



# SMALLTOWN

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

**2925 DUMMYLINE ROAD**  
**BATESVILLE | QUITMAN COUNTY, MS**  
**\$139,000**



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# 2925 DUMMYLINE ROAD

## PROPERTY PROFILE

### LOCATION:

- 2925 Dummyline Road  
Batesville, MS 38606
- Quitman County
- Mississippi Delta
- 2.8± Miles N of Crowder
- 8.4± Miles N of the Coldwater  
National Wildlife Refuge
- 14± Miles SW of Batesville
- 18.6± Miles NE of the O'keefe  
Wildlife Management Area
- 23± Miles S of the Charle Ray Nix  
Wildlife Management Area
- 39.2± Miles W of Oxford
- 41± Miles NE of the Tallahatchie  
Wildlife Refuge

### PROPERTY USE:

- Residential
- Investment
- Delta Hunting Camp

### PROPERTY INFORMATION:

- 0.55± Acre Lot
- 1,400± SqFt Home
- Built in 1980
- 3 Bedrooms/2 Baths
- Large Primary Bedroom
- Roof Replaced in 2022
- Central Heat and Air
- 2 Storage Sheds
- South Panola School District

### COORDINATES:

- 34.21398, -90.13665

### TAX INFORMATION:

- 2024 - \$828.47



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**HUNTER ROBISON**

LAND SPECIALIST

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[hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO 2925 DUMMYLINE ROAD

**WELCOME TO 2925 DUMMYLINE ROAD IN BATESVILLE, MISSISSIPPI—A UNIQUE OPPORTUNITY FOR COUNTRY LIVING, A STARTER HOME, OR THE PERFECT HUNTING BASE CAMP.** The Quitman County property features a home, situated on a 0.55± acre lot, with 1,400± square feet of comfortable living space, three bedrooms, and two baths. Central heating and air provide year-round comfort, and the roof was replaced in 2022, offering peace of mind to the new owners. The home is in the South Panola School District. While the property is located in a flood zone, a professionally constructed berm was built around the home to effectively prevent flooding and protect your investment.



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# MORE ABOUT 2925 DUMMYLINE ROAD

One of the most impressive aspects of this property is its location, being in the heart of Mississippi's premier duck and deer hunting region. This home is conveniently located just over eight miles north of the Coldwater River National Wildlife Refuge, roughly 18 miles northeast of the O'Keefe Wildlife Management Area, approximately 23 miles south of the Charlie Ray Nix Wildlife Management Area, and 41± miles northeast of the Tallahatchie National Wildlife Refuge. You will have access to over 16,000 acres of some of Mississippi's finest deer and duck hunting our state has to offer!

Whether you're looking for a permanent residence, a rental investment, or a weekend hunting camp, 2925 Dummyline Road offers a rare combination of affordability, privacy, and proximity to high-end public lands. Don't miss your chance to own this well-maintained home in one of North Mississippi's most desirable rural areas.

**Call Hunter Robison today to schedule a private tour!**



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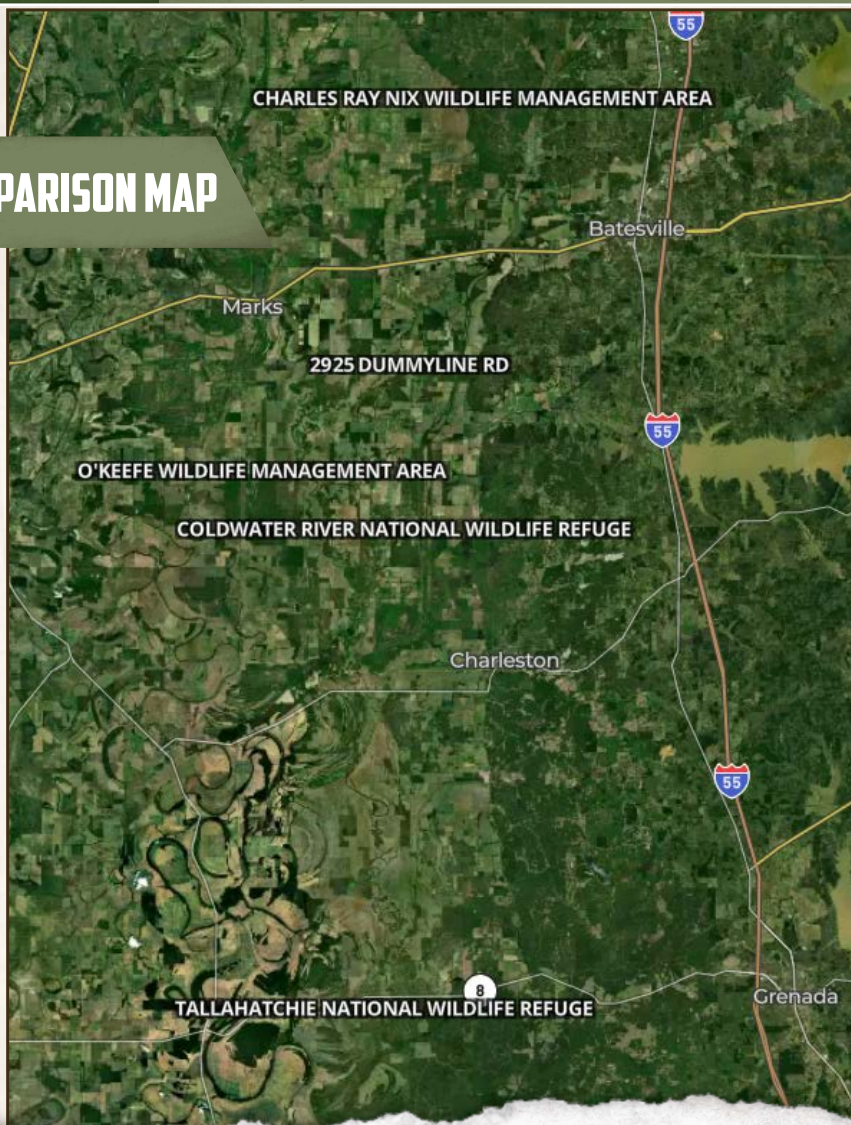
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## COMPARISON MAP



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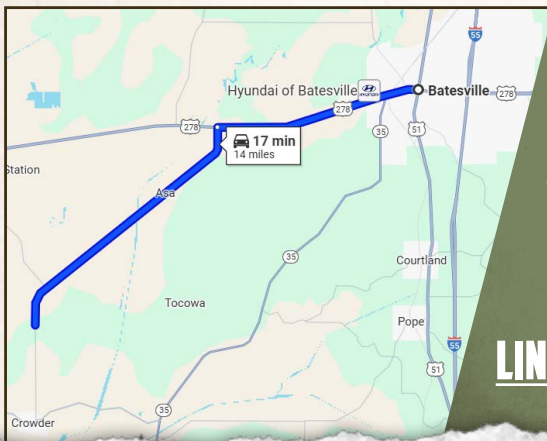
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**land id.** LINK

Directions From the Intersection of US-278W/Hwy51 in Batesville, MS: Travel 5.9 miles west on US-278. Turn left on Dummyline Road and continue 8.1 miles to the property on the right.

Physical Address:

2925 Dummyline Road  
Batesville, MS 38606

**LINK TO GOOGLE MAP DIRECTIONS**



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