISON ROAD

PROPERTY PROFILE

LOCATION:

- 2264 Jamison Road
- Marks, MS 38646
- Quitman County
- 8.8± Miles E of Marks
- 9.5± Miles N of the Coldwater River National Wildlife Refuge
- 15± Miles W of Batesville
- 19± Miles NE of the O'Keefe WMA
- 22.8± Miles NW of Charleston
- 26.7± Miles E of Clarksdale

COORDINATES:

- 34.25839, -90.15504

PROPERTY USE:

- Residential
- Investment
- Potential Duck/Deer Camp

PROPERTY INFORMATION:

- 1± Acre
- 1,300± SqFt House
- 3 Bedrooms/1 Bath
- Built in 1950
- Remodeled in 1980
- Central Heat & Air
- Hardwood Floors
- Attic Space
- New Gas Water Heater
- 2-Car Carport
- Covered Front Porch
- Back Patio
- Covered Parking Shed
- 20x20 Storage Shed with Tin Roof

TAX INFORMATION:

- Parcel #:11703500000000502
- Taxes TBD



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HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

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hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 2264 JAMISON ROAD

DISCOVER COMFORTABLE COUNTRY LIVING WITH A WELL-MAINTAINED 1,300± SQUARE FOOT HOME SET ON 1± ACRE OF OPEN, USABLE LAND. Built in 1950 and remodeled in 1980, the Quitman County residence blends classic character with practical updates. The home features beautiful hardwood floors, central heat and air, attic space, a new gas water heater, three bedrooms, and one bath with a walk-in shower for added convenience.

One of the most impressive aspects of this property is its location, sitting in the heart of Mississippi's premier duck and deer hunting region. This home is conveniently situated just 9.5± miles north of the Coldwater River National Wildlife Refuge, roughly 19 miles northeast of the O'Keefe Wildlife Management Area, approximately 21 miles south of the Charlie Ray Nix Wildlife Management Area, and 43± miles northeast of the Tallahatchie National Wildlife Refuge. Altogether, you'll be within reach of over 16,000 acres of some of Mississippi's finest public deer and duck hunting opportunities.



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MORE ABOUT 2264 JAMISON ROAD

Outdoor amenities add even more value. Enjoy your morning coffee on the covered front porch, relax on the back patio, or take advantage of multiple outbuildings for storage and hobbies. The property includes a two-car carport, a covered parking shed, and a 20x20 storage shed with a tin roof, offering ample space for vehicles, equipment, and tools.

Whether you're looking for a full-time residence, a weekend getaway, or a home base near outstanding hunting lands, this property delivers comfort, convenience, and unmatched access to the outdoors.

**Contact Hunter Robison today to schedule a private tour
and make 2264 Jamison Road in Marks your new address!**



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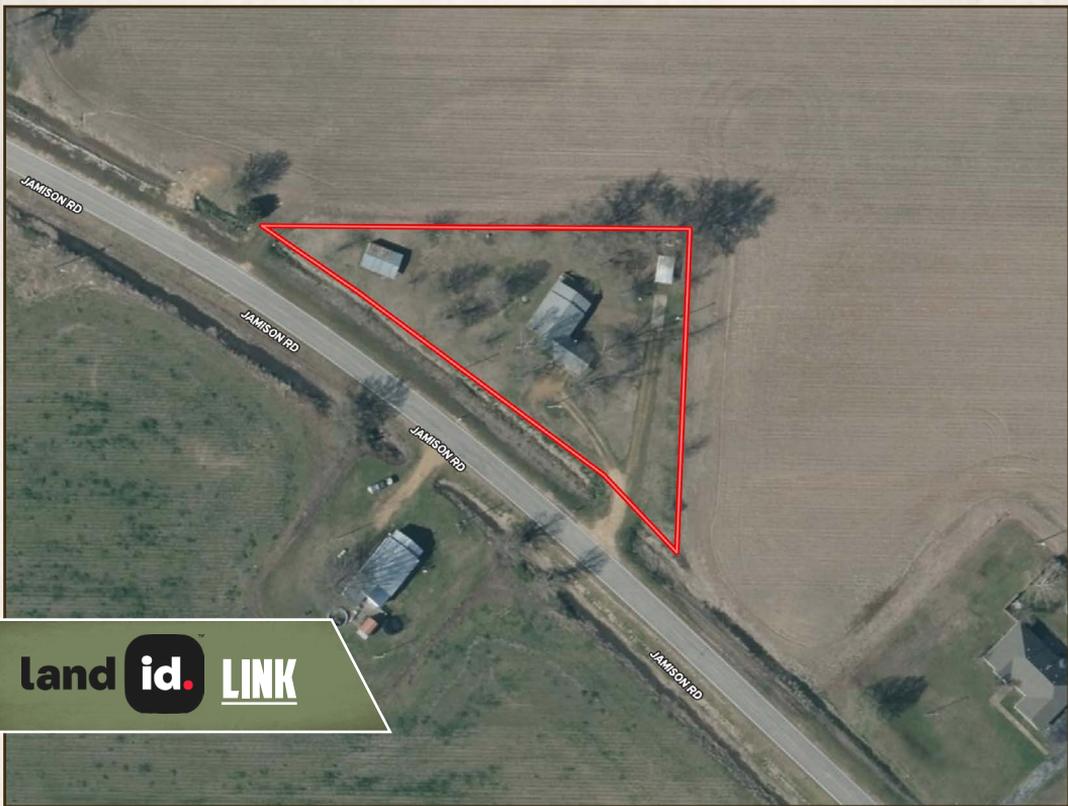
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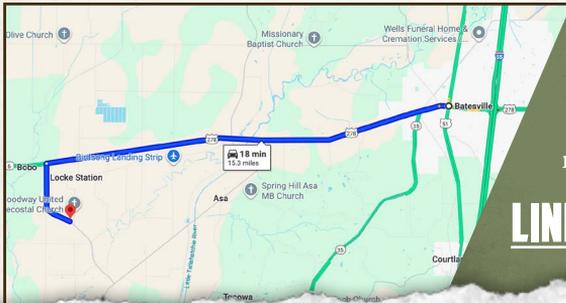
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land **id.** LINK



Directions From Batesville, MS:
Travel 13 miles west on US-278. Turn left on Jamison Road and continue 2.3 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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