

Quitman County, MS - Bland Road 91 Acres  
0 Bland Road  
Lambert, MS 38643

**\$414,050**  
91± Acres  
Quitman County





**Quitman County, MS - Bland Road 91 Acres**  
**Lambert, MS / Quitman County**

---

**SUMMARY**

**Address**

0 Bland Road

**City, State Zip**

Lambert, MS 38643

**County**

Quitman County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

34.181257 / -90.392772

**Taxes (Annually)**

228

**Acreage**

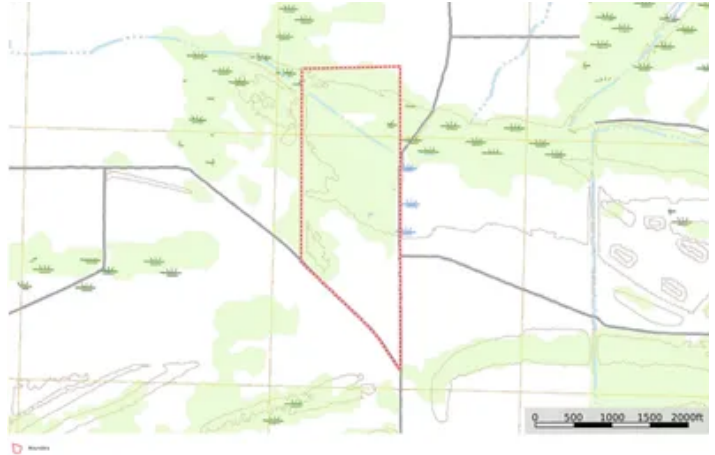
91

**Price**

\$414,050

**Property Website**

<https://www.mossyoakproperties.com/property/quitman-county-ms-bland-road-91-acres-quitman-mississippi/68686/>



## Quitman County, MS - Bland Road 91 Acres Lambert, MS / Quitman County

---

### **PROPERTY DESCRIPTION**

Quitmand County - Bland Road 91

The Bland Road property offers the perfect mix of recreational enjoyment and hunting potential. Enrolled in the Wetlands Reserve Program (WRP) about thirty years ago, this tract has matured into a thriving wildlife habitat. It's an excellent opportunity for anyone looking for a small, private hunting property with incredible potential to improve.

Key Features of the Property:

- **Established Hardwood Plantings:** The planted hardwoods have a high survival rate, providing excellent cover and mast production, ideal for wildlife.
- **Food Plots:** Several strategically placed food plots scattered throughout the property enhance its attractiveness to game.
- **Well-Maintained Trails/Roads:** Access to all areas of the property is easy thanks to a network of good interior trails and roads.
- **Moist-Soil Area (Northern End):** This area holds water during wetter seasons and is covered with native grasses and moist-soil plants, creating a habitat rich in biodiversity.
- **Natural Willow Brake:** A year-round water source that serves as a resting area for waterfowl, adding to the property's appeal for hunters.
- **Adjoining a Large Privately-owned Recreational Tract:** Bordering the property to the east, this area is home to large whitetail deer and consistently attracts ducks each year.

The Bland Road property has been lightly hunted, offering a clean slate for a new owner to enhance the hunting opportunities even further. If you're in the market for a recreational hunting tract with tremendous potential, don't miss out—contact me today to schedule a tour!

Darrell Bullock, ARA, MAI, SRA

Managing Broker

Mossy Oak Properties, Bottomland Real Estate - The Delta

Cell 662 - 392 -3010

Office [662 624 8282](tel:6626248282)

[dbullock@mossyoakproperties.com](mailto:dbullock@mossyoakproperties.com)

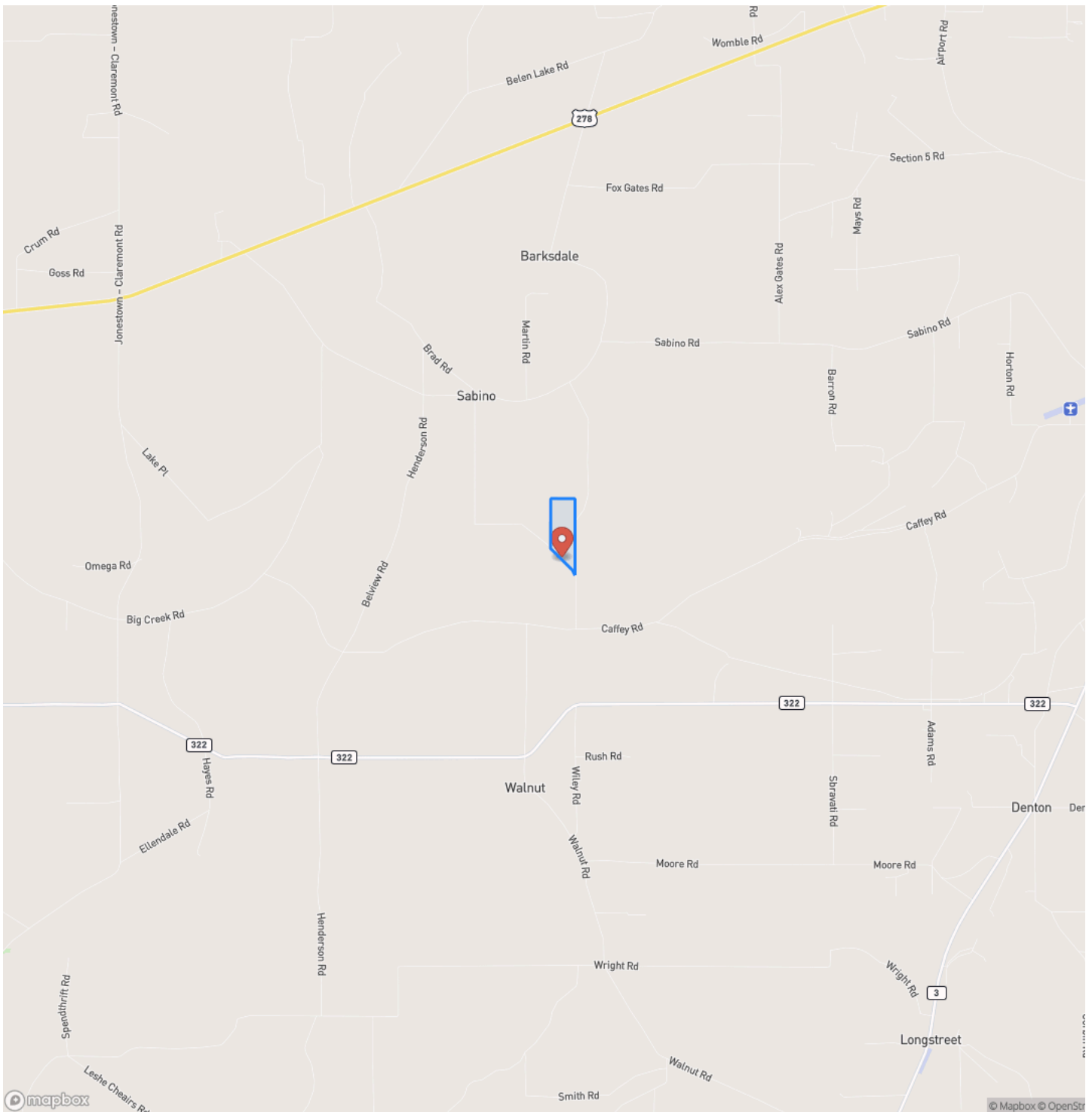




Quitman County, MS - Bland Road 91 Acres  
Lambert, MS / Quitman County

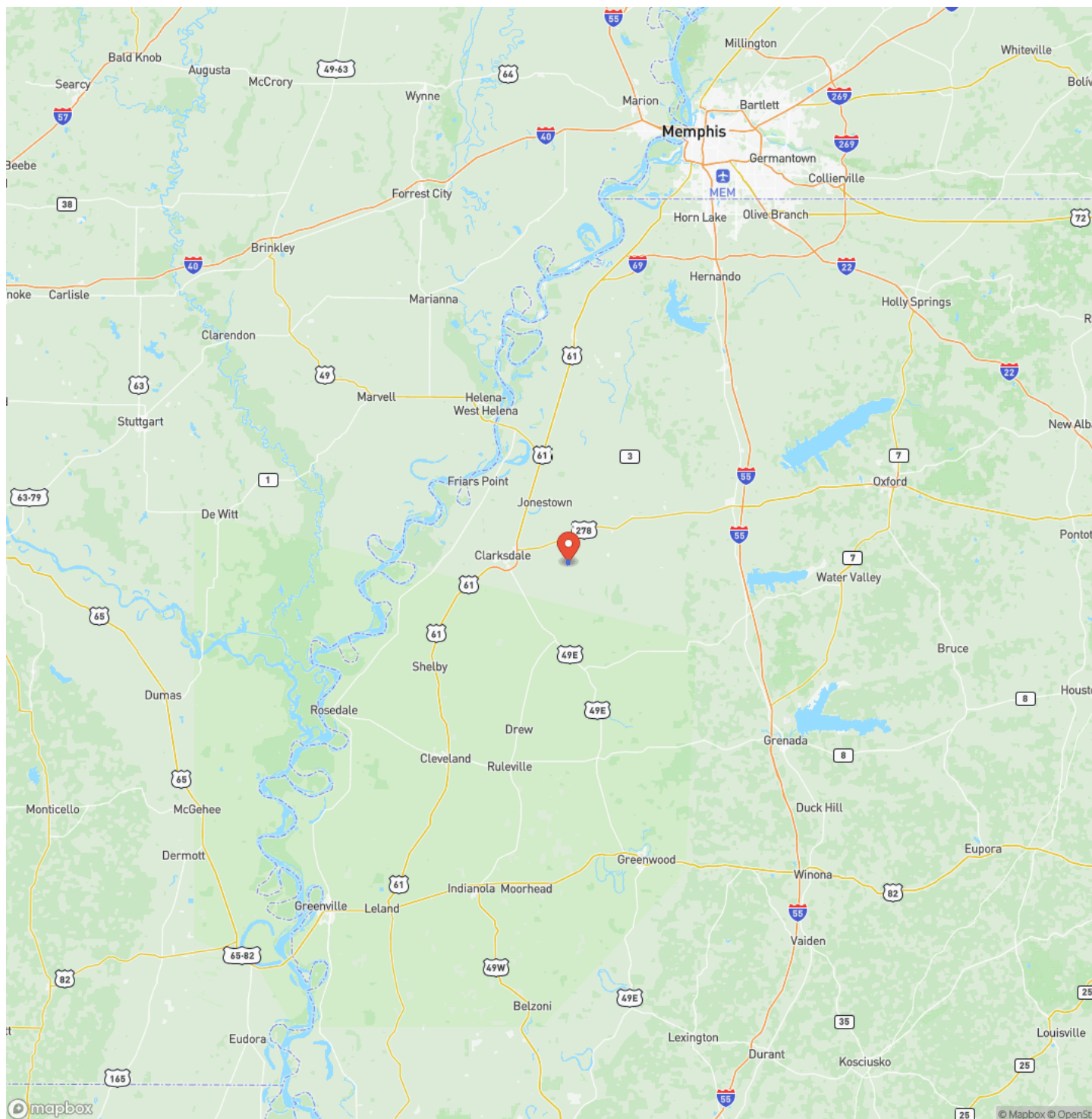


## Locator Map



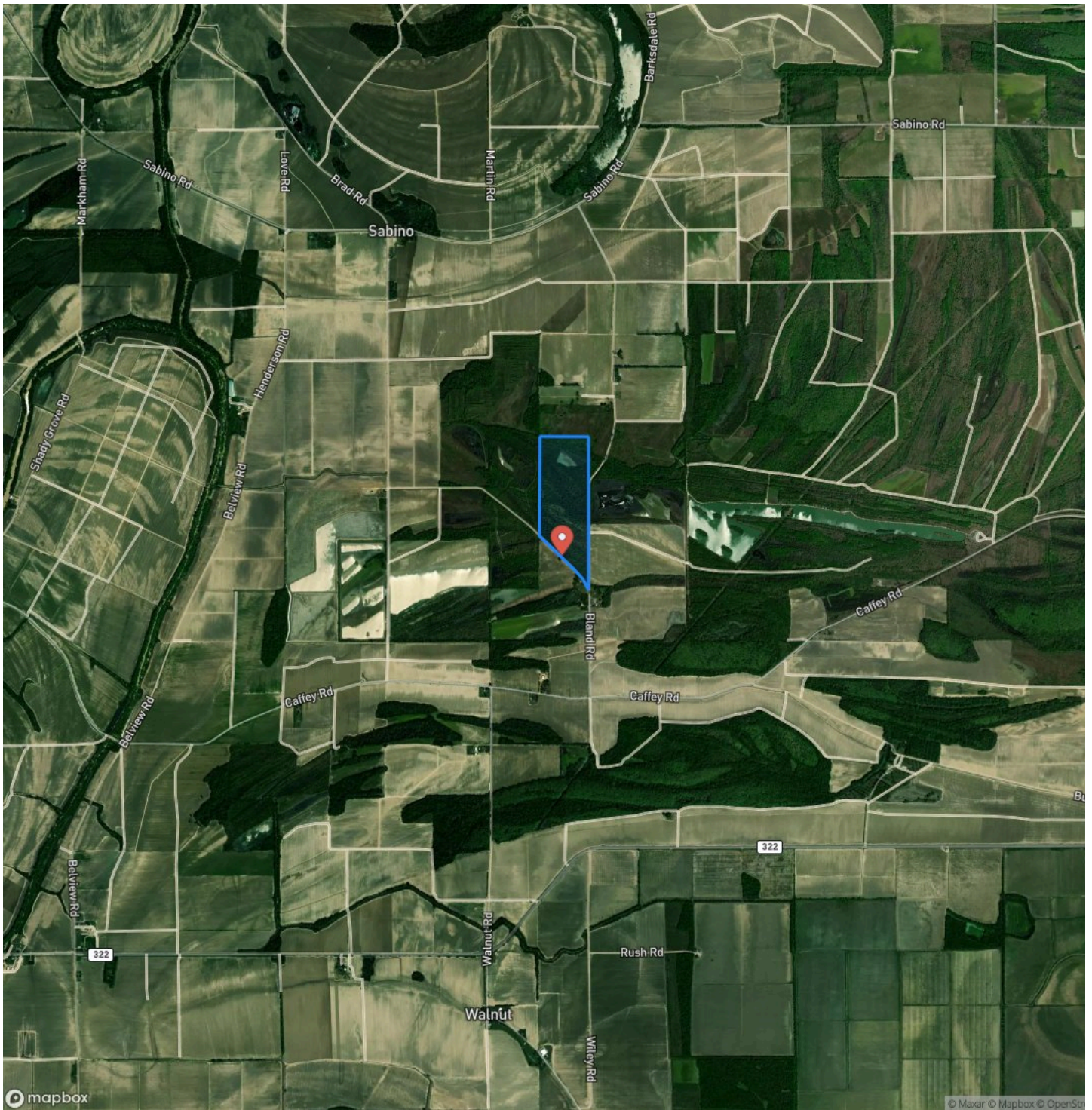


## Locator Map





## Satellite Map



**Quitman County, MS - Bland Road 91 Acres**  
**Lambert, MS / Quitman County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Darrell Bullock

## Mobile

(662) 392-3010

## Office

(662) 624-8282

## Email

dbullock@mossyoakproperties.com

**Address**

2800 Martin Luther King Jr Blvd

## City / State / Zip

## NOTES

[illegible]



## This image shows a single 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.



**MossyOakProperties.com**

## **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**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

[MossyOakProperties.com](http://MossyOakProperties.com)

---

