

Quitman County 62 Acres
101 Tyler Lane
Sledge, MS 38670

\$399,000
62± Acres
Quitman County



Quitman County 62 Acres
Sledge, MS / Quitman County

SUMMARY

Address

101 Tyler Lane

City, State Zip

Sledge, MS 38670

County

Quitman County

Type

Hunting Land, Single Family, Lakefront, Undeveloped Land,
Recreational Land, Farms

Latitude / Longitude

34.469079 / -90.21683

Dwelling Square Feet

2024

Bedrooms / Bathrooms

3 / 1

Acreage

62

Price

\$399,000

Property Website

<https://www.mossyoakproperties.com/property/quitman-county-62-acres-quitman-mississippi/87021/>



PROPERTY DESCRIPTION

62± Acres with Home, Shop, Lake & Bayou Frontage – Prime Deer Hunting in Quitman County, MS

Welcome to an outstanding recreational and investment property located just **2.5 miles north of Sledge, Mississippi**, and **27 miles northwest of Clarksdale**. This **62± acre Quitman County property** combines comfortable living with exceptional wildlife habitat, income potential, and future land development opportunities.

The property features a **3-bedroom, 2-bathroom home** with an attached carport, a **large metal shop with power and water**, and multiple other outbuildings, making it ideal for both full-time living or as a hunting retreat. The surrounding landscape offers beautiful Delta views, with rice and soybean fields nearby creating a prime environment for big Mississippi whitetails.

Property Highlights:

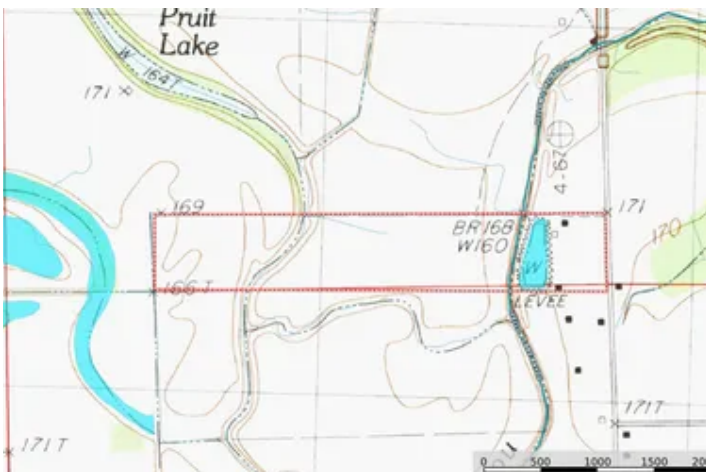
- **62± total acres** with diverse terrain and excellent wildlife habitat
- **3-bedroom, 2-bathroom home** with attached carport
- **Large metal shop** with power and water, plus multiple outbuildings
- **2.5-acre lake** – perfect for fishing and enjoyment
- **691± feet of Yellow Lake Bayou frontage**
- **Good internal trail system** for easy access throughout the property
- **59± acres enrolled in CRP through 2027** providing approximately **\$5,900 per year in income**
- **Operating water well** already in place
- **Excellent deer hunting**, with occasional turkeys seen on-site
- Future potential: with CRP expiring in 2027, create large food plots, additional wildlife habitat, or even **waterfowl impoundments/duck holes**

Location & Hunting Opportunities

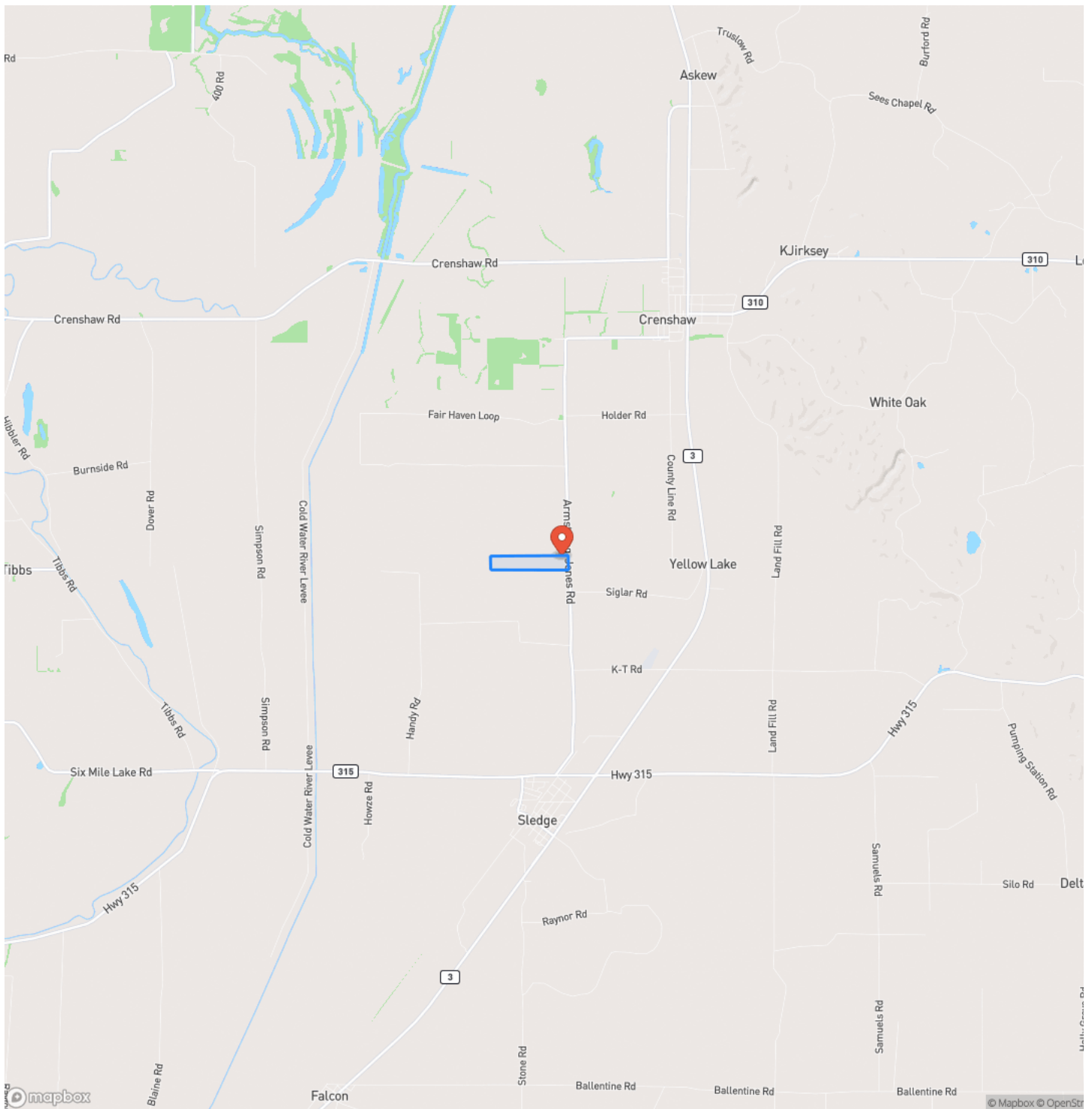
Located in the heart of the Mississippi Delta, this tract is surrounded by productive agricultural fields, making it a magnet for trophy whitetail deer. The combination of CRP cover, bayou frontage, and nearby row crops creates a proven hunting setup.

Whether you're looking for a recreational hunting property, a weekend getaway, or a long-term investment, this **Quitman County 62± acre property** checks all the boxes.

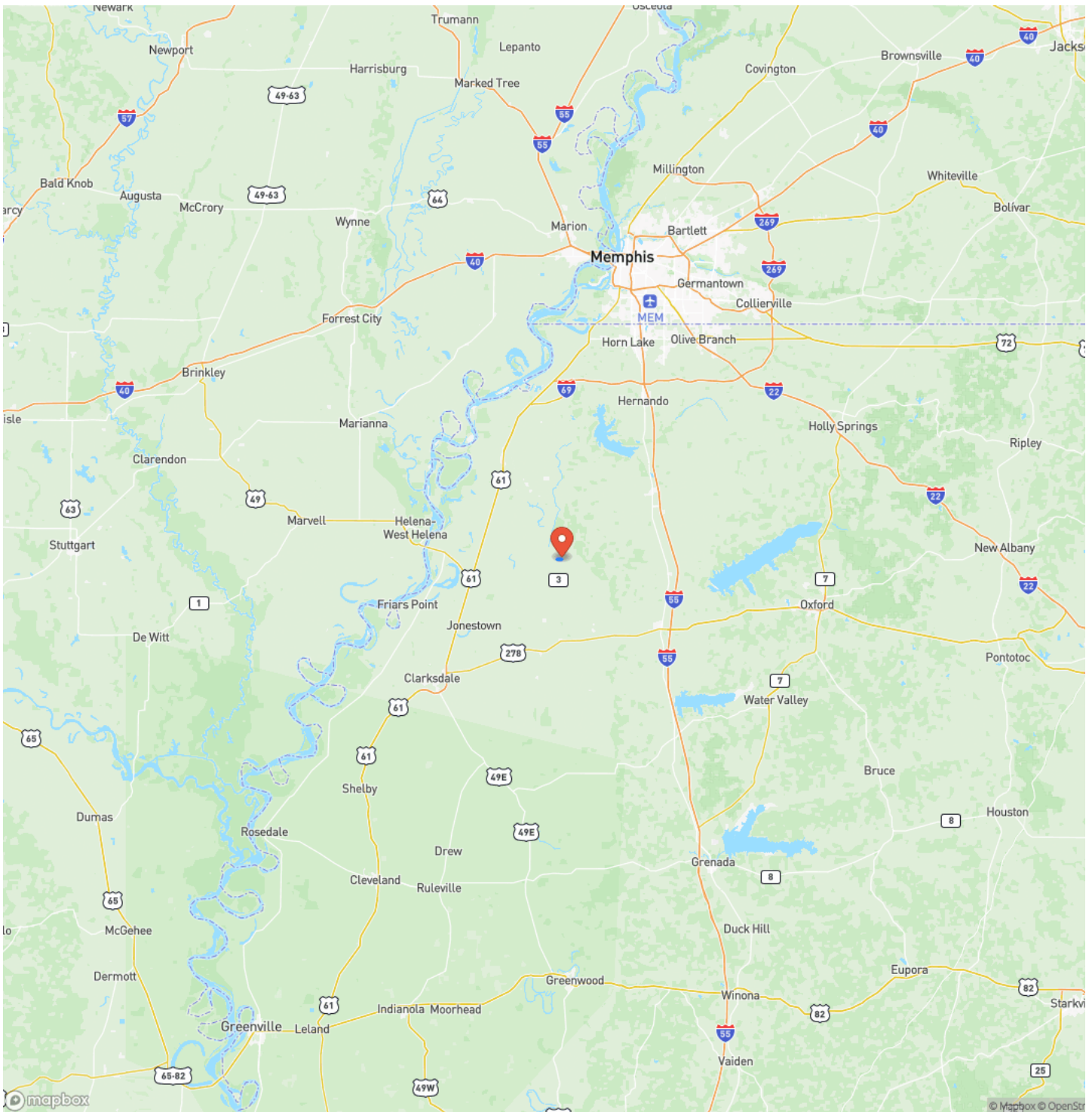
Quitman County 62 Acres
Sledge, MS / Quitman County



Locator Map



Locator Map



Satellite Map



**Quitman County 62 Acres
Sledge, MS / Quitman County**

LISTING REPRESENTATIVE

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NOTES

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MossyOakProperties.com

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

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