

**771 Acre Quitman County, MS Hunting  
Tract**  
Regal Road  
Belen, MS 38609

**\$2,698,500**  
771.400± Acres  
Quitman County



## 771 Acre Quitman County, MS Hunting Tract Belen, MS / Quitman County

---

### **SUMMARY**

**Address**

Regal Road

**City, State Zip**

Belen, MS 38609

**County**

Quitman County

**Type**

Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**

34.2807 / -90.3209

**Acreage**

771.400

**Price**

\$2,698,500

**Property Website**

<https://www.mossyoakproperties.com/property/771-acre-quitman-county-ms-hunting-tract-quitman-mississippi/15777/>





## **771 Acre Quitman County, MS Hunting Tract**

### **Belen, MS / Quitman County**

---

### **PROPERTY DESCRIPTION**

This 771 acre Quitman County, MS property has been owned by one family for 68 years and previously served the purposes for Cotton, Corn, Soybeans, Cattle production as well as now Wildlife and Timber. The vast majority of the acres are currently re-enrolled Conservation Reserve Program structured to hardwood timber and have guaranteed payments ranging from approximately \$91.00 to \$99.00 per acre for 13 to 15 years on contract. Total acres in CRP 627 acres, \$59,420 annual payment.

Approximately 144 acres are not enrolled in the CRP. The areas not enrolled in CRP are specifically designated for wildlife food plots and are not enrolled in CRP acreage to allow for enhanced planting etc. The hardwood CRP trees are producing acorns in significant numbers and other types of mass for wildlife and at 15 to 18 years of growth are adding value for future thinning and sale. In addition there are two areas of mature hardwoods that comprise of approximately 40 acres that could be harvested or further manipulated for hunting purposes that are not in the CRP program.

An extensive system of water control structures has been installed with the design and purpose to enhance Waterfowl habitat through out the vast majority of the property. These improvements have made this into an outstanding duck hunting property with populations returning each year. This property is adjacent to substantial area of Conservation Program lands and has become one of the most productive hunting areas in North America. Outstanding Trophy Whitetail inhabit these woods as well and have been selectively managed for desired growth and status. This is truly a unique property offering great values and opportunities. The agent is an owner of this property.

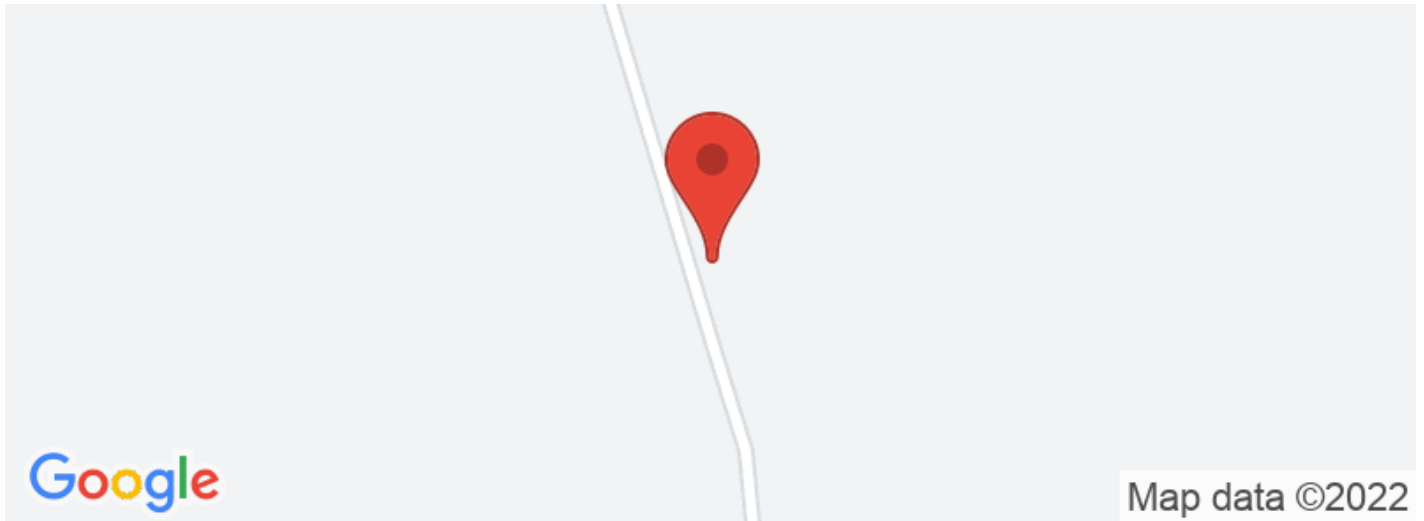


**771 Acre Quitman County, MS Hunting Tract**  
**Belen, MS / Quitman County**

---

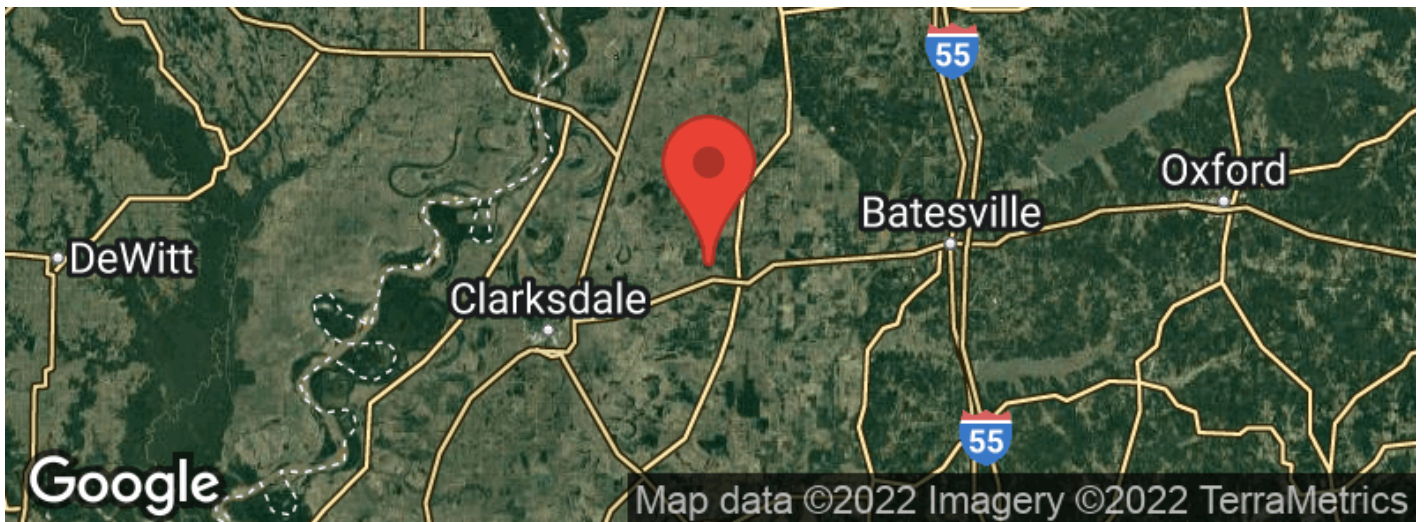
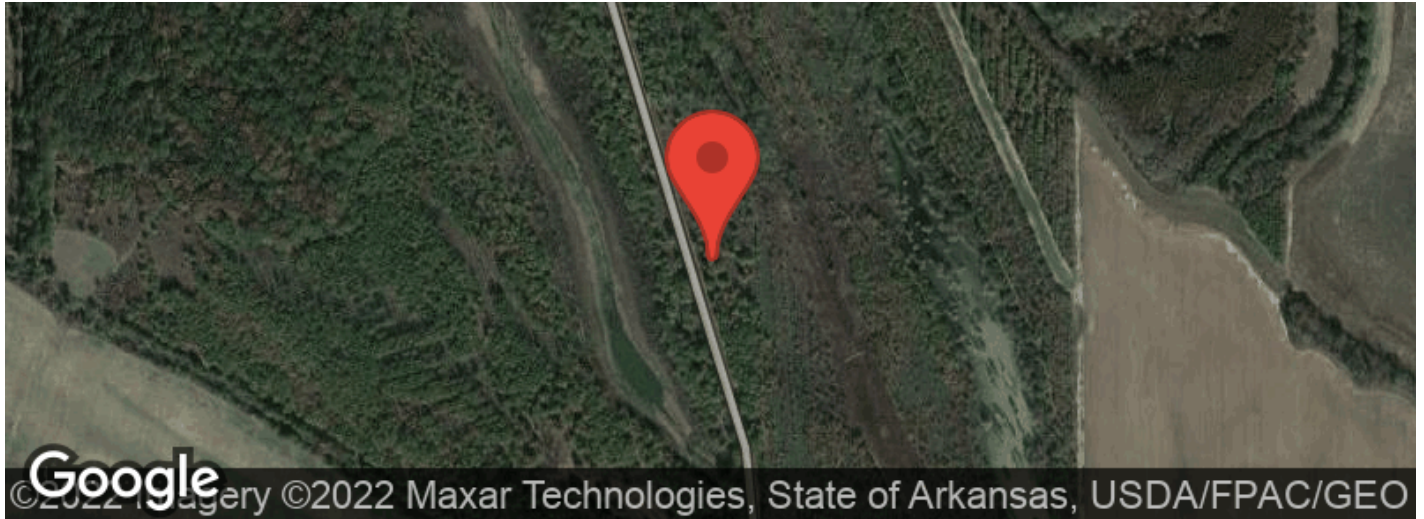


## Locator Maps





## Aerial Maps



**771 Acre Quitman County, MS Hunting Tract**  
**Belen, MS / Quitman County**

---

**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Skip Graeber

**Mobile**

(662) 313-0230

**Email**

sgraeber@mossyoakproperties.com

**Address**

223 Sharkey Avenue

**City / State / Zip**

Clarksdale, MS 38614

---

**NOTES**

---

---

---

---

---

---

---



**MORE INFO ONLINE:**

**MossyOakProperties.com**

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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**

**5741 Hwy 45 Alt South**

**West Point, MS 39773**

**(662) 495-1121**

**MossyOakProperties.com**

---



**MORE INFO ONLINE:**

**MossyOakProperties.com**