



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

244± ACRES
QUITMAN COUNTY, MS
\$1,340,000

MISSISSIPPI DELTA FARMLAND

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE QUITMAN 244

PROPERTY PROFILE

LOCATION:

- Airport Road
Marks, MS 38646
- Quitman County
- 2.5± SW of Marks

COORDINATES:

- 34.2385, -90.3175

PROPERTY USE:

- Farmland
- Investment
- Recreational
- Hunting

PROPERTY INFORMATION:

- 244± Total Acres
- 218.2± Farmland
- Farm Lease Through 2026
- Ample Road Frontage
- Four Wells
- Utilities Available

TAX INFORMATION:

- Parcel#1: 930050000000001 (Part of)
- Parcel#2: 93005000000000101
- 2025 Taxes: TBD



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MICHAEL OSWALT, ALC

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE QUITMAN 244

WELCOME TO THE QUITMAN 244, A PRODUCTIVE MISSISSIPPI DELTA FARM LOCATED ALONG SECTION 5 ROAD AND AIRPORT ROAD, JUST 2.5 MILES SOUTHWEST OF MARKS. The 244± acre Quitman County tract includes 218.2± tillable acres according to the Farm Service Agency, featuring predominantly Class III Forestdale Silty Clay Loam (nearly level phase), a soil type well known for Delta row-crop production.

The property offers excellent paved road access with entrances along the west side of Airport Road, as well as access on the north and south sides of Section 5 Road. The farm has been leased to the same farmer for the past 12 farming seasons and is being operated under a year-to-year lease for the 2026 season. Lease details are available upon request. The farm is nearly 100% irrigated by four wells, including three diesel engine-driven wells and one electric well. Most of the property is located within the FEMA Flood Zone A (100-year flood zone).



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MORE ABOUT THE QUITMAN 244

From a recreational standpoint, there are several locations that could easily support a dove field. From a building perspective, power is available with Entergy Mississippi, Inc., and Big Field Community Water Association appears to run near the northern boundary.

**Please note: The seller will retain a perpetual ingress and egress easement along the bayou on the southwest corner of the property, as well as a well-use agreement for the well located on the southern boundary.*

Whether you are a local operator looking to expand your farming operation or an investor seeking a solid Mississippi Delta row-crop tract, the Quitman 244 needs to be on the list.

Call Michael Oswalt today to schedule your private tour and experience #TheSmallTownWay!



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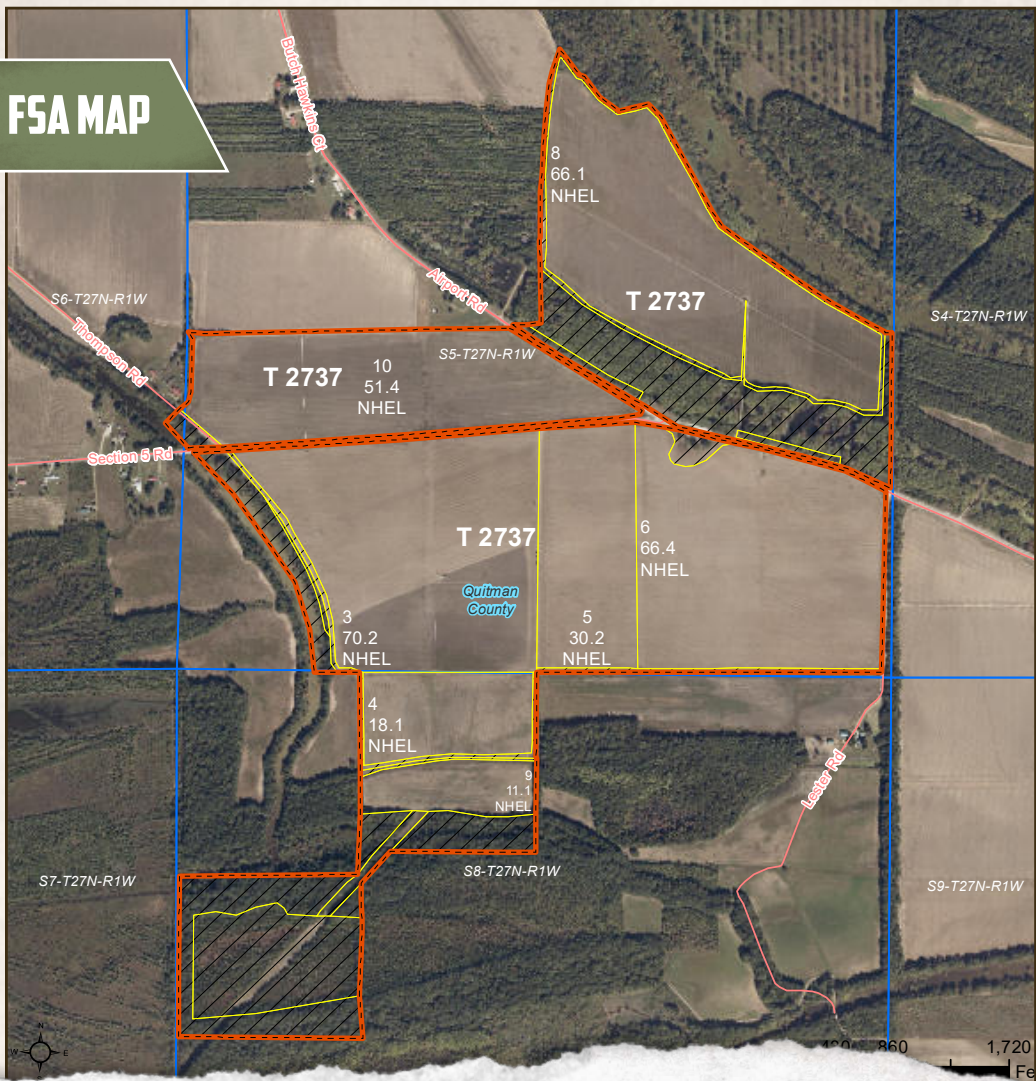
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FSA MAP



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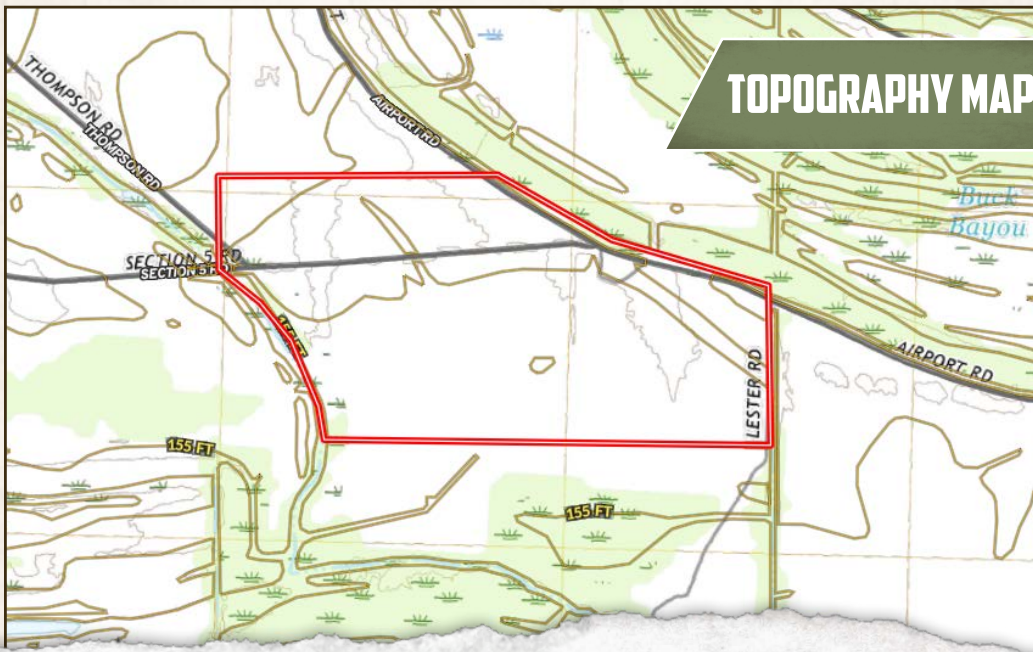
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FLOOD MAP



TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fe	Forestdale silty clay loam, nearly level phase	128.61	53.17	0	64	3w
Da	Dowling clay and silty clay (sharkey)	56.96	23.55	0	40	5w
Fc	Forestdale silt loam, nearly level phase	28.87	11.94	0	65	3w
Dg	Dundee fine sandy loam, nearly level phase	23.35	9.65	0	85	2w
Fg	Forestdale silty clay loam, gently sloping phase	3.86	1.6	0	63	3w
W	Water	0.22	0.09	0	-	-
TOTALS		241.87(*)	100%	-	60.42	3.37



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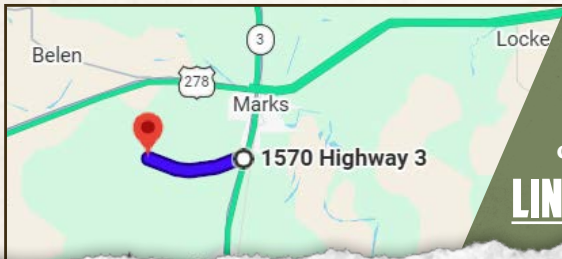
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land id. LINK



Directions From the Intersection of Hwy 3 and Airport Rd: Travel 2.3 miles west on Airport Road to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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