

**Quitman County 120 acres**  
**Shelton Road**  
**Lambert, MS 38643**

**\$360,000**  
**120± Acres**  
**Quitman County**



**Quitman County 120 acres**  
**Lambert, MS / Quitman County**

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**SUMMARY**

**Address**

Shelton Road

**City, State Zip**

Lambert, MS 38643

**County**

Quitman County

**Type**

Hunting Land

**Latitude / Longitude**

34.171439 / -90.190375

**Taxes (Annually)**

568

**Acreage**

120

**Price**

\$360,000

**Property Website**

<https://www.mossyoakproperties.com/property/quitman-county-120-acres-quitman-mississippi/35603/>



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**PROPERTY DESCRIPTION**

This recreational property in eastern Quitman County is split into an eighty acre portion and a 40-acre block that touch on the corners. They are two and one-half miles west of Crowder and five and one-half miles southeast of Lambert. The confluence of the Coldwater and Tallahatchie River is north of Mississippi Highway 322, just west of the property. The area is known for waterfowl hunting and has produced numerous trophy whitetails. It lies south of Highway 322 and contains 120 acres. Only 17.46 acres are enrolled in CRP, most of which lies along the natural drainages. The remainder can be cleared for food plots or waterfowl impoundments. The natural drains could be managed to allow for flooding of the planted hardwoods. Don't miss this opportunity to buy a small recreational tract in the Mississippi Delta.



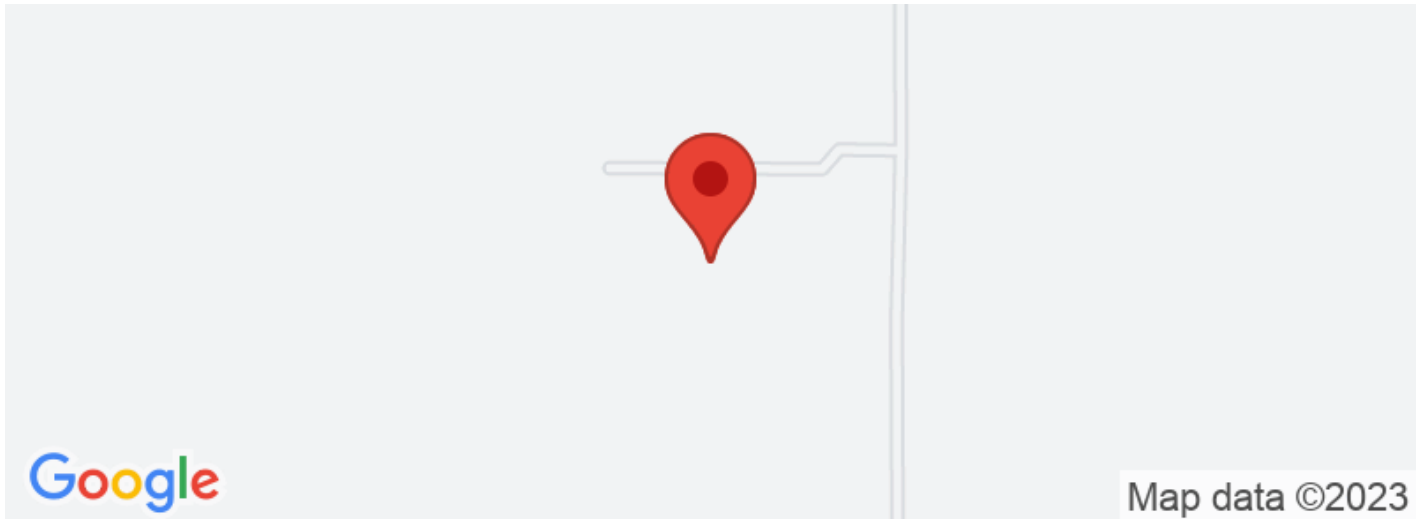


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## Locator Maps





Quitman County 120 acres  
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## Aerial Maps



**Quitman County 120 acres**  
**Lambert, MS / Quitman County**

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**LISTING REPRESENTATIVE**

**For more information contact:**



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223 Sharkey Avenue

**City / State / Zip**

Clarksdale, MS 38614

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**NOTES**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**

## NOTES

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## **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.



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**Mossy Oak Properties Bottomland Real Estate**

**639 Commerce Street**

**West Point, MS 39773**

**(662) 495-1121**

**MossyOakProperties.com**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**