

37.4± ACRES
QUITMAN COUNTY, MS
\$173,910



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE QUITMAN 37.4

PROPERTY PROFILE

LOCATION:

- Marks, MS
- Quitman County
- 2.1± Miles W of Marks
- Frontage Along Clayton Road

COORDINATES:

- 34.2598, -90.3065

PROPERTY INFORMATION:

- 37.4± Acres
- Farmland
- Multiple Access Points
- Power by Entergy Mississippi
- Water by Big Field Water Association

PROPERTY USE:

- Recreational
- Investment
- Farming
- Hunting

TAX INFORMATION:

2023 - \$1,325.19

- Parcel #1: 1280280000000033
- Parcel #2: 1280330000000022



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE QUITMAN 37.4

WELCOME TO THE QUITMAN 37.4 LOCATED JUST WEST OF MARKS, MS IN THE HEART OF THE MISSISSIPPI DELTA. This tract is made up of almost 100% tillable ground (36.10± Acres according to FSA) currently planted in cotton. The dry land soils are primarily Class 2 & 3. This farm tract has a long-time farming tenant, but the current lease expires after the 2024 planting season. The farm enjoys 1,600+ frontage feet along the west side of Clayton Road with multiple access points. The utilities in this area are provided by Entergy Mississippi (Electric) & Big Field Water Association. Approximately 50% to 60% of the property is located within the FEMA Flood Zone. The deer hunting in this area is excellent and with some planted buffers along the public road, this property would be no different (check out the trail camera photos).

If you have been looking for a small farm to add to your agricultural practice, a small investment to add to your portfolio, or a satellite farm with recreational opportunities, call Michael Oswalt for your private tour today.



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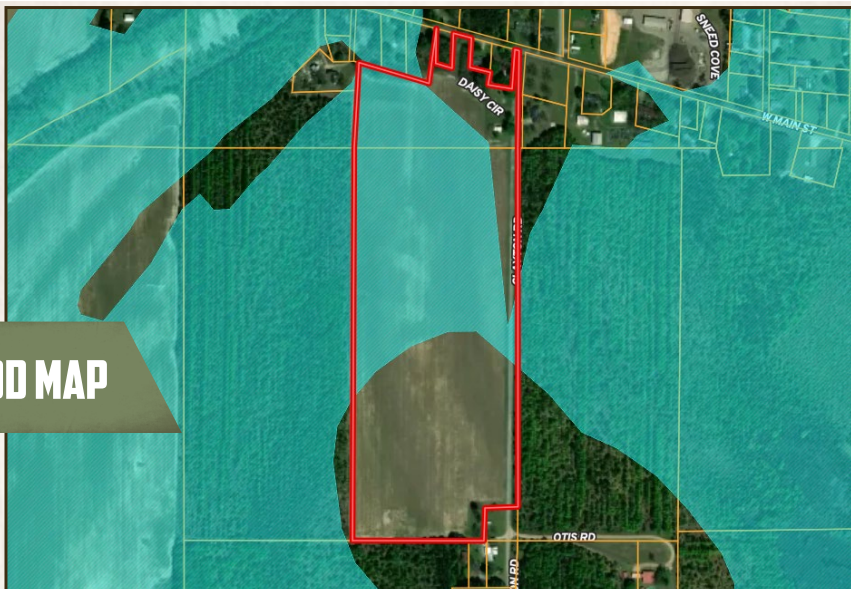
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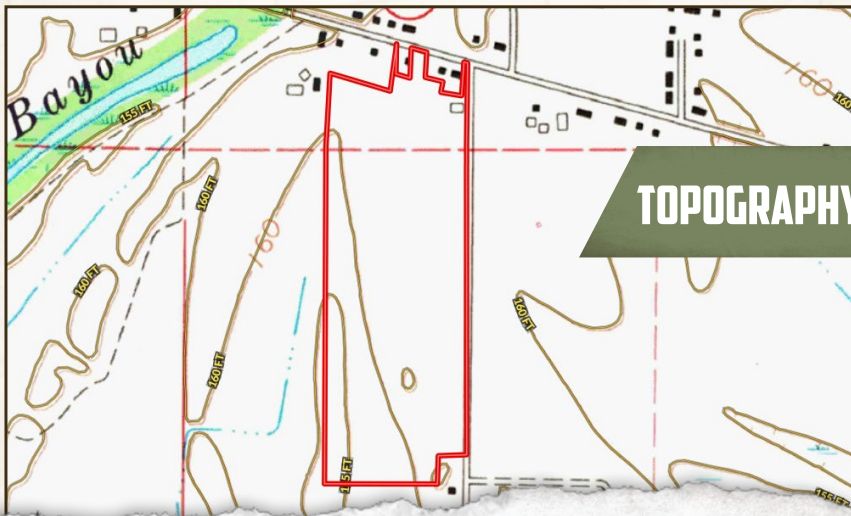
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QUITMAN COUNTY, MISSISSIPPI

FLOOD MAP



TOPOGRAPHY MAP



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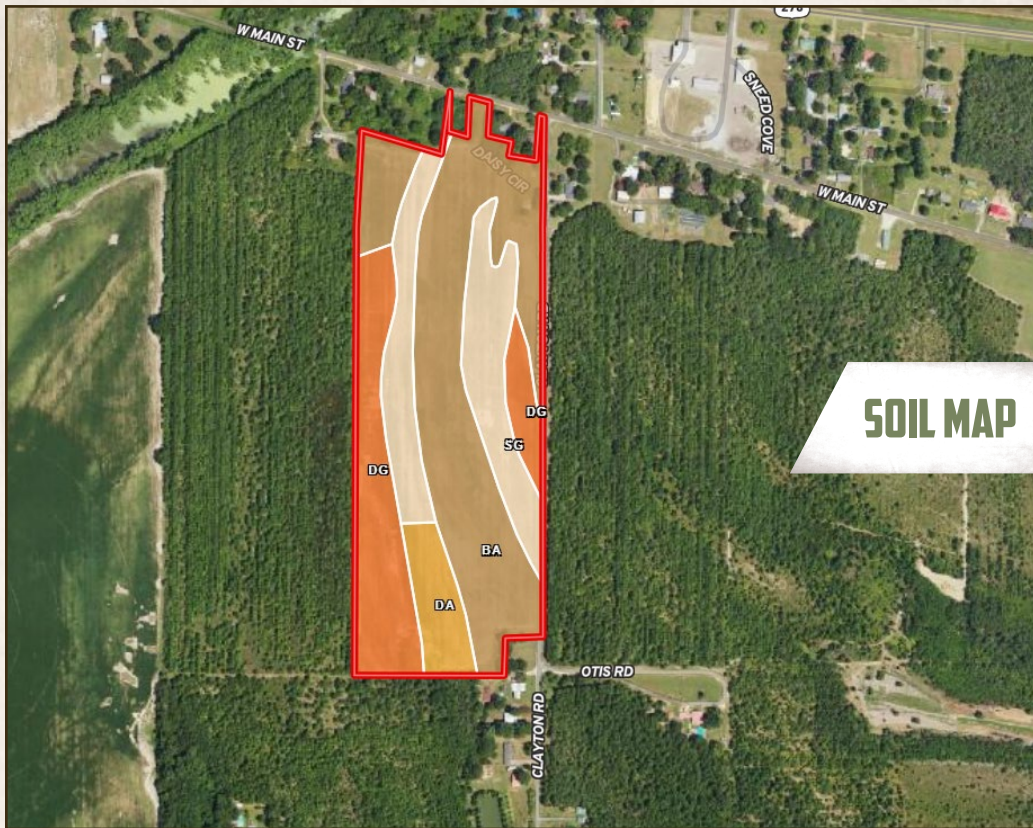
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37.4 ± ACRES**QUITMAN COUNTY, MISSISSIPPI****SOIL MAP**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ba	Beulah sandy loam, nearly level phases	18.45	47.08	0	82	2s
Sg	Souva silt loam, nearly level phase (sharkey)	9.15	23.35	0	61	3e
Dg	Dundee fine sandy loam, nearly level phase	8.84	22.56	0	85	2w
Da	Dowling clay and silty clay (sharkey)	2.75	7.02	0	40	5w
TOTALS		39.19(')	100%	-	74.83	2.44



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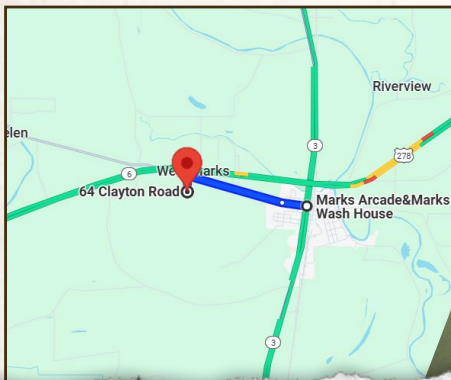
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land id. LINK



Directions From Intersections of W Main Street in Marks, MS: Travel west on W Main Street toward 3rd Street for 0.4 miles. Continue onto W Marks Road and travel for 1.5 miles. Turn left onto Clayton Road for 0.2 miles and the destination is located on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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