

80± Acres in Quitman County, MS
\$500,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 662-846-1425

Property Profile

The Quitman 80

Location:

- Quitman County, MS
- Cook Road Frontage
- 4± Miles Southeast of Marks
- 14± Miles West of Batesville
- 20± Miles East of Clarksdale

Coordinates:

- GPS: 34.14690 N, 90.25374 W

Property Information:

- 80± Acres
- Land-leveled
- Irrigated
- Well in place
- Two pit blinds in place

Property Use:

- Agricultural
- Recreational
- Investment

Tax Information:

- \$955.79 Total for 2022
- Parcel #820040000000012



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FORD TRUE
LAND SPECIALIST

C: 662-645-1119

O: 662-846-1425

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Welcome to the Quitman 80, a Mississippi Delta row crop farm. Opportunities abound on this irrigated piece of farmland. With one well in place the entire property is irrigated which is crucial for optimal crop yield. Being land-leveled irrigation water can be managed efficiently. Drainage pipes and pads are in place as well allowing for access to every acre of the farm. Access for tractors and grain trucks is readily available from Cook Road. A levee has been constructed around the perimeter of the property to protect it from floodwaters. The soils are perfectly suited for soybeans, corn, and rice.



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Quitman County is known throughout the south for waterfowl hunting. The Quitman 80 is right in the middle of the action. Two pit blinds are in place that are ready to hunt. A flooded soybean, rice or corn field with a brushed in pit blind is a deadly combination for killing mallards. With the well in place on the property water will always be available. The property is located 13 miles north of the famous York Woods. Flights of ducks pass over the Quitman 80 every year and with the right plan it can be a fantastic hunting location.



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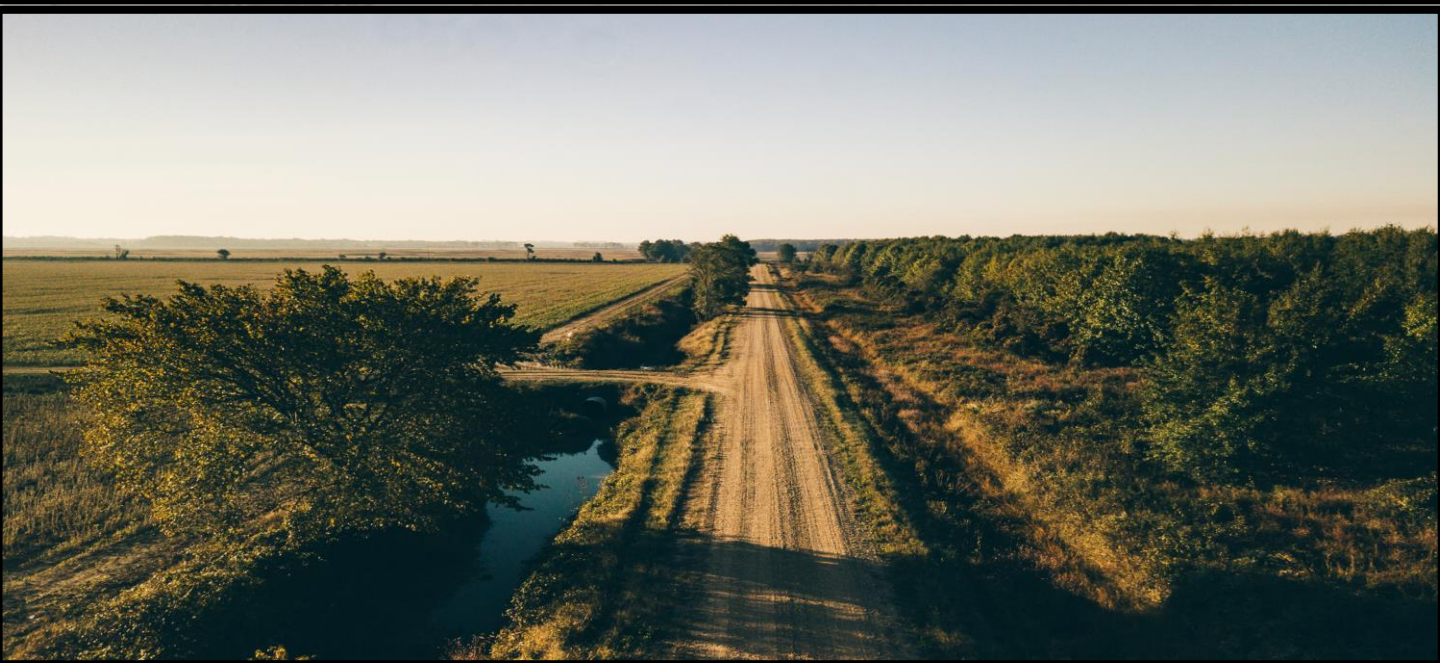
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For the investor the Quitman 80 is a great choice. Delta farmland is a historically fantastic investment. This farm has two sources of income. Farm rent as well as a hunting lease income.

If you are searching for a Mississippi Delta ag farm with irrigation, county road frontage and duck blinds in place look no further than the Quitman 80.



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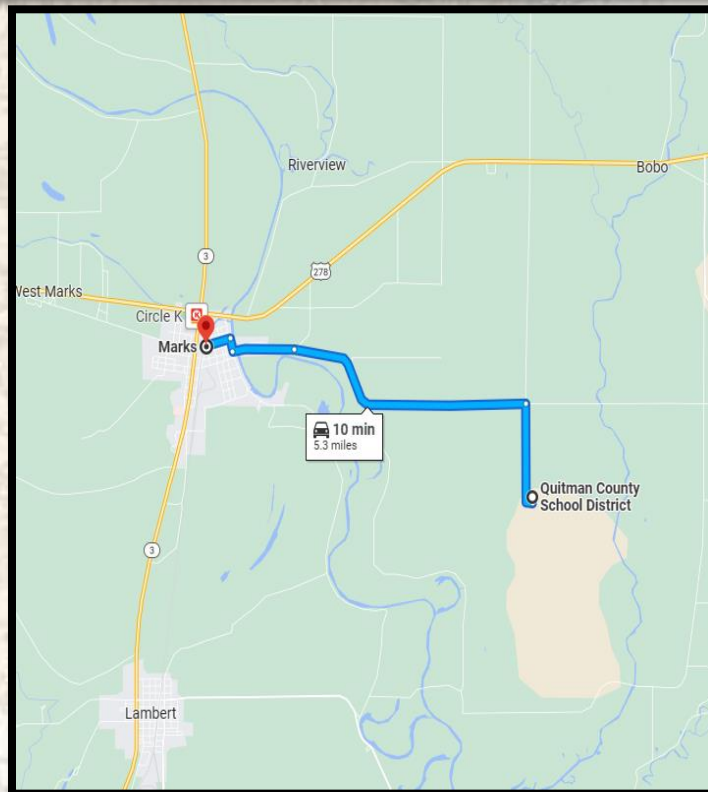


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Da	Dowling clay and silty clay (sharkey)	41.13	50.07	0	38	5w
Cp	Crowder sandy clay (sharkey)	23.02	28.03	0	50	3e
Ac	Alligator silty clay, nearly level phase	16.16	19.67	0	48	3e
Ae	Alligator and Dowling clays (sharkey)	1.82	2.22	0	47	3e
TOTALS		82.13(100%	-	43.53	4.0



Directions from Marks, MS: From the intersection of HWY 6 and HWY 3 travel East on HWY 6 approximately 1.5 Miles to Tower Road. Turn right and travel $\frac{3}{4}$ of a mile to Hood Road. Travel East approximately 3 miles to Cook Road. Turn right and travel south for 1 mile and the property will be on the left.

To schedule a private showing of the Quitman 80, call Ford True today.



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