

MUDDY WATERS HUNTING CLUB



\$802,400

236 +/- ACRES

QUITMAN, COUNTY - DARLING, MS



call me today!

CHARLIE HEINSZ, REALTOR®

Charlie@TomSmithLand.com

662.441.2500 office | 662.719.7218 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Welcome to Muddy Water Hunting Club. This 236+/- acre property in Quitman County is located just north of Marks, MS, near Darling on Squirrel Lake Rd. 199.5+/- acres of this farm is currently enrolled in the CRP program. It consists of a 140.11+/- acre tract expiring in 2031, 22.20+/- acres expiring in 2033, and 37.19+/- acres expiring in 2036. The total yearly payment for the three tracts is \$20,886, and they all can be re-enrolled upon expiration of the contracts. The southeastern tract was planted in mixed oaks before 2018 and has a good stand of 15-to-18-foot trees. The other two tracts were planted in mixed oaks in late January of 2023 and are coming along just fine, as you can see in the photos. Squirrel Lake Rd, a county, maintained road runs through the property giving it over a half-mile of road frontage. The property is bordered by mature timber on two sides and agricultural fields on the others. A few small areas not enrolled in the program would make good campsites. The duck and deer hunting potential is there now, only to improve with time. Currently, there are three good areas for duck hunting on the property and several beautiful spots for deer. Squirrel Lake is only a stone's throw away from the east side of the property and is part of the Coldwater River system, known for its enormous duck numbers during winter migration.

This diamond in the rough income producing property can become your own jewel; call me today for your private showing. Charlie Heinsz-Land Realtor-Tom Smith Land

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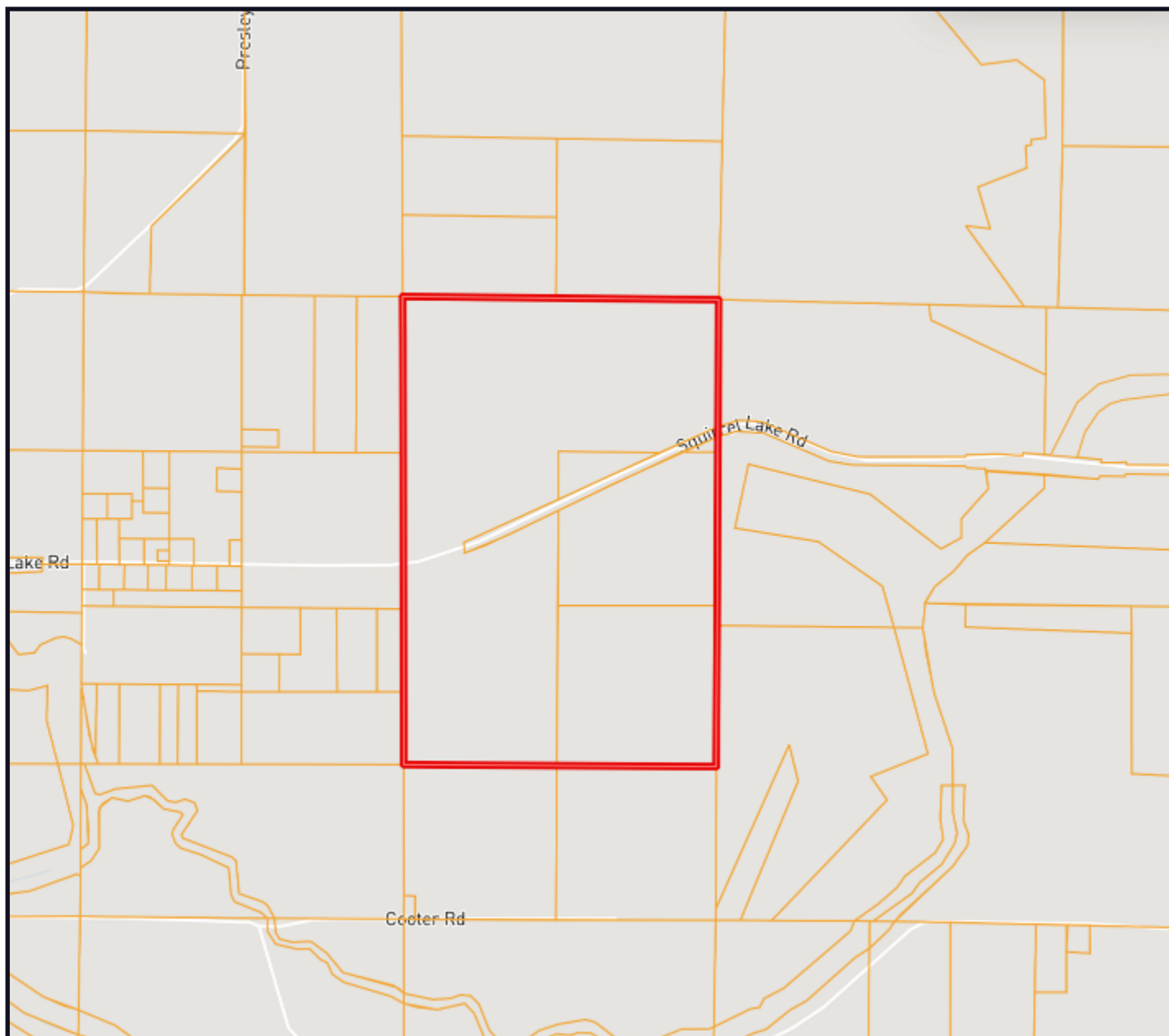


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OWNERSHIP MAP

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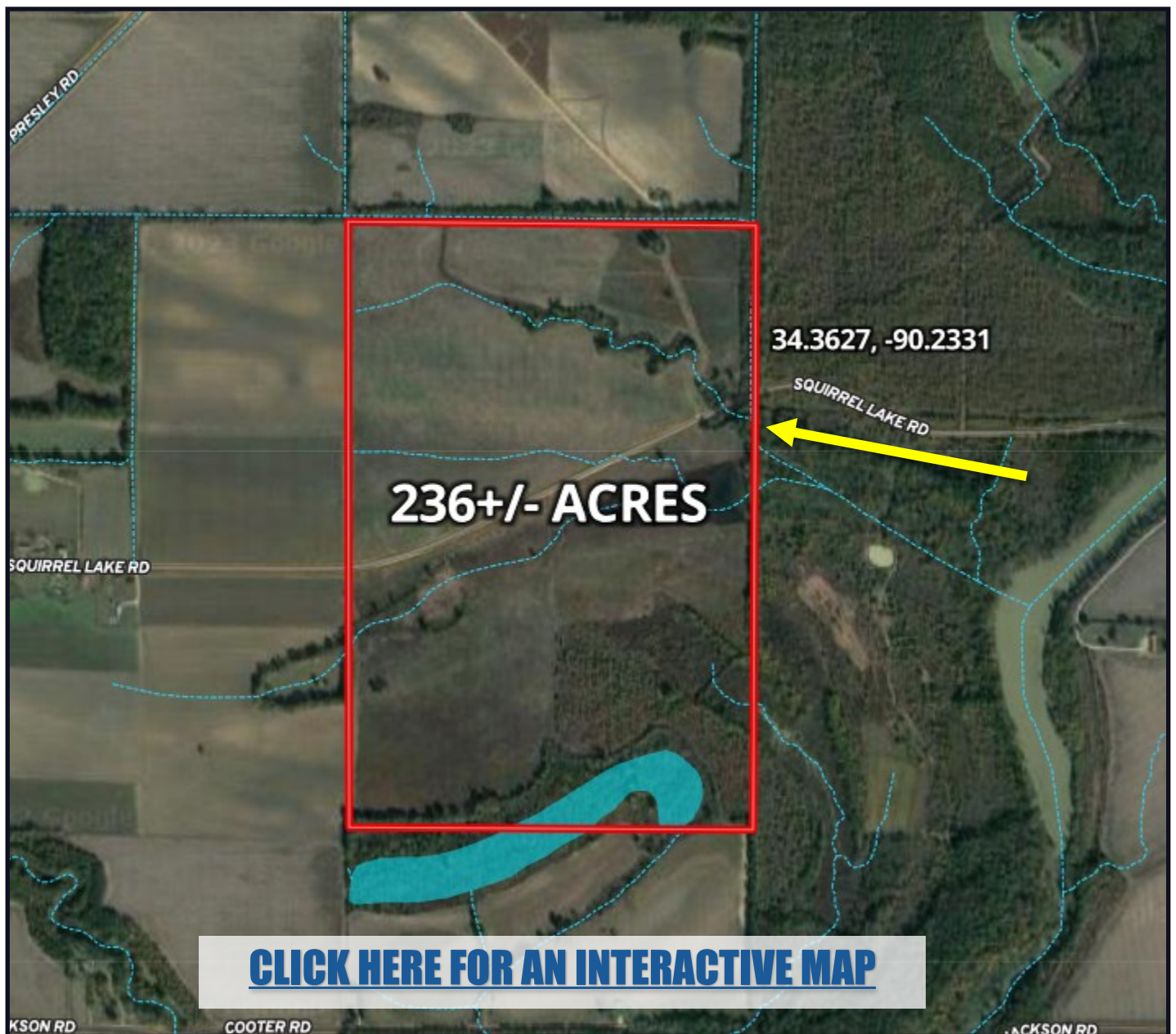
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AERIAL MAP

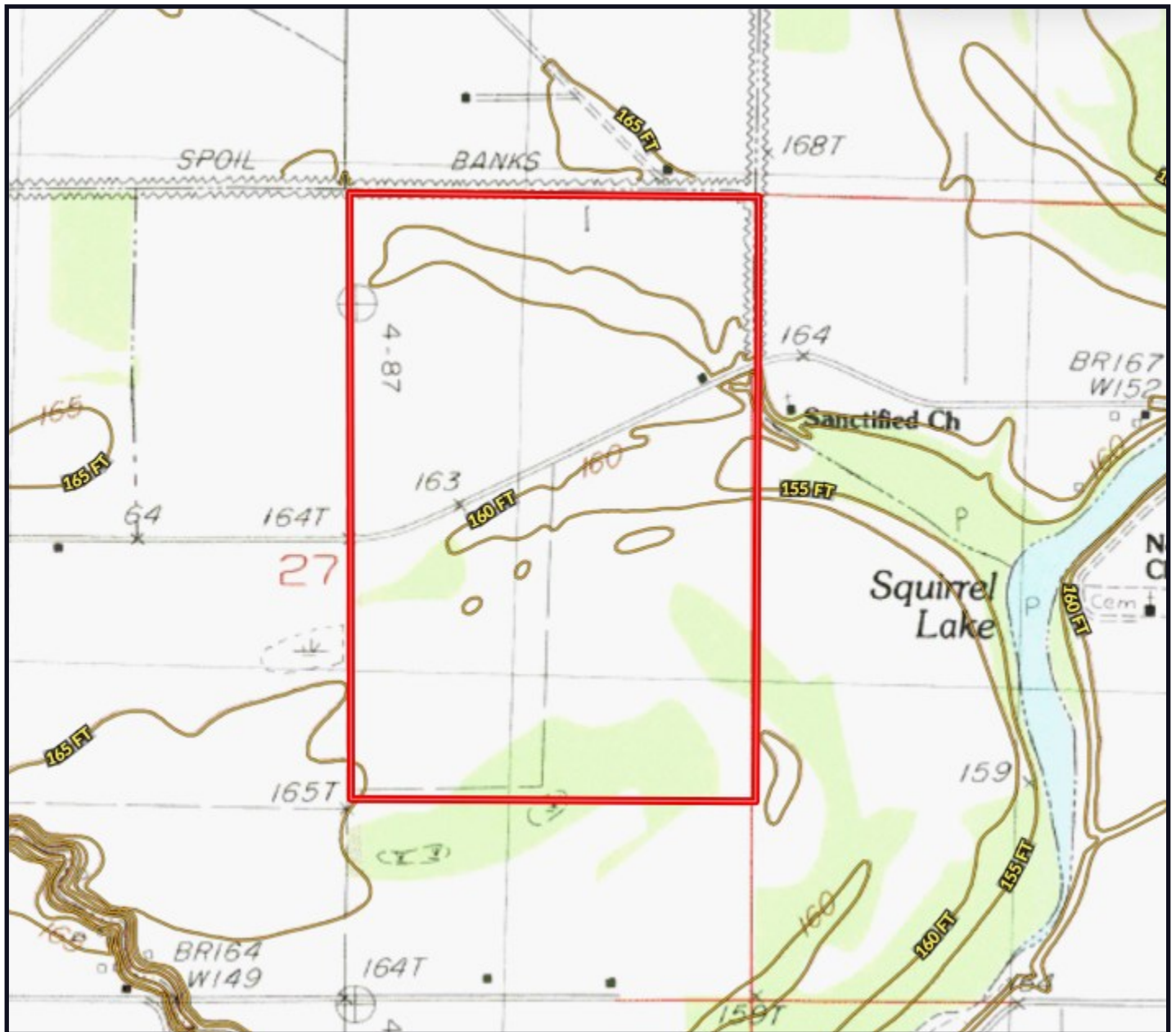
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TOPO MAP

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SOIL MAP



| Boundary 232.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Da	Dowling clay and silty clay (sharkey)	84.65	36.35	0	39	5w
Ac	Alligator silty clay, nearly level phase	80.86	34.72	0	48	3e
Ag	Alligator and Sharkey clays, nearly level phases	43.0	18.46	0	50	3e
W	Water	10.41	4.47	0	-	-
Bh	Brittain silty clay loam, nearly level phase (amagon)	5.7	2.45	0	74	3w
Be	Brittain silt loam, nearly level phase (amagon)	5.37	2.31	0	74	3w
Ce	Clay and sand banks, sloping	2.56	1.1	0	-	3s
Bk	Brittain silty clay loam, gently sloping phase (amagon)	0.36	0.15	0	74	3w

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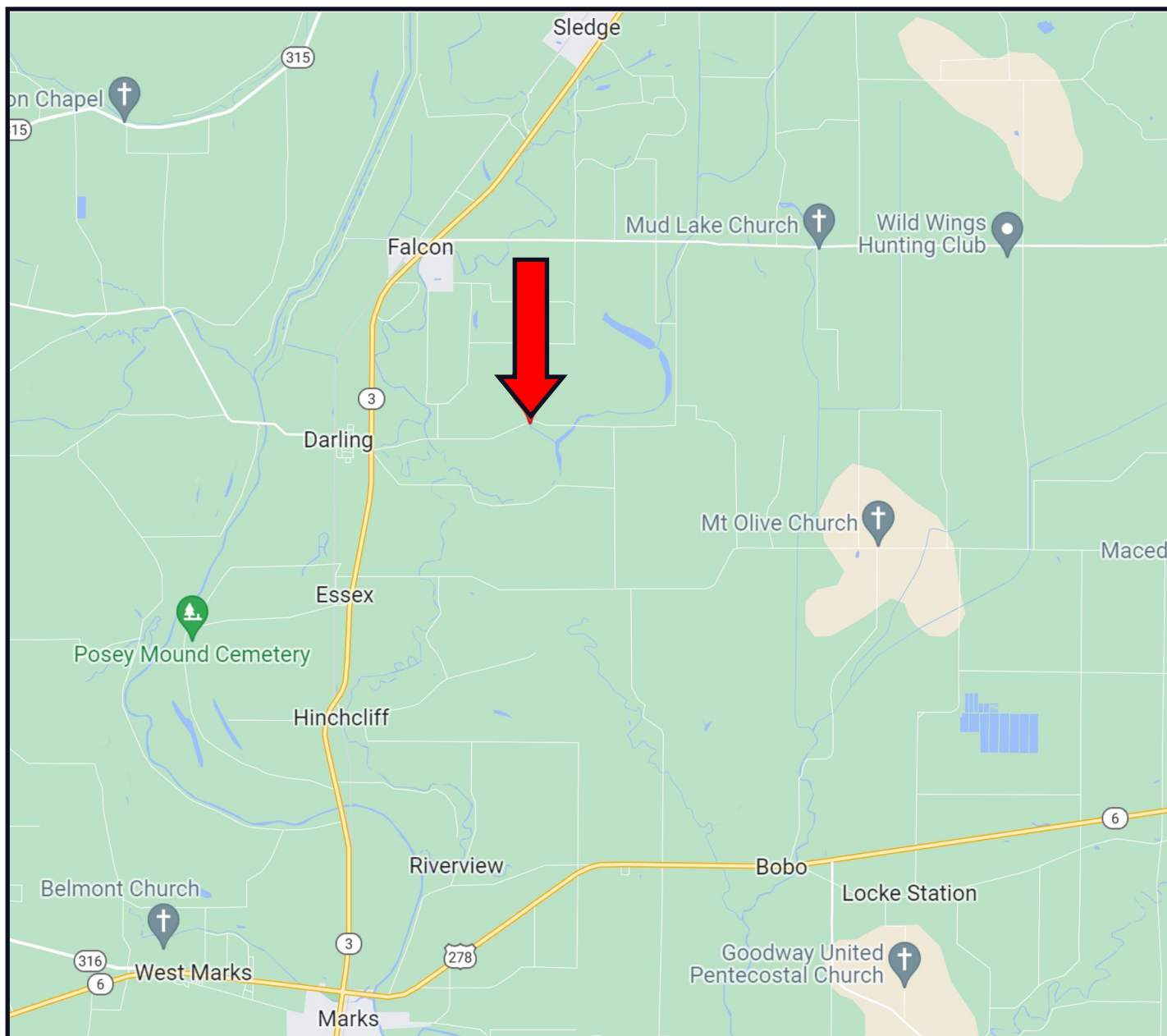


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DIRECTIONAL MAP

DIRECTIONS FROM HWY 6 AND HWY 3 IN MARKS, MS: Travel Hwy 3 for 6.9 miles. Turn right onto Squirrel Lake Road. After 2 miles, the property will be on both sides of the road. [GOOGLE MAP LINK](#)



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