

Dry Bayou Farm
Dry Bayou Road
Crowder, MS 38643

\$2,200,000
400± Acres
Quitman County



Dry Bayou Farm
Crowder, MS / Quitman County

SUMMARY

Address

Dry Bayou Road

City, State Zip

Crowder, MS 38643

County

Quitman County

Type

Farms, Hunting Land

Latitude / Longitude

34.139455 / -90.157485

Taxes (Annually)

9647

Acreage

400

Price

\$2,200,000

Property Website

<https://www.mossyoakproperties.com/property/dry-bayou-farm-quitman-mississippi/39639/>



PROPERTY DESCRIPTION

Dry Bayou Farm is in the southeastern portion of Quitman County, Mississippi, which happens to be the middle of waterfowl hunting paradise. It lies along the west side of Dry Bayou Road, on the south side of Terry Road, and the north side of Mattie Road. Crowder is just two and one-half miles to the northeast. The Coldwater River Refuge is less than two miles to the southeast. There is a single irrigation well with a turbine pump and gearhead for watering crops or filling the duck holes. The farm has good access on three sides and is relatively flat with some natural roll. It has been watered using the ridges to water down the row. Portions of the cropland are used for recreational hunting and have not been cropped in several years. These areas could be used for row-crops or continue being used for growing duck food. Currently around 310 acres are used for row-crop production. The soils consisted of 10.3% Class I Pearson silt loam, and Pearson silty clay loam, and 89.9% Class III Brittain silt clay loam, Brittain silt loam, and Waverly soils. There is an older brick farm house that has been used for a hunting camp and a pole barn for storing boats, decoys or tractors, etc.

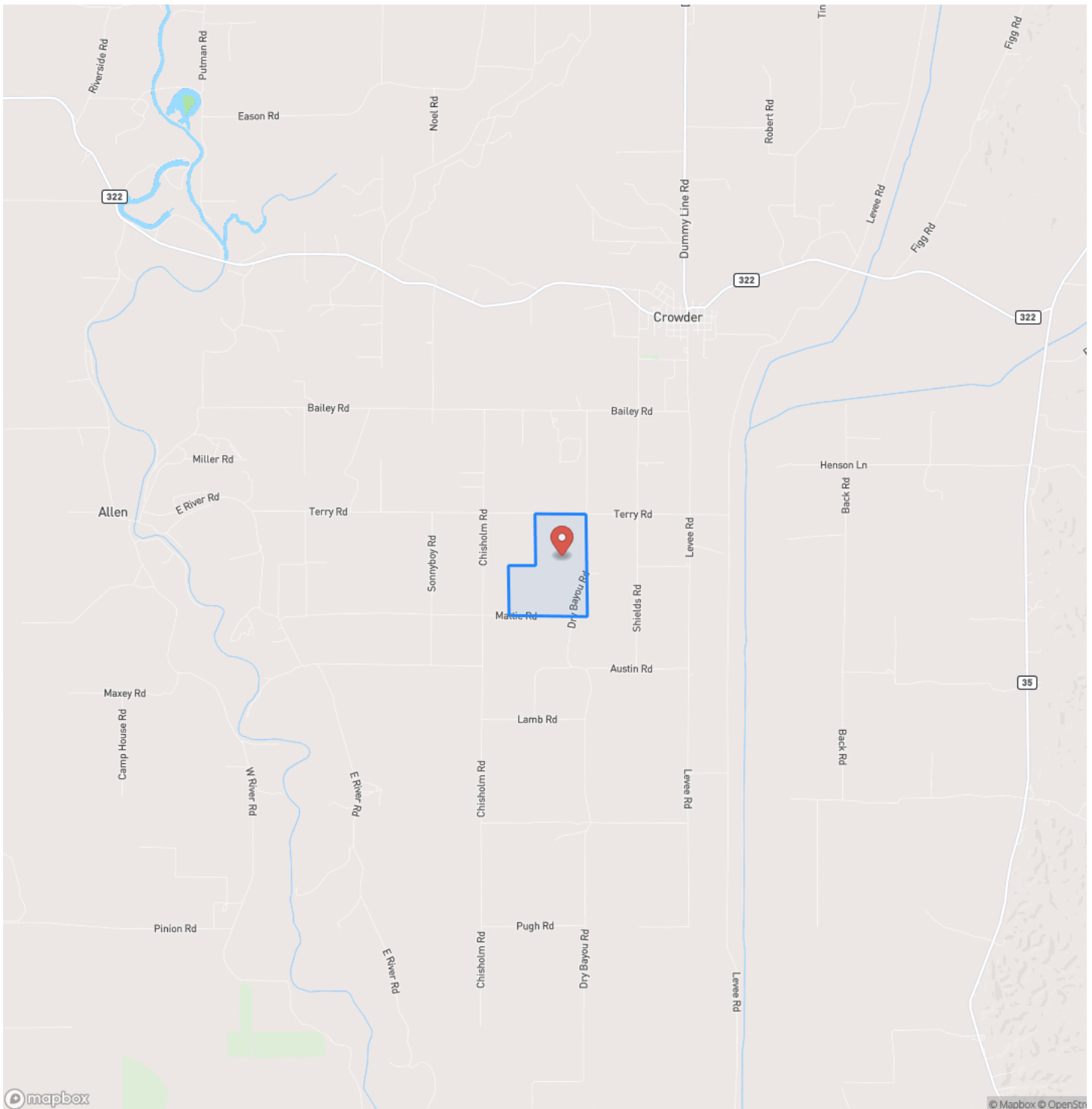
This farm is the right spot for continuing to develop for waterfowl hunting. A little ditch work and some landforming would dramatically improve the farming potential.



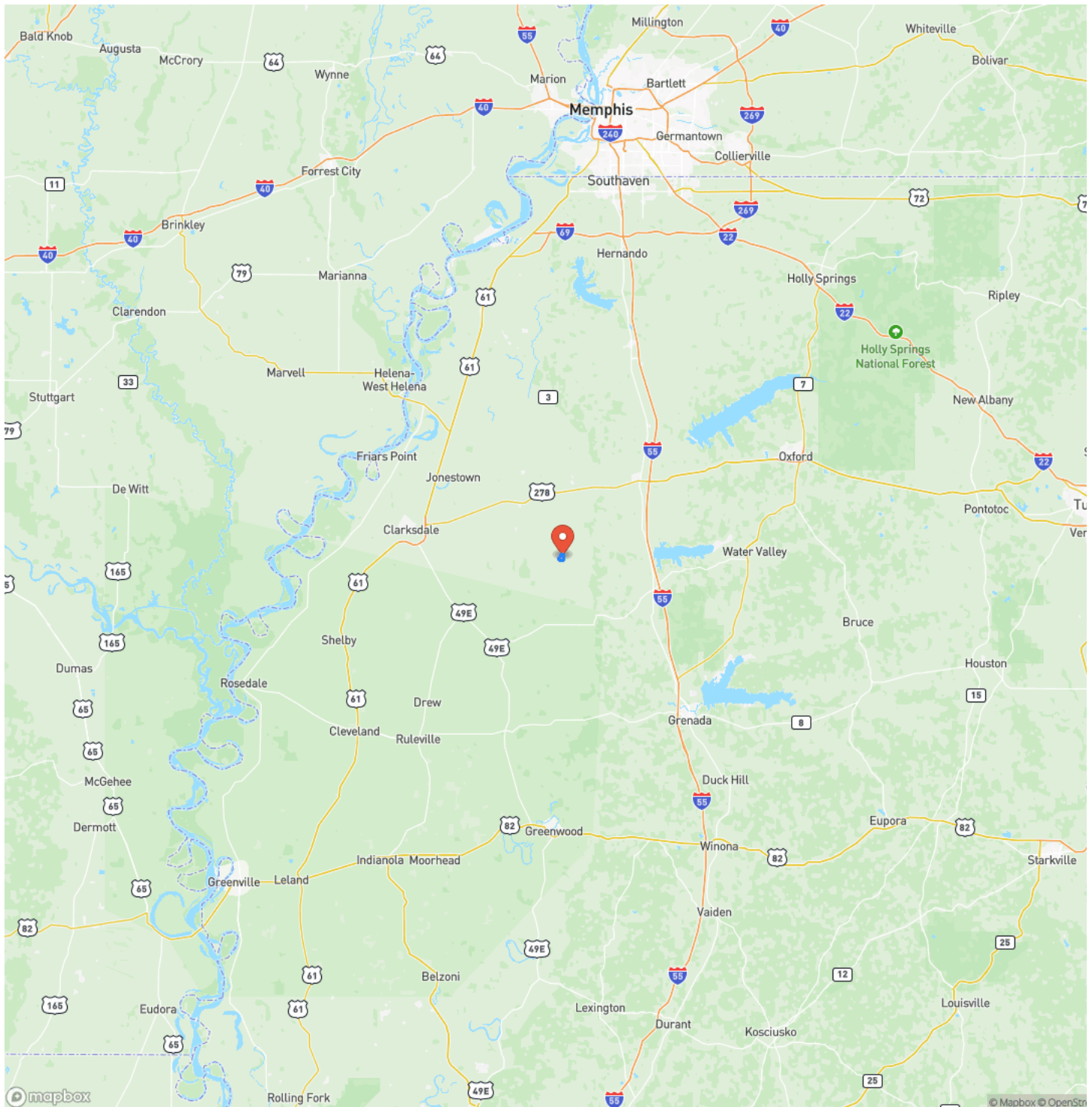
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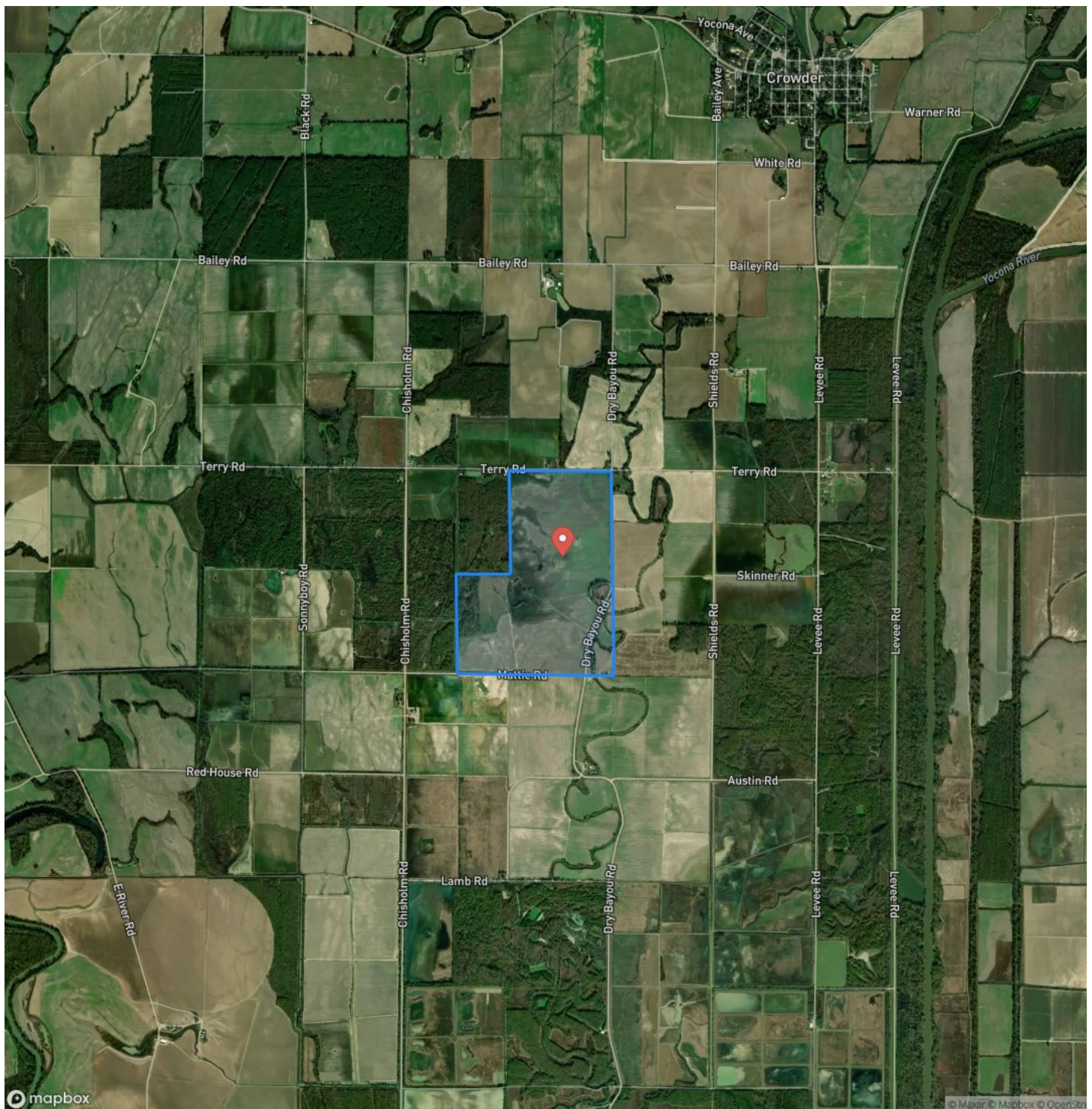
Locator Map



Locator Map



Satellite Map



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