

**Highway 3 114 acres**  
**Ms Highway 3**  
**Lambert, MS 38643**

**\$560,000**  
**114± Acres**  
**Quitman County**



**Highway 3 114 acres**  
**Lambert, MS / Quitman County**

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**SUMMARY**

**Address**

Ms Highway 3

**City, State Zip**

Lambert, MS 38643

**County**

Quitman County

**Type**

Farms

**Latitude / Longitude**

34.151659 / -90.308510

**Taxes (Annually)**

2325

**Acreage**

114

**Price**

\$560,000

**Property Website**

<https://www.mossyoakproperties.com/property/highway-3-114-acres-quitman-mississippi/25624/>



## **PROPERTY DESCRIPTION**

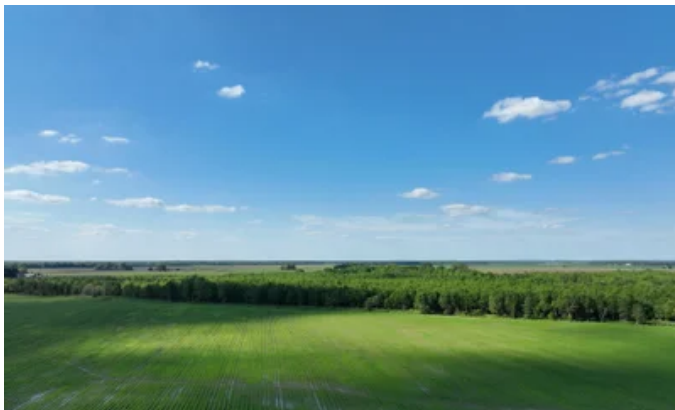
The farm has 114 total acres with great access from both Mississippi Highway 3 and Denton Road. It is basically all cultivable and is equipped with an irrigation well. The well has a turbine pump and gearhead. Although the property is not landformed, the well waters roughly 85-90 acres using the natural ridge and changes in elevation. The soils consist of Class III Alligator, Forestdale and Sharkey clay, silty clay and silty clay loam. There is a small metal-frame shed that can be used for equipment storage. The taxes are \$2,331 per year. The farm is currently planted in soybeans. There is no existing farm lease as it is being cropped by the owner.





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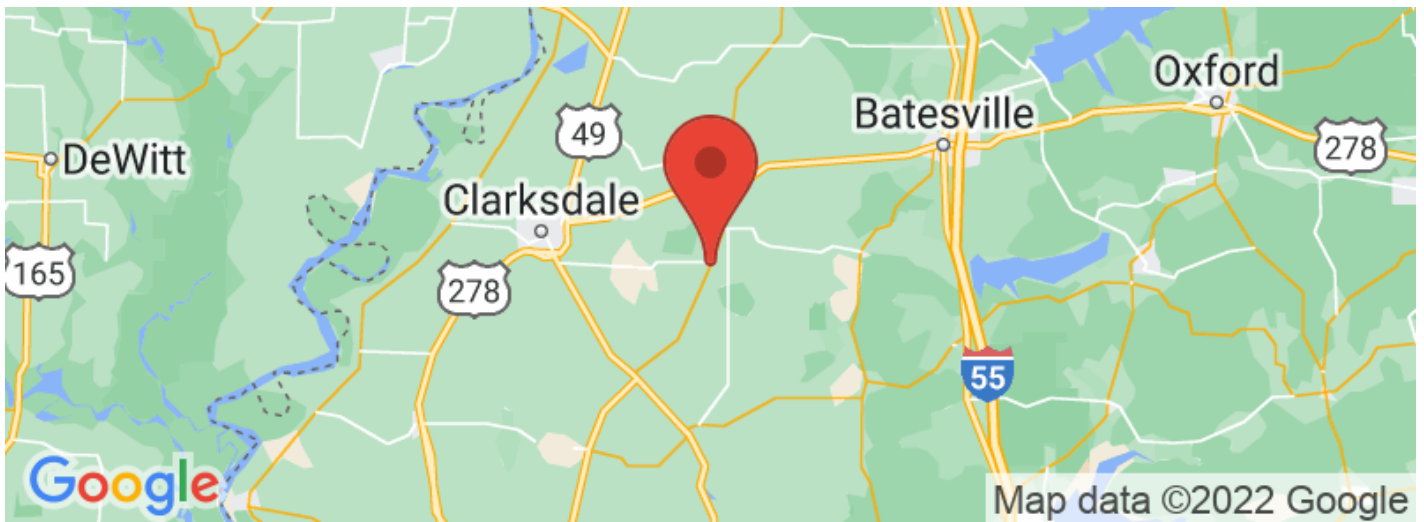
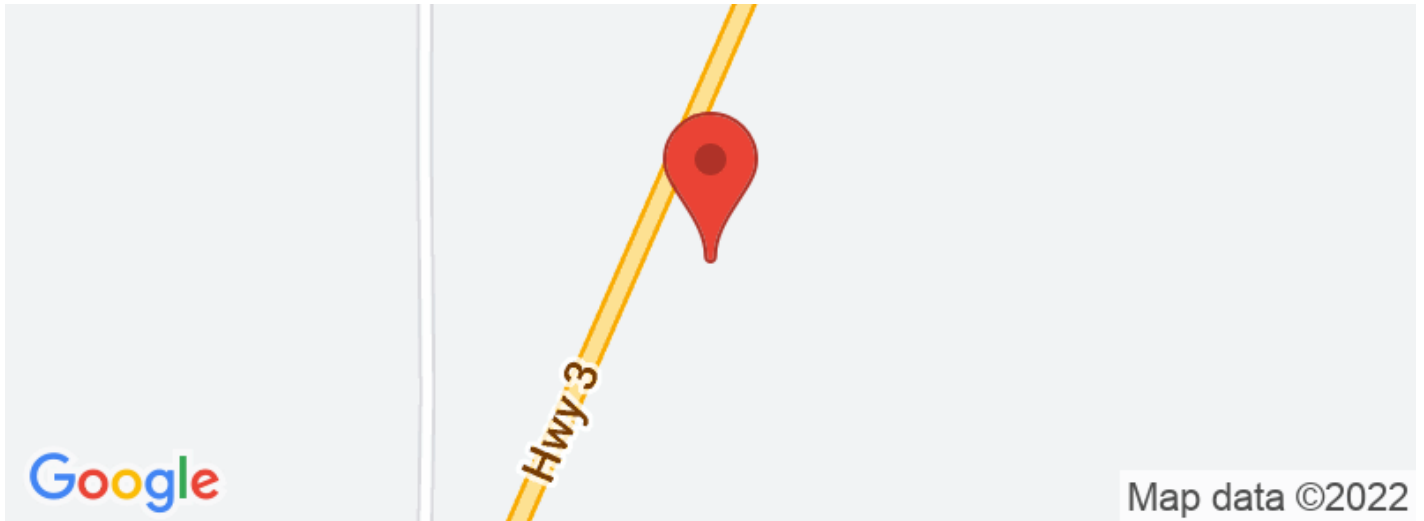
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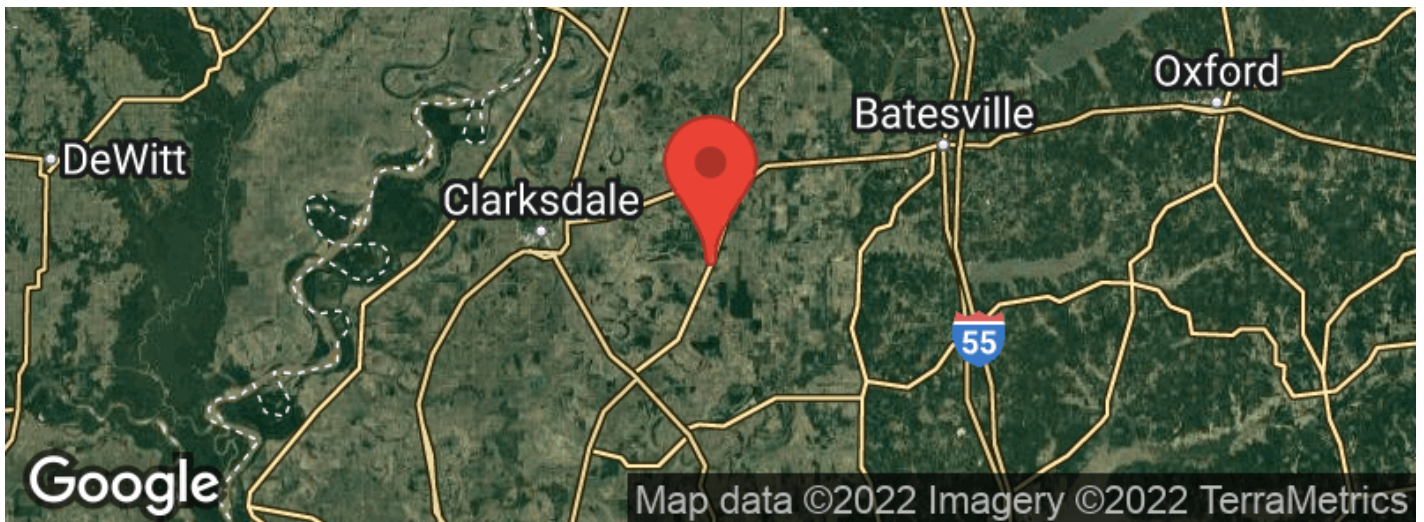
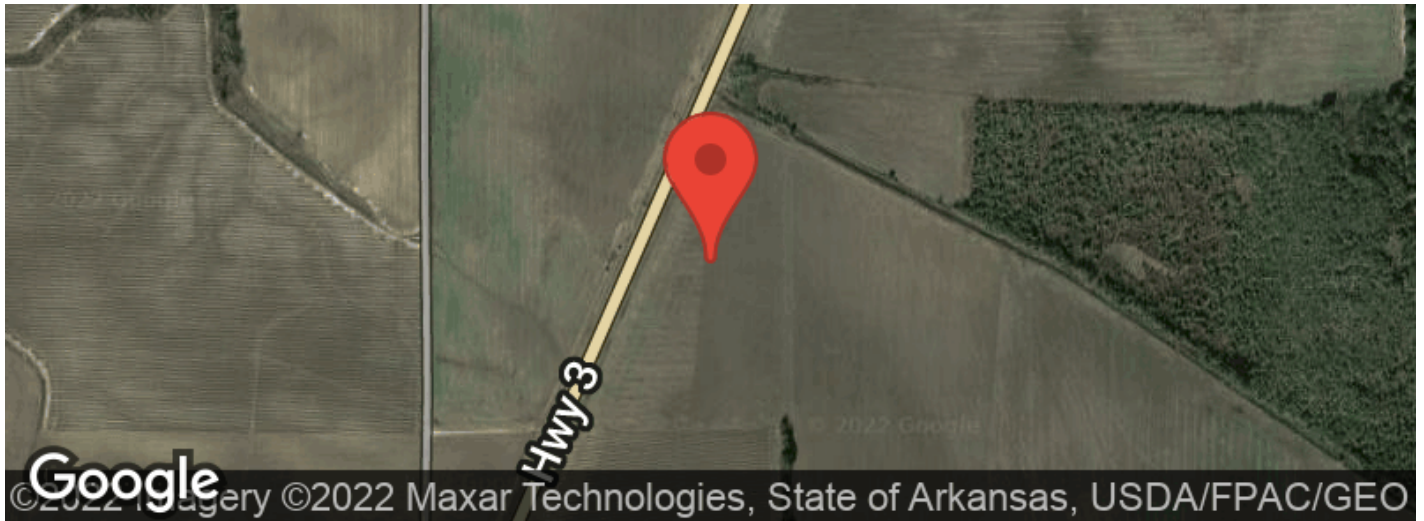
## Locator Maps



Highway 3 114 acres  
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## Aerial Maps





Highway 3 114 acres  
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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Darrell Bullock

### Mobile

(662) 392-3010

### Email

dbullock@mossyoakproperties.com

### Address

223 Sharkey Avenue

### City / State / Zip

Clarksdale, MS 38614

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## NOTES

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**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.



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**Mossy Oak Properties Bottomland Real Estate**

**5741 Hwy 45 Alt South**

**West Point, MS 39773**

**(662) 495-1121**

**MossyOakProperties.com**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**