

33.5± ACRES OF PASTURE LAND
CLARKE COUNTY, MS
\$155,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE CLARKE 33.5

PROPERTY PROFILE

LOCATION:

- Clarke County Road 684
- Quitman, MS 39355
- Clarke County
- 2.9± Miles East of Quitman
- 24.9± Miles South of Meridian
- 72.8± Miles North of Hattiesburg

COORDINATES:

- 32.0368, -88.6875

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Livestock
- Homesite

PROPERTY INFORMATION:

- 33.5 ± Acres
- Prime Pasture Land
- Secluded
- 30x30 Pole Barn
- Power and Water Available
- Great Home Site
- Small Pond
- Cattle Working Facility
- Gated Entrance

TAX INFORMATION:

- 2024: \$114.87
- Parcel # 112-08-00-005.01



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LUKE SANDERS

LAND SPECIALIST

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luke@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CLARKE 33.5

WELCOME TO THE CLARKE 33.5, LOCATED JUST EAST OF QUITMAN, MS ON CLARKE COUNTY ROAD 684. This property consist of 33.5± acres of prime pasture land that offers both functionality and beauty. Being completely perimeter fenced, makes it the perfect place for live stock whether it be for a full-time farmer looking for additional pasture land or someone looking for a hobby farm. This property also has a 30x30 pole barn with lean to's on both side with one side having a set of working pens making working and doctoring your cattle easy! There is a small pond on the property that could be stocked with fish for the whole family to enjoy!

In addition to the property's great agricultural potential, the rolling pasture also offers several prime locations for building a home that allow for some awesome views. The Clarke 33.5 has a little bit for the whole family to enjoy! Tracts like these don't come up very often!

**If you have been looking for a great piece of pasture land
give Luke Sanders a call today for your private your!**



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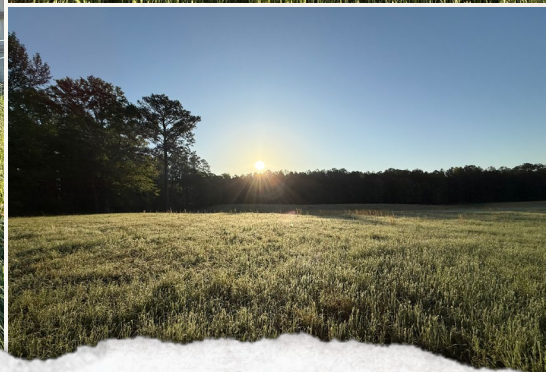
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land id. LINK



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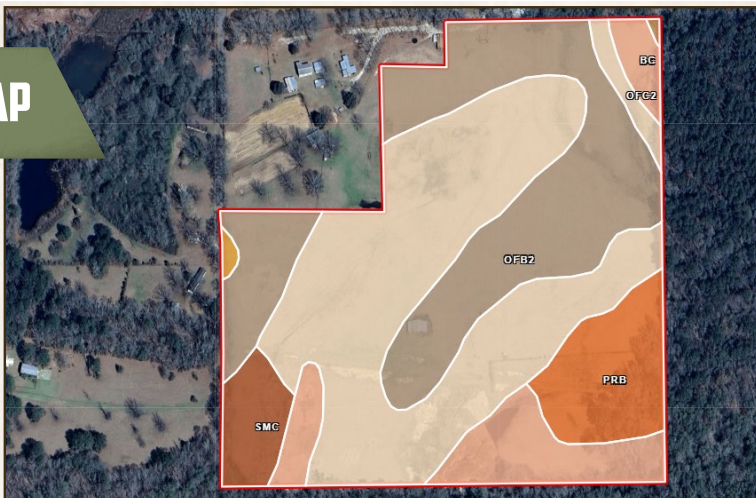
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SOIL MAP



OfC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	15.25	43.57%	-	39	3e ?
OfB2	Ora fine sandy loam, 2 to 5 percent slopes, moderately eroded	10.88	31.09%	-	34	2e ?
Bc	Bibb and Chastain fine sandy loams (bibb and una)	3.96	11.31%	-	48	5w ?
PrB	Prentiss fine sandy loam, 2 to 5 percent slopes	3.21	9.17%	-	44	2e ?
SmC	Smithdale fine sandy loam, 5 to 8 percent slopes	1.52	4.34%	-	65	3e ?
SmD	Smithdale fine sandy loam, 8 to 12 percent slopes	0.12	0.34%	-	73	4e ?
OfD2	Ora fine sandy loam, 8 to 12 percent slopes, eroded	0.04	0.11%	-	41	4e ?



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Directions from Hwy 45 at I-20 in Meridian: Travel south onto Highway 45 for 26.1± miles and turn right onto Highway 511. Drive for 0.4± miles and turn left onto Clarke County Road 684 keep driving for 0.2± miles and your destination will be straight ahead.

Directions from I-59 in Hattiesburg: Travel northeast onto I-59 in Hattiesburg and continue for 58.1 miles and take exit 126 onto Highway 18 towards Rosehill. Continue on Highway 18 for 4± miles and then turn left onto Highway 512 East. Continue on Highway 512 for 7.6± miles and then turn left onto West Donald Street in 233 feet West Donald Street turns into West Depot. Continue for 0.3± miles and take a slight left turn onto E Franklin Street. Continue for approximately 1 mile and take a slight right turn onto Highway 511 and continue for 1.4± miles then turn onto Clarke County Road 684 and in 0.2± miles the property will be straight ahead.

LINK TO GOOGLE MAP DIRECTIONS



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