



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

THE QUIVER
806.5± ACRES WITH LODGING
SUNFLOWER COUNTY, MS
\$4,650,000



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

THE QUIVER

PROPERTY PROFILE

LOCATION:

- 40 E Blackbelt Road
Sunflower, MS 38778
- Sunflower County
- 1 Hr 45 Min NW of Madison
- 1 Hr 56 Min SW of Oxford
- 2 Hrs 18 Min SW of Memphis
- 4 Hrs NE of Baton Rouge

COORDINATES:

- 33.4912, -90.5459

PROPERTY USE:

- Recreational
- Residential
- Hunting & Fishing
- Investment

TAX INFORMATION:

2023 Taxes: \$8,544.67

- Parcel #1: 039-29-00-003.00
- Parcel #2: 039-30-00-001.00
- Parcel #3: 039-30-00-004.00
- Parcel #4: 039-30-00-003.00
- Parcel #5: 039-30-00-002.00
- Parcel #6: 039-31-00-003.00
- Parcel # 7: 116-24-00-001.03
- Parcel #8: 116-24-00-001.02

PROPERTY INFORMATION:

- 806.5± Total Acres
- 691± Acres in a Conservation Easement
- 164.78± Acres Enrolled in WRP
Within the CE
- Remaining Acreage Free of Encumbrances
- 3,638± SqFt Main Lodge
- 558± SqFt Cottage: 1 Bed/1 Bath
- 552± SqFt Apartment: 1 Bed/1 Bath
- 2,772± SqFt Barn
- 5± Acre Stocked Pond
- Shooting Range
- 2± Miles of Quiver River Frontage
- Duck, Deer & Small Game
- Mature Bottomland Timber, Oxbows,
Sloughs & Thickets
- Retired Ponds & Retired CRP
- Wildlife Plots with Stands
- 6 Boss Buck Protein Feeders
- Biggest Deer over 170"
- 15+ Ducks Holes with
Flood Control Structures
- 7 Wells, Underground Piping,
& 17 Risers in Place
- Magnitude of Infrastructure
- Miles of Interior Roads
- Multiple Gated Entrances



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

THE QUIVER: THE MISSISSIPPI DELTA AT ITS FINEST

WELCOME TO “THE QUIVER,” LOCATED IN THE HEART OF THE MISSISSIPPI DELTA IN SUNFLOWER COUNTY. When it comes to large duck/deer combos in the Mississippi Delta, they are becoming harder and harder to locate. I don’t know that I’ve seen a privately owned tract with as much infrastructure and extensively thought-out development as this farm. If you’re looking for a turnkey Mississippi Delta farm with lodging, The Quiver should be on the list.

From the road, this place just looks like a big thicket—you honestly have no idea what you’re about to open the gate to. Once behind the gate of the 806.5± acre farm, you quickly start to appreciate the pride of ownership and detailed wildlife enhancements that have taken place over the last 15+ years. The camp area sits over 1/2 mile off the public road. Privacy and seclusion are real here.



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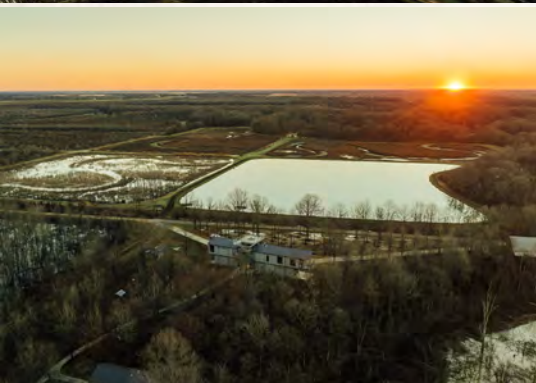
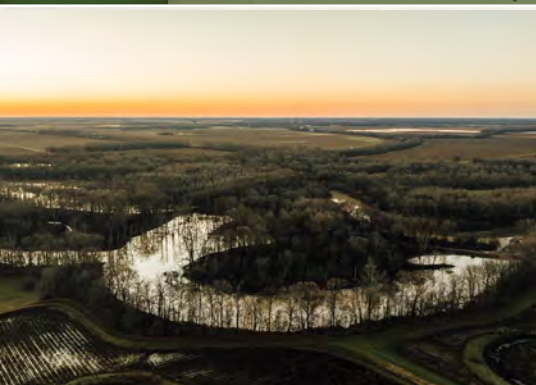
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THE QUIVER: THE LODGE

THE LODGE: The modernly constructed main lodge encompasses 3,638± square feet and offers ample room for family and guests. The first floor features a gym coupled with a bunk room and private full bathroom on the right wing and a wader room, built-in gun safe, laundry room, and half bathroom on the opposite side. The second level features the primary bedroom paired with a bunk room area and private full bathroom, kitchen/great room combo, wine cellar, pantry, and half bathroom. Outside you will find four covered porches perfect for grilling and entertaining. And finally, my favorite is the rooftop patio with a built-in propane firepit. Imagine sitting out here enjoying panoramic views of your stocked pond, multiple duck holes, and wildlife plots all while winding down with friends, family, or clients. The lodge was constructed in 2017 with steel beams, metal exterior coverings, and a metal roof for low-maintenance upkeep. Just beside the lodge, you will find your Generac generator, propane tank, and well house, all located inside a small building and privacy fence.



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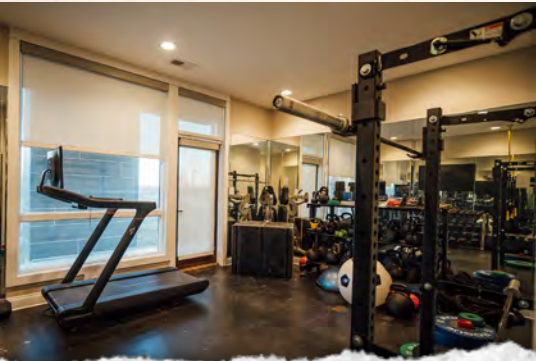
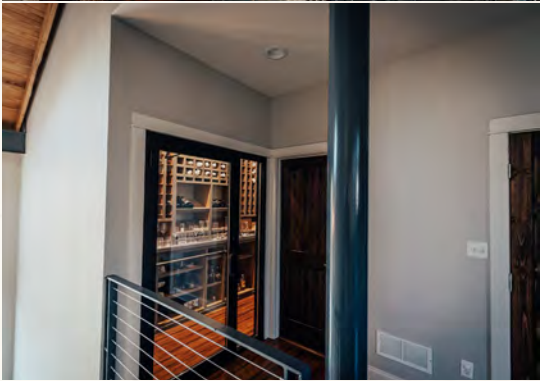
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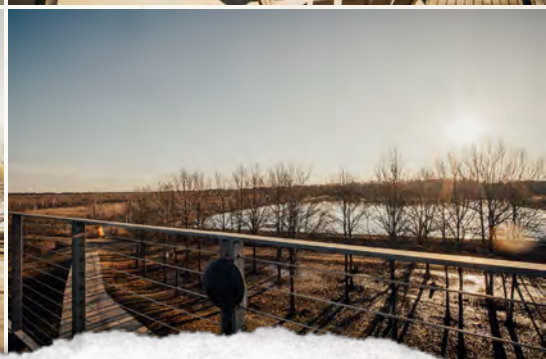
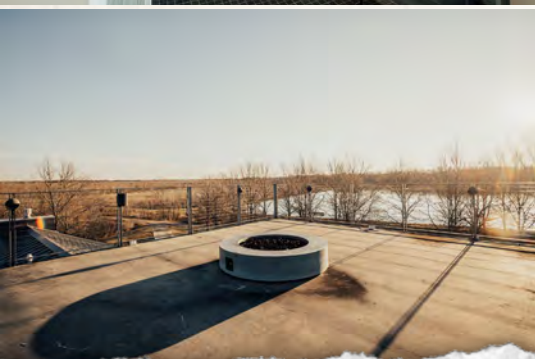
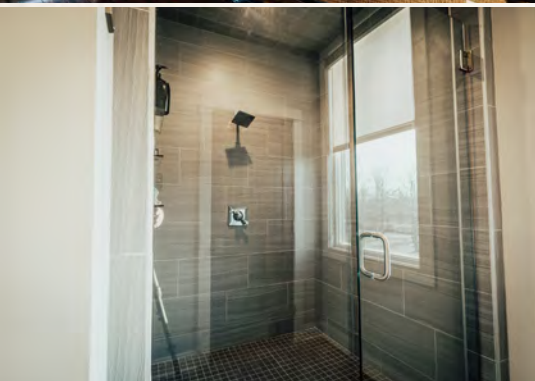
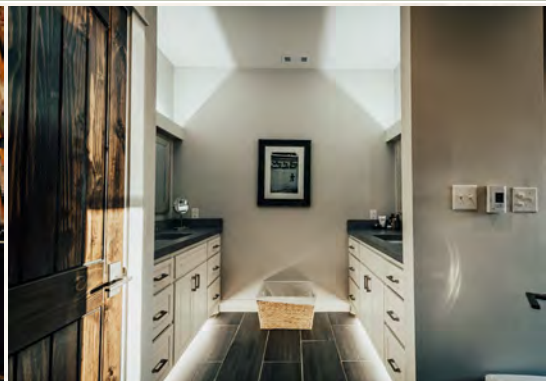
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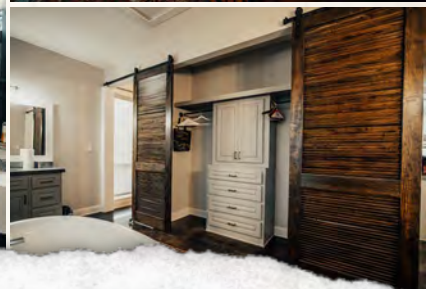
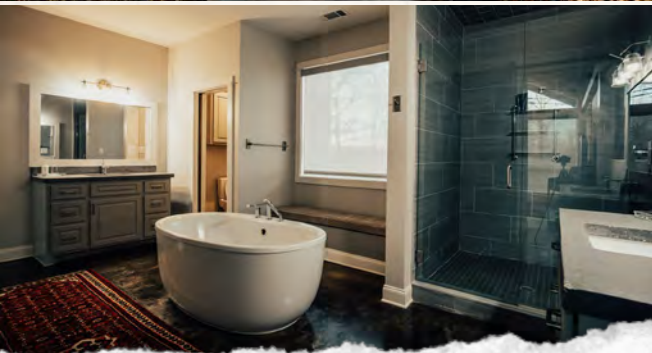
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THE QUIVER: THE GUEST COTTAGE

THE GUEST COTTAGE: Immediately behind the main lodge, a lighted walkway will lead you to a private guest cottage overlooking an old oxbow. The 558± square foot modern guest cottage, also constructed in 2017, features one bedroom, a kitchenette, and a full bathroom. This is the perfect setting for guests or kids.



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THE QUIVER. THE BARN

THE BARN: Not far from the main lodge, you will see the barn tucked away in the back of the camp area. The 2,772± square foot barn has multiple uses. First, it houses most of the equipment to maintain and enjoy the property, such as tractors, implements, boats, UTVs, etc. Secondly, the barn offers dual game cleaning areas and a walk-in cooler for all your wildlife harvest needs. Lastly, a 552± square foot apartment-style cottage is up top, featuring an open kitchen/living room combo, one bedroom, one bathroom, and a screened-in porch. This would be another great area for overflow guests or a caretaker suite.



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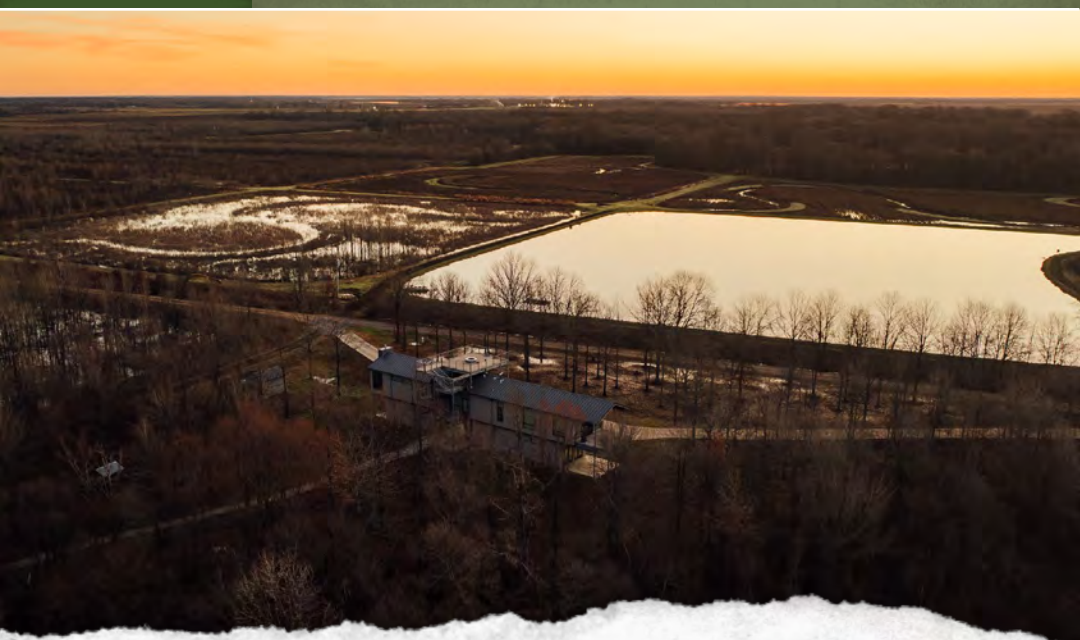
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THE QUIVER: THE LAND

THE LAND: As previously stated, it's hard to comprehend what all has gone into the development of The Quiver without seeing it in person. When you first study this farm from an aerial standpoint, you can easily tell there are some retired catfish ponds on the northern portion of the property. Over the years, these areas have been developed into flood-controlled duck holes and hardwood thickets for the deer and small game. I can only imagine how good rabbit hunting will be. In front of the main lodge, you will see a 5± acre bass and bream pond equipped with an aerator and multiple Texas Hunter Fish Feeders along the bank. Approximately 164.78 acres at the northwest corner of the property were enrolled in the Wetland Reserve Program in 2006. This area is rectangular in shape and has multiple flood-controlled duck holes in place. You will also find several wildlife plots equipped with box stands along the levees in this area. Just to the east of the WRP is an additional pond area located within the conservation easement where the hardwood trees are well on their way to becoming a forest. This area also has wells in place and box stands along the roads overlooking wildlife plots.



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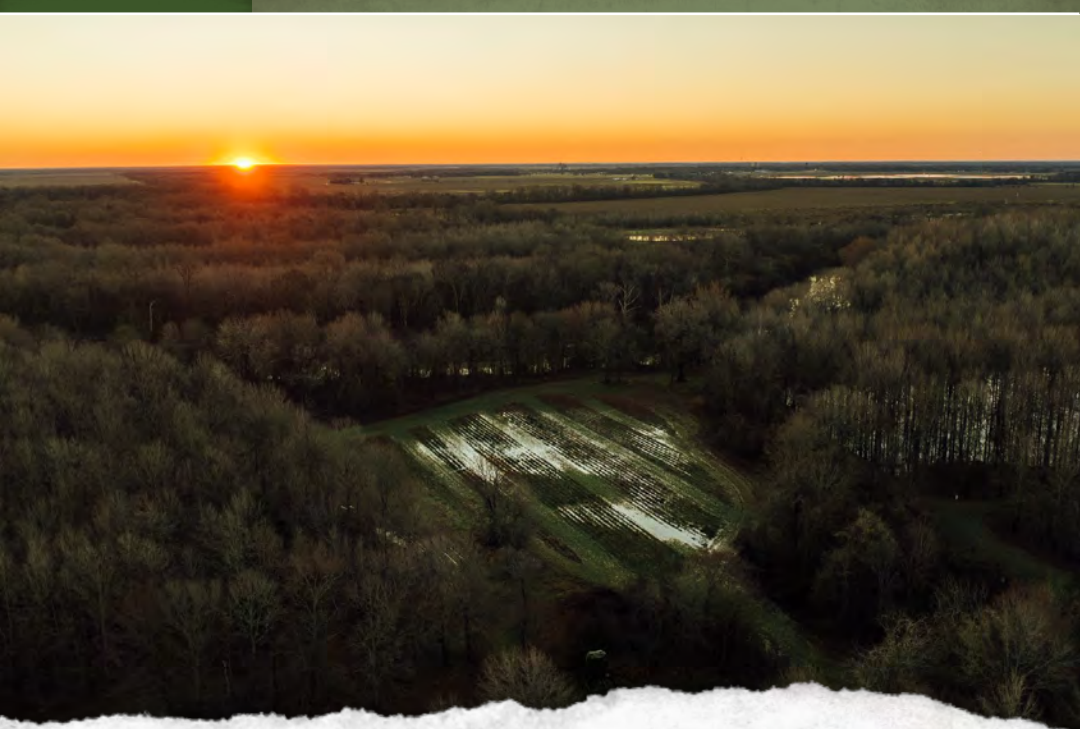
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THE QUIVER: THE LAND

As you leave the pond area, you enter the remainder of the property located nearly two miles along the Quiver River frontage. This portion is home to areas of historic bottomland timber, timbered ridgetops and draws, oxbows, sloughs, and wildlife plots. The diversity is truly incredible! As you ride the many miles of interior roads, the property just keeps getting better. The river frontage would be a bowhunter's dream for finding those hot trails for an all-day rut sit. You will also notice the numerous rifle hunting setups overlooking food plots and/or long-range road shots. The timbered ridge tops and draws are loaded with mature timber, creating the perfect setting for additional bowhunting and endless squirrel hunting. The scattered oxbows and sloughs make for natural resting areas for wintering waterfowl with all the food they can eat in the retired ponds to the north.



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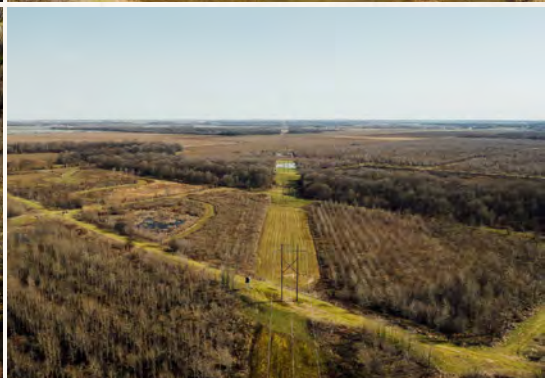
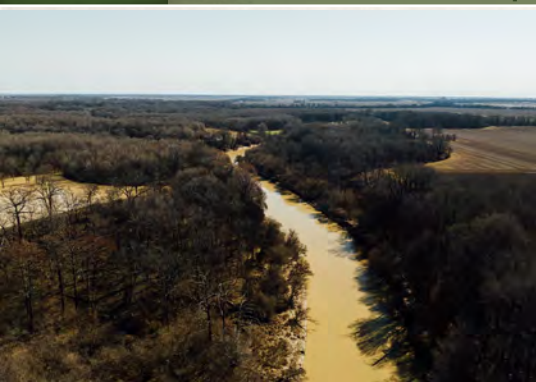
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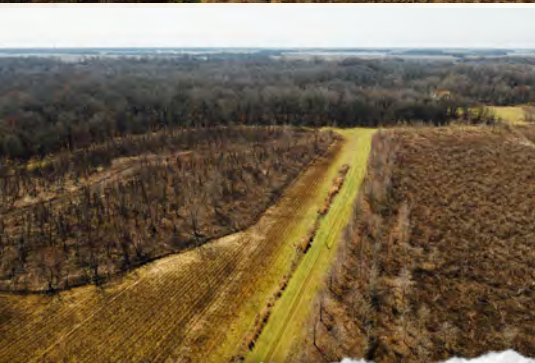
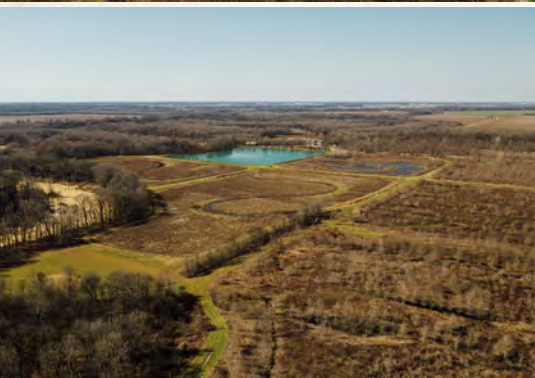
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THE QUIVER: THE WILDLIFE

More than 20 wildlife plots were strategically laid out across the property with ease of access in mind. Most of the plots are equipped with comfortable box stands, tripods, or ladder stands. In addition to the plots, you will find six Boss Buck protein feeders scattered about for keeping the herd at its best when they need it the most. The deer hunting at The Quiver has been exceptional for years, with the biggest deer tipping over 170". Another major attribute is duck hunting. There are over 15 duck holes putting acres upon acres under water each year on The Quiver. The farm enjoys guaranteed water from seven wells and numerous risers in most all areas of the property. There are a ton of flood control structures in place as well. When you combine this much water, plentiful food, and river frontage in the Mississippi Delta, the recipe can be deadly! You will have most every style of duck hunting the Mississippi Delta offers, all on one farm. When the farm was hunted regularly, they were killing 300-500 annually; however, it hasn't been duck hunted to speak of in the last five years. Believe it or not, a few turkeys have been spotted here, but they haven't yet been hunted.



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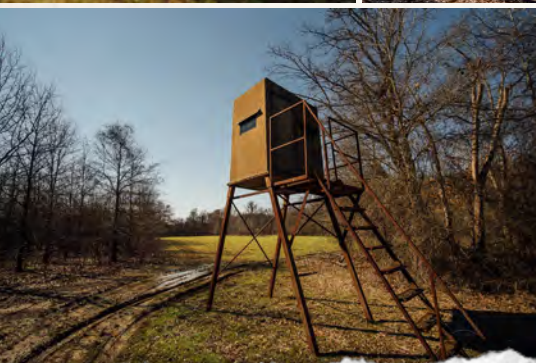
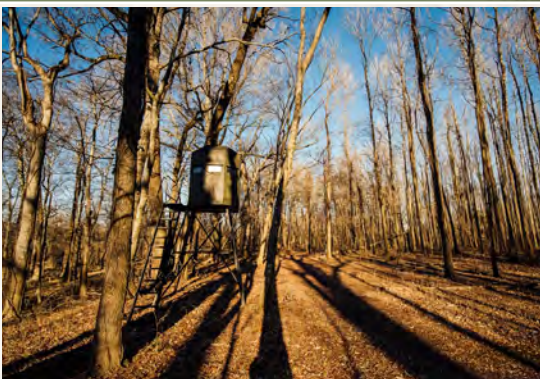
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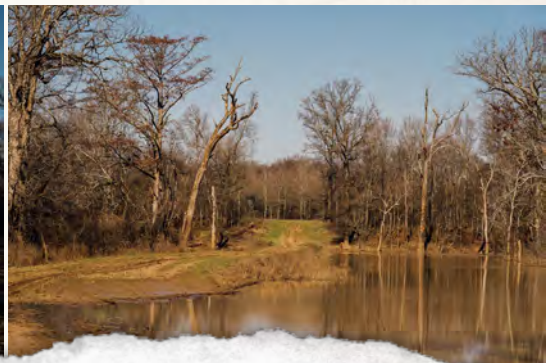
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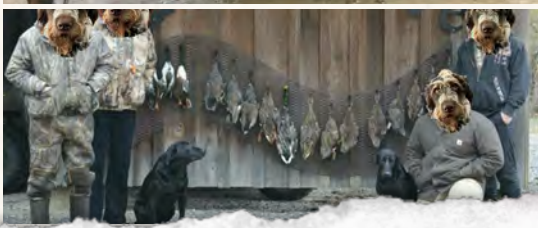
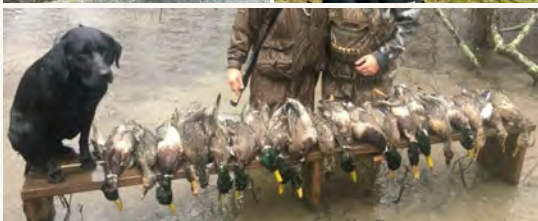
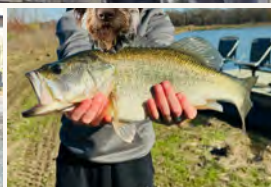
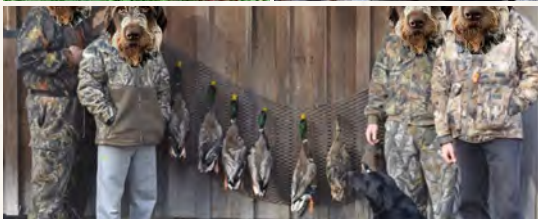
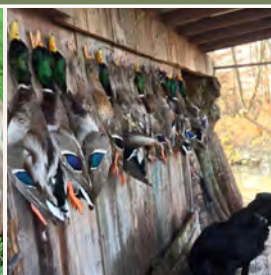
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MORE ABOUT THE QUIVER

When you get back to studying the farm from an aerial standpoint, you will notice multiple gated entrances along the northern end and two gated entrances along the western end. This allows the hunters to slip in and slip out without blowing out the entire farm. Additionally, you will notice two wildlife refuges near The Quiver, one to the east and one to the southwest. These wildlife refuges don't allow deer hunting, just rabbit hunting. From a habitat standpoint, you can see the travel corridors running the rivers and bayous connecting some sizable blocks of woods and riparian timber for the wildlife to thrive. Thankfully, there has never been a pig spotted on the property.



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THE QUIVER CALL TODAY!

The Quiver is conveniently located just under two hours northwest of Madison, MS, roughly two hours southwest of Oxford, MS, approximately 2.5 hours southwest of Memphis, TN, and just over 4 hours northeast of Baton Rouge, LA.

All in all, The Quiver should provide some type of enjoyment for every member of the family. It's one of those special places in the Mississippi Delta that will make the next owner as proud to have it as it has the seller.

If you have been searching for a highly improved, turnkey Mississippi Delta farm with lodging, call Michael Oswalt today for your private tour of The Quiver.

CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO



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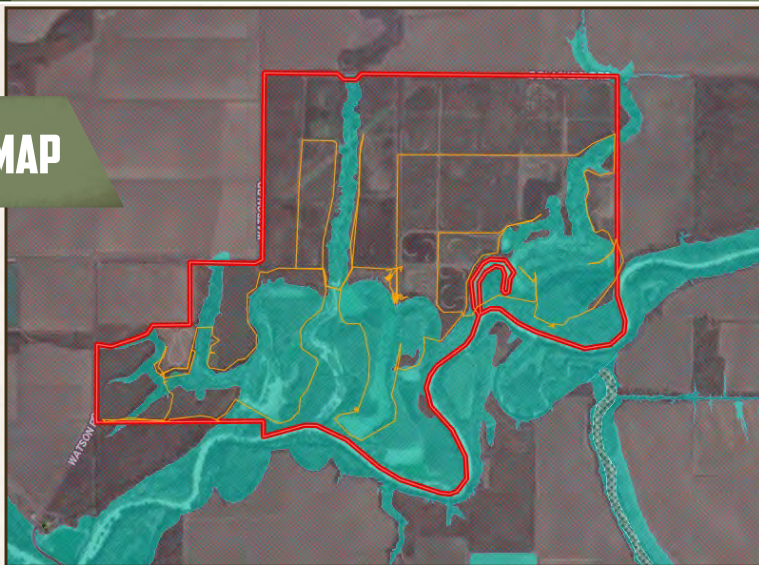
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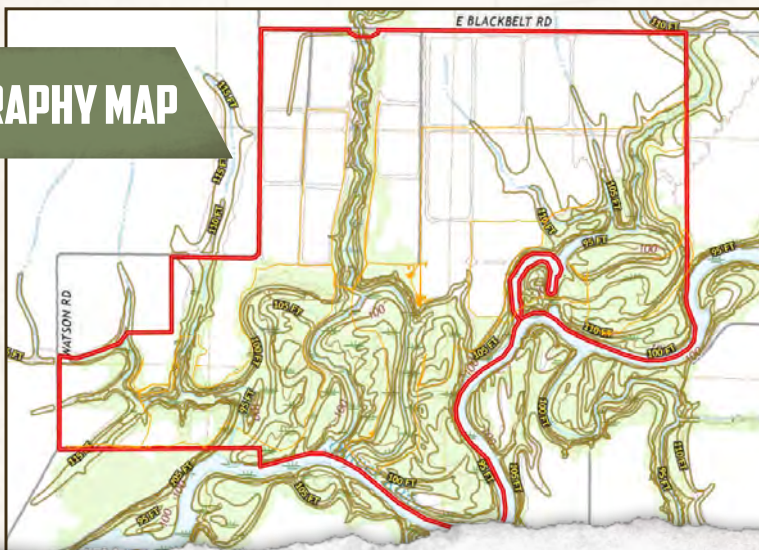
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FLOOD MAP



TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ab	Alligator clay, 0.5 to 3 percent slopes	395.57	47.25	0	49	3e
Dc	Dowling clay (sharkey)	167.23	19.97	0	40	5w
Ac	Alligator clay, 3 to 7 percent slopes	60.37	7.21	0	49	3e
Fg	Forestdale silty clay, 0.5 to 3 percent slopes	56.58	6.76	0	65	3w
Ah	Alligator silty clay, 3 to 7 percent slopes	38.83	4.64	0	49	3e
Ag	Alligator silty clay, 0.5 to 3 percent slopes	34.5	4.12	0	49	3e
Ad	Alligator clay, 7 to 10 percent slopes	15.75	1.88	0	48	3e
Sk	Sharkey-clack soils, 3 to 7 percent slopes (sharkey, bruno)	15.64	1.87	0	51	3e
Fri	Forestdale silty clay, 3 to 7 percent slopes	14.66	1.75	0	64	3w
W	Water	7.96	0.95	0	-	-
Dp	Dundee silty clay loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	7.91	0.94	0	79	4e
Do	Dundee silty clay loam, 0 to 3 percent slopes	7.44	0.89	0	86	2w
Dc	Dowling soils, overwash phases (sharkey)	6.08	0.73	0	43	4w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	5.36	0.64	0	65	3w
Fri	Forestdale silty clay loam, 3 to 7 percent slopes	2.07	0.25	0	64	3w
Am	Alligator silty clay loam, 0.5 to 3 percent slopes	1.3	0.16	0	49	3e
TOTALS		837.25	100%	-	48.81	3.41



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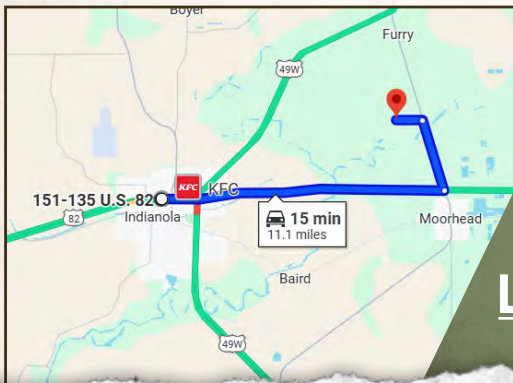
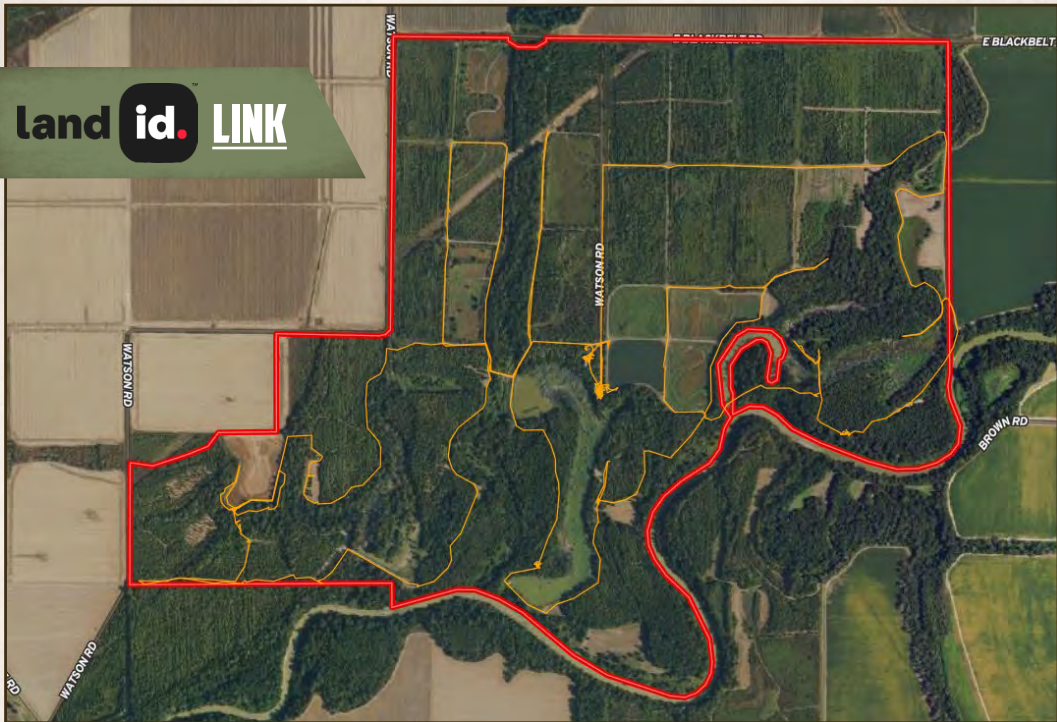
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THE QUIVER

806.5 ± ACRES WITH LODGING

SUNFLOWER COUNTY, MISSISSIPPI

land id. LINK



Directions from US-82 in Indianola, MS: Travel 8.2 miles east on US-82 E toward Virginia Street. Turn left onto Hwy 3 N and continue 2.1 miles. Turn left onto E Blackbelt Road and proceed 0.8 miles to the property on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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Information is believed to be accurate but not guaranteed.

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