



# SMALLTOWN

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

**167.3± ACRES**

**COAHOMA/QUITMAN COUNTIES, MS**

**\$585,500**



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# THE COAHOMA/QUITMAN 167.3

## PROPERTY PROFILE

### LOCATION:

- Off Brahan Road  
Sledge, MS 38670
- Accessed by Deeded Easement
- Coahoma/Quitman County
- 2.3± Miles NW of Birdie
- 9± Miles E of the Mississippi River
- 19± Miles South of Tunica
- 55± Miles SW of Memphis

### COORDINATES:

- 34.4147, -90.3949

### TAX INFORMATION:

2024 Taxes: \$481.92

- Parcel #1: 022-090000000-0000100
- Parcel #2: 11520100000000005

### PROPERTY USE:

- Recreational
- Hunting
- Investment

### PROPERTY INFORMATION:

- 167.3± Surveyed Acres
- Enrolled in WRP
- 3 Wildlife Plots
- Duck Hole
- Trophy Deer Hunting
- Secluded Recreational Tract
- Yazoo Pass Frontage



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**MICHAEL OSWALT, ALC**

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# WELCOME TO THE COAHOMA/QUITMAN 167.3

**WELCOME TO THE COAHOMA/QUITMAN 167.3, LOCATED IN THE SOUGHT-AFTER MISSISSIPPI DELTA.** In 2006, the 167.3± surveyed acre tract was placed in WRP (Wetland Reserve Program), making it a recreational playground until the end of time. The property features some key features that most look for in a Mississippi Delta hunting tract: seclusion, thickets, a duck hole, wildlife plots, a road system, and river frontage. The recreational opportunities include everything the Delta offers—deer, ducks, small game, and, believe it or not, your occasional turkey.

When you study the property from an aerial standpoint, you will notice it doesn't have frontage on a public road. Access is by a deeded easement to the north and runs along the west side of the property, ensuring the general public won't ride near your land and bump the wildlife all the time. Once on the property, it won't take long to figure out this place is a deer breeding ground. You have the thickets for bedding, three sizable slip-in/slip-out wildlife plots, and mature timber along the Yazoo Pass. Anytime you have a decent-sized water source on a property, you can almost guarantee those traveling Mississippi Delta bucks are going to burn it up during the rut. Another perk for the area is that farmland is usually nearby, meaning summer plots are planted for you. The deer numbers are incredible in this area; I personally hunt in the general neighborhood, and you can't ask for better hunting.



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# MORE ABOUT THE COAHOMA/QUITMAN 167.3

The duck hole hasn't been utilized in a few years, but in the past, it produced. There is at least one water control structure in place so you can manage the water throughout the year. The duck hunting can be great in this area, with there being a fair number of natural sloughs, river channels, and farmers leaving water on the fields. It certainly doesn't hurt being just nine miles east of the Mississippi River as well.

Currently, there is an established east-to-west road system in place leading you to the wildlife plots, duck hole, and a couple of different spots along the Yazoo Pass. The property is conveniently located in the northern Mississippi Delta, just a couple of miles northwest of Birdie, 19 miles south of Tunica, and 55 miles southwest of Memphis, TN.

This tract will not be the place to build a cabin or home since it is situated well off the beaten path, completely encumbered in WRP.

**However, if you are looking for a jam-up Mississippi Delta hunting tract, call Michael Oswalt today to schedule a private showing.**



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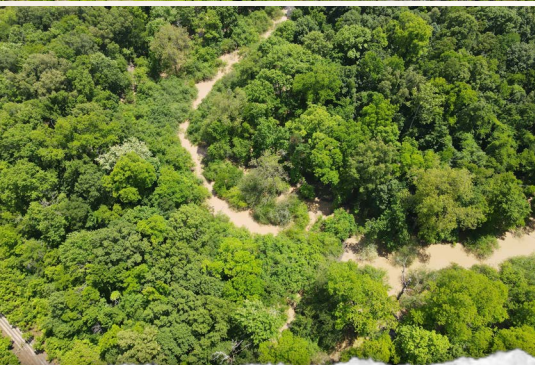
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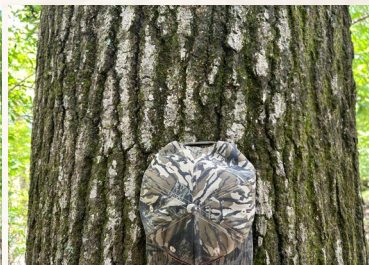
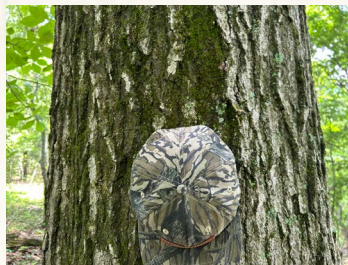
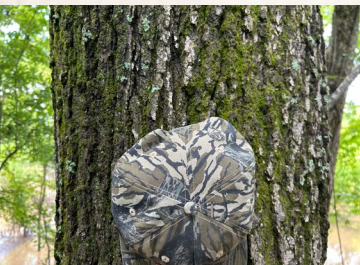
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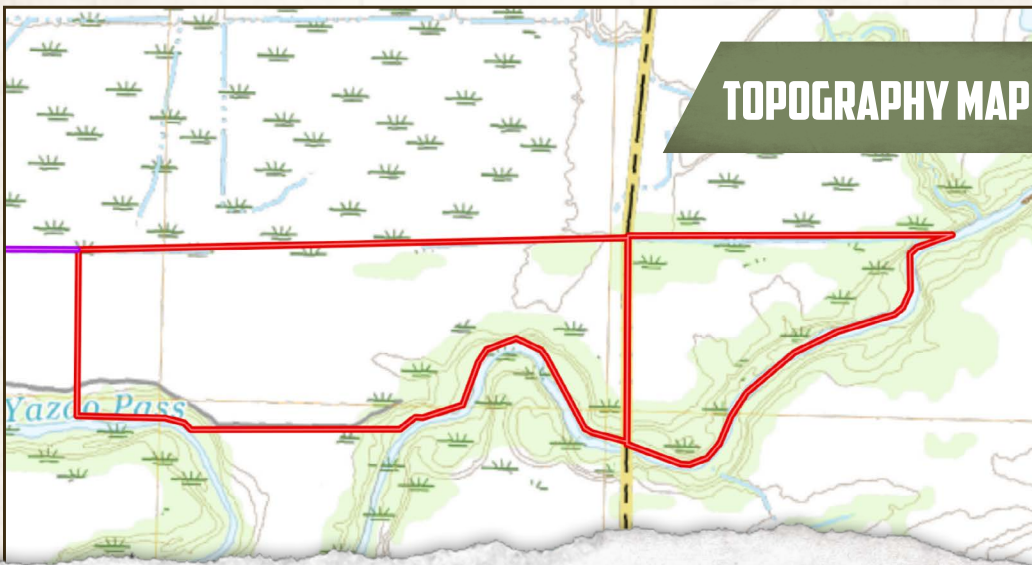


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## FLOOD MAP



## TOPOGRAPHY MAP



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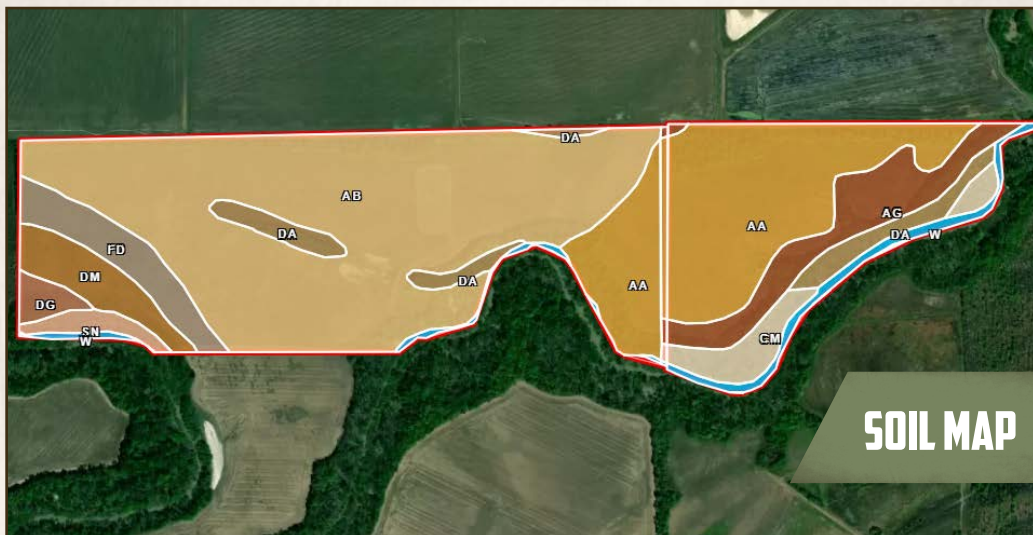
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## SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ab	Alligator clay, 0.5 to 3 percent slopes	77.54	46.61	0	49	3e
Aa	Alligator clay, 0 to 1 percent slopes, rarely flooded, east	39.67	23.84	0	39	3w
Ag	Alligator and Sharkey clays, nearly level phases	12.15	7.3	0	50	3e
Da	Dowling clay (sharkey)	8.13	4.89	0	40	5w
Fd	Forestdale silty clay, 0.5 to 3 percent slopes	7.77	4.67	0	64	3w
Dm	Dundee silty clay loam, 0.5 to 3 percent slopes	6.52	3.92	0	85	2w
Cm	Collins-Falaya silt loams, nearly level phases (collins, waverly)	5.77	3.47	0	78	2w
W	Water	4.48	2.69	0	-	-
Sn	Sharkey-clack soils, 3 to 7 percent slopes (sharkey, bruno)	2.33	1.4	0	44	4w
Dg	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	1.98	1.19	0	87	2e
TOTALS		166.3 4(*)	100%	-	48.42	3.03



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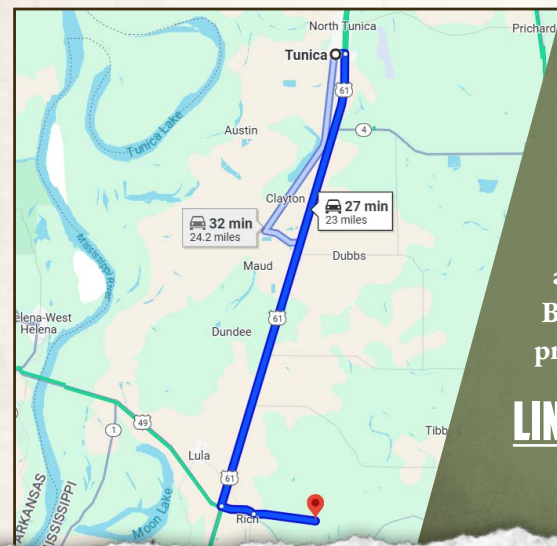
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land **id.** LINK



Directions From Tunica, MS: Travel 0.4 miles east on PFC Dawson Road toward Franklin Road/Turner Lane. Turn right onto US-61 S and proceed 18.8 miles. Turn left onto MS-315 S and continue 1.4 miles. Turn left onto Brahan Road and travel 2.5 miles to the property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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