

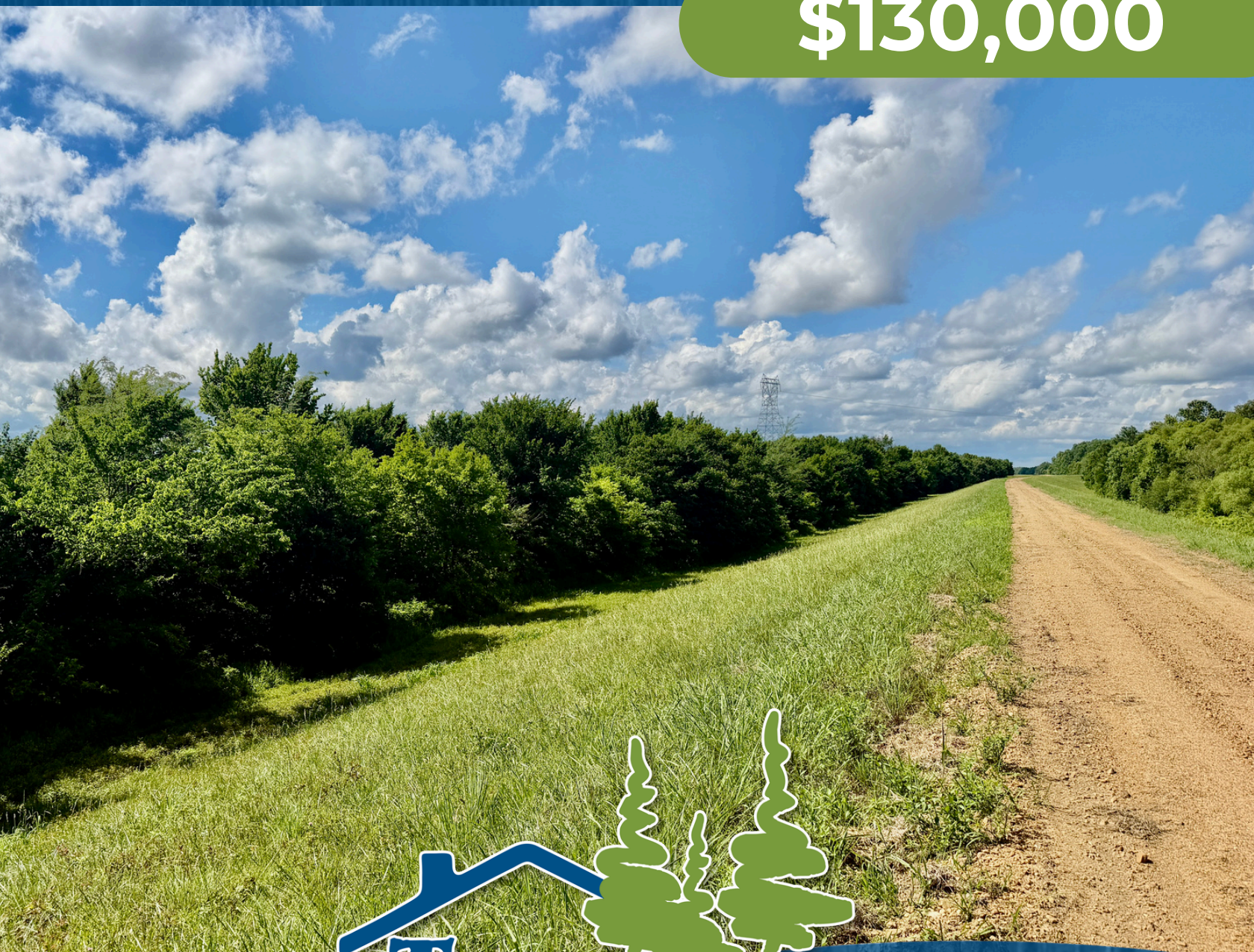
# Income Producing Property

Quitman County

MS-315, Sledge, MS 38670



**\$130,000**



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

Office: 601.898.2772

# Property Information

## Location:

- 7 Minutes to Downtown Sledge, MS (3.5 Miles)

## Property Use:

- Hunting
- Recreation

## Coordinates:

- 34.42845, -90.2605

# Property Highlights

- 52.5± Acres
- Quitman County
- 17.1± Acres enrolled in CRP
- The CRP contract can be renewed in 2028
- Generating \$1,840 in Annual Income
- Next to the Coldwater River
- Deer, Squirrel, Rabbit Hunting
- Fishing
- Yearly Taxes are \$131.01



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**ANTHONY STEEN**

ALC®, REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com

**A Real Estate Expert  
You Can Trust!**



# *The Property*

*52.5± Acres*

52.5± acres for sale in Quitman County, located off MS-315 in Sledge. Of this, 17.1± acres are enrolled in the Conservation Reserve Program (CRP), which can be renewed in 2028 and generates an annual income of \$1,840. The yearly property taxes are only \$131.01.

This property is situated next to the Coldwater River, making it an excellent spot for hunting deer, squirrels, and rabbits, as well as fishing. Enjoy summer activities with direct access to a water source to the west, perfect for catfishing and frog hunting.

If you're looking for an affordable piece of land to call your own, this is a great opportunity. Call Anthony Steen today to schedule a showing of this 52.5± acre tract!

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# The Property



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# The Property



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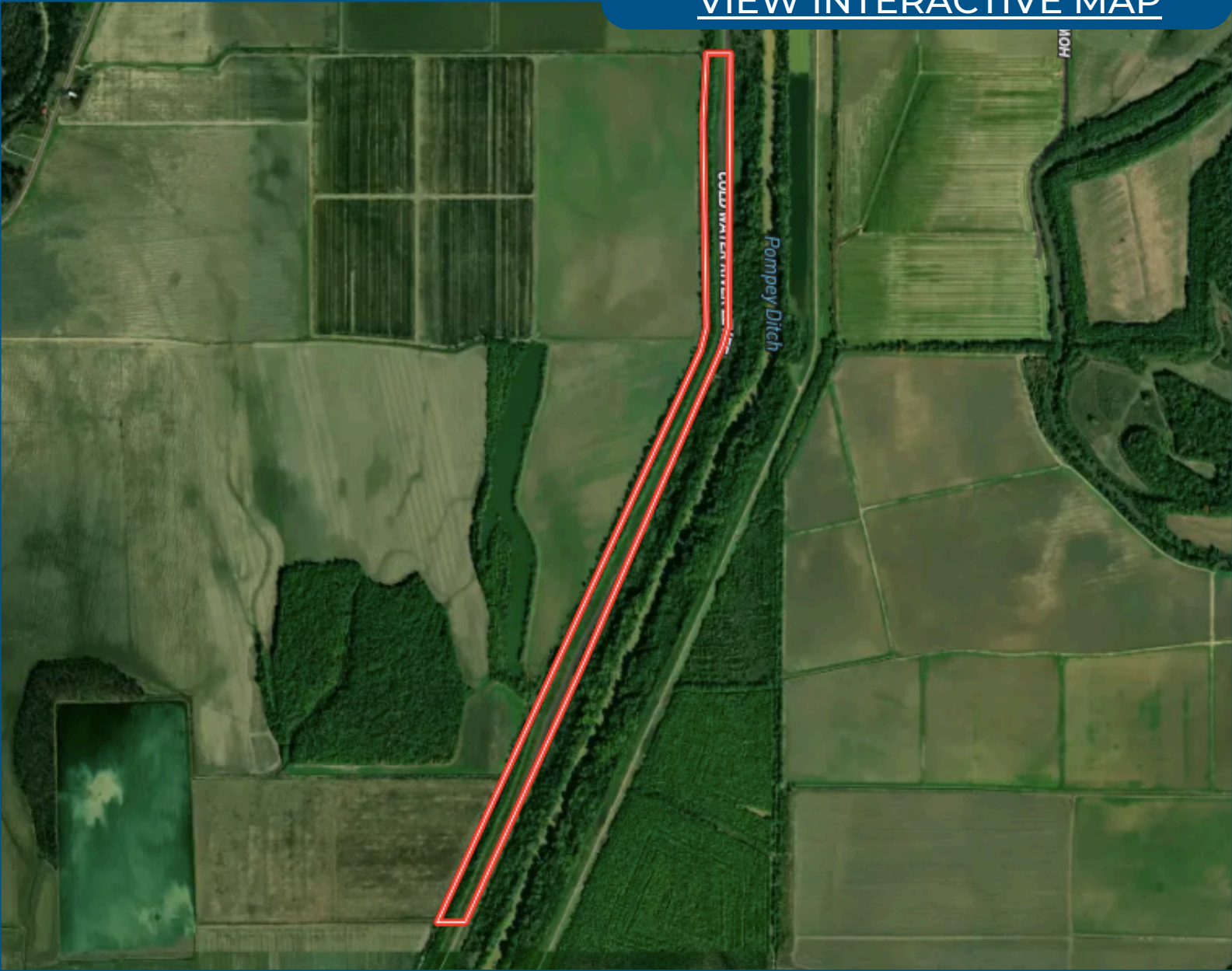
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# Aerial Map

[VIEW INTERACTIVE MAP](#)



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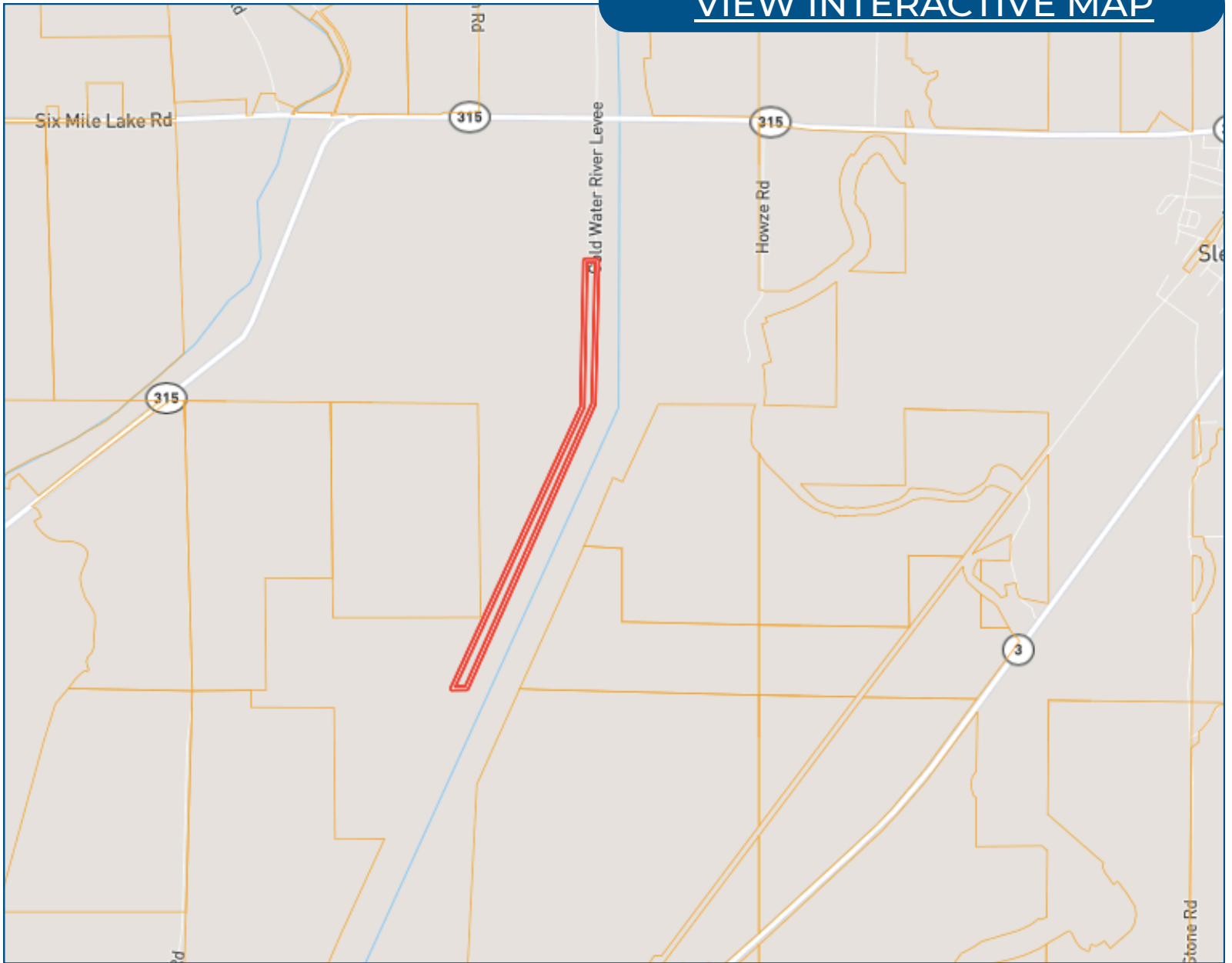
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# Ownership Map

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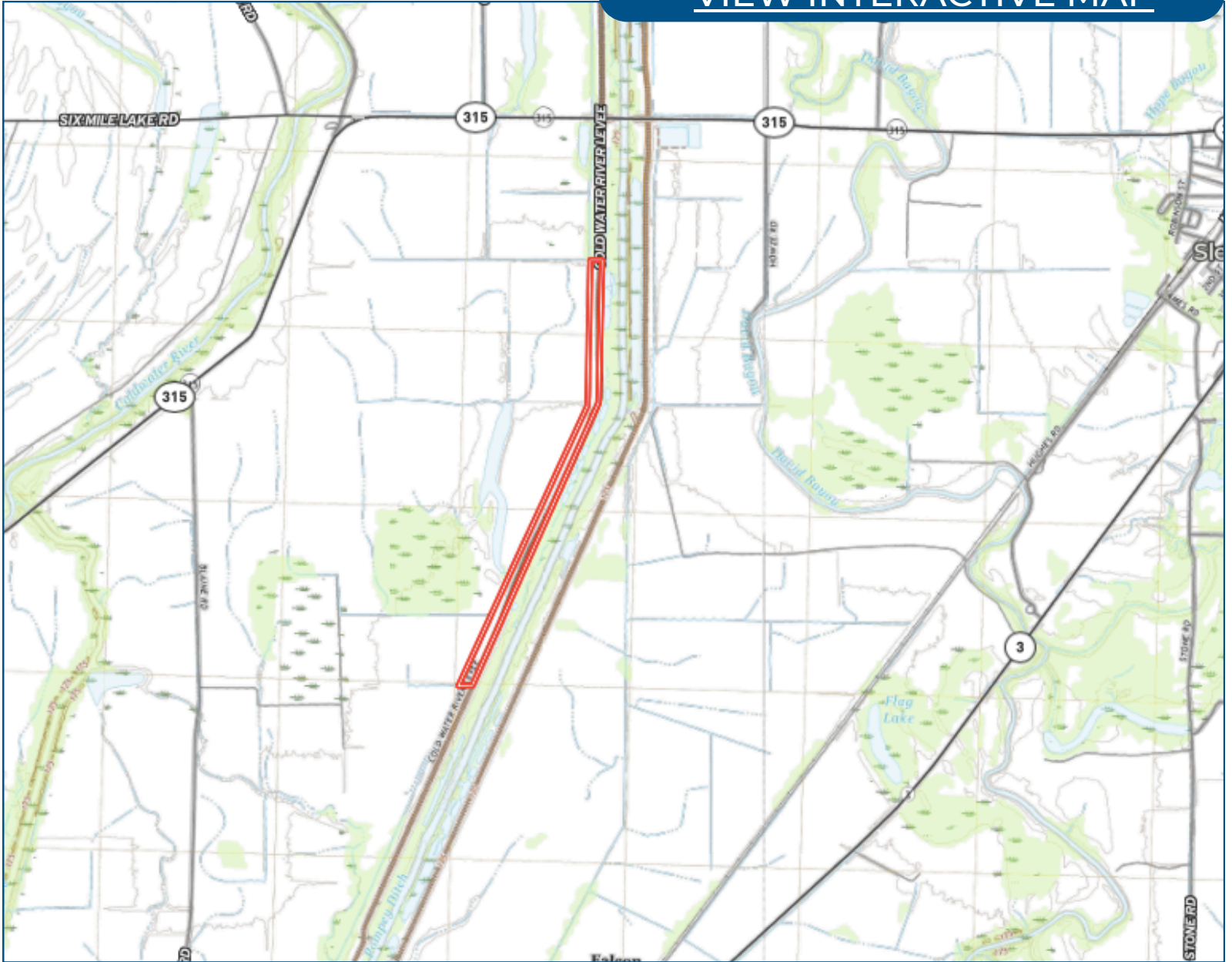
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# Topo Map

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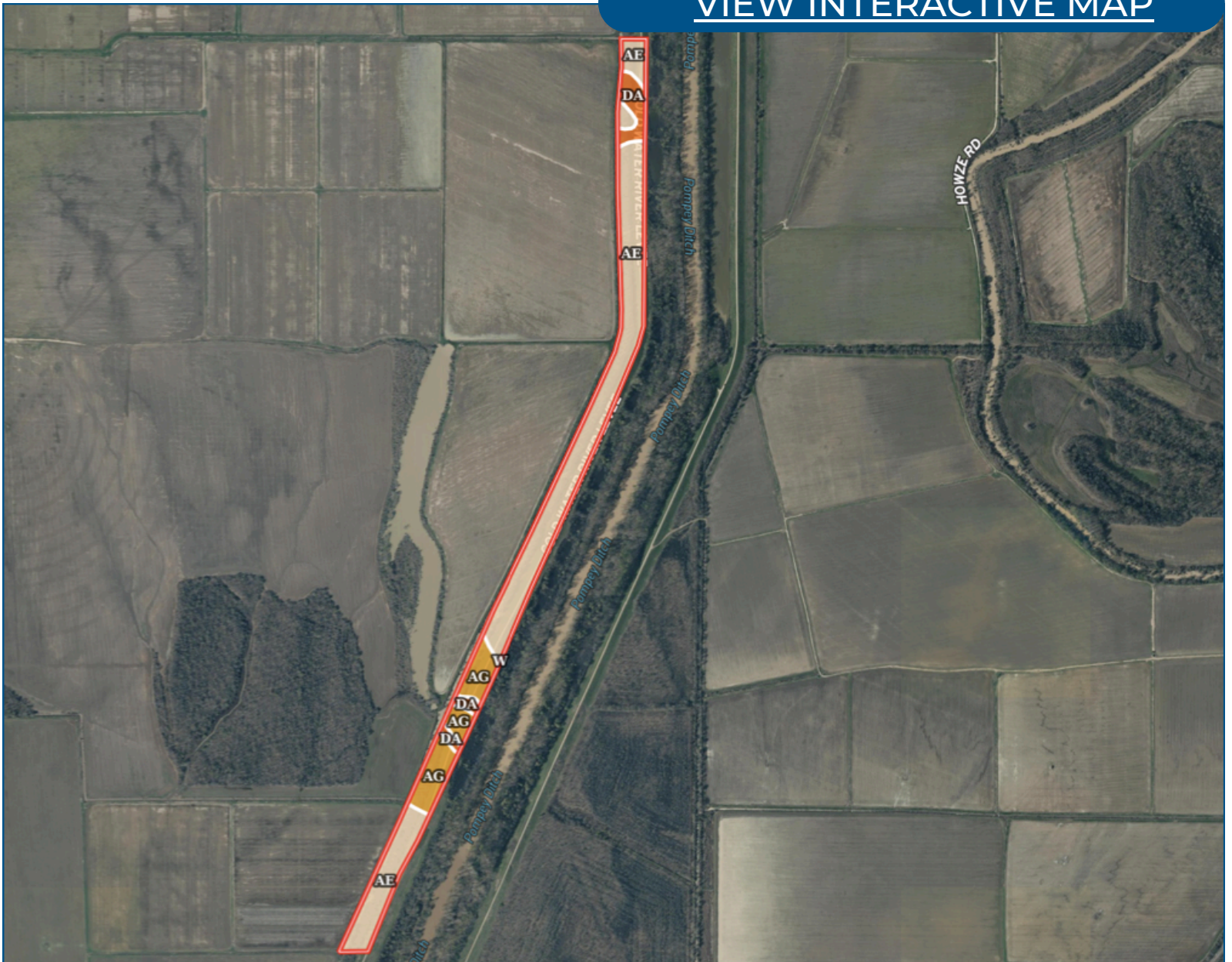
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# Soil Map

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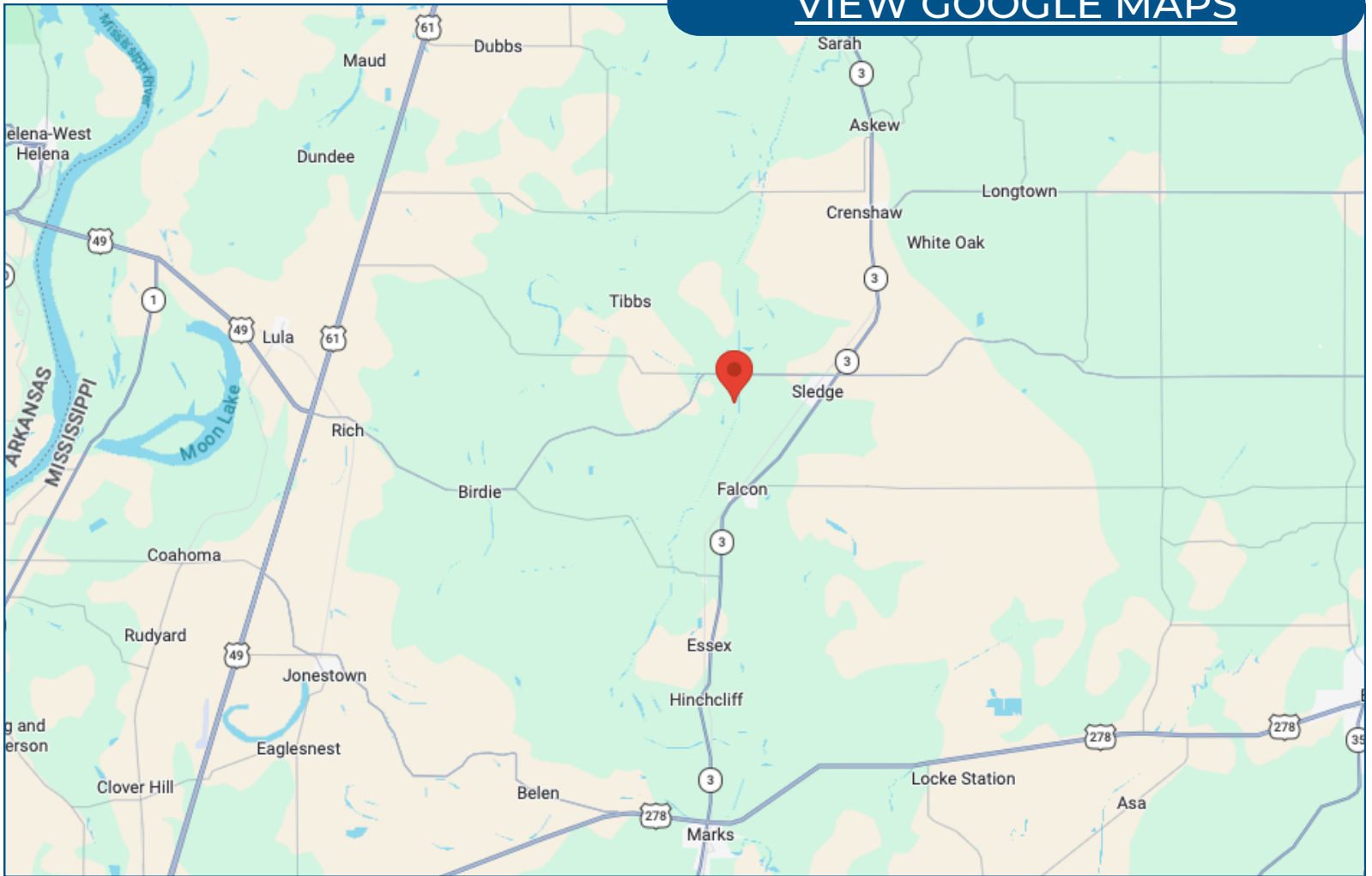
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# Directional Map

[VIEW GOOGLE MAPS](#)



## Directions from Hwy 3 & MS-315, Sledge, MS 38670

Travel on MS-315 for 2.8 miles. Turn left onto Cold Water River Levee. After 0.7 miles, the land will be on the right.

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# Listing Agent



## Anthony Steen

ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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