

# REMARKABLE RECREATIONAL TRACT

270± Acres in Clarke  
County, MS



**\$945,000**

- 270+/- ACRE CLARKE COUNTY PROPERTY
- ONLY 25 MINUTES FROM MERIDIAN, MS
- TWO ACCESS POINTS FOR PRIVACY
- BREATHTAKING VIEWS
- 4-ACRE STOCKED LAKE
- MULTIPLE CABIN OR HOME SITES
- WELL-MAINTAINED ROAD SYSTEM
- ESTABLISHED FOOD PLOTS
- DIVERSE MATURE TIMBER OF VARYING AGES
- EXCELLENT TIMBER INVESTMENT OPPORTUNITY
- ABUNDANT DEER AND TURKEY POPULATION
- WATER AND POWER CONNECTIONS AVAILABLE
- BARN (60'X80') AND TWO STORAGE SHEDS
- SW BOUNDARY ADJOINS QUITMAN AIRPORT
- 8-FOOT-HIGH FENCE FOR ADDED PRIVACY



**TOM  
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**Call The Land Man Today!**

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Information is believed to be accurate but not guaranteed.





[Click here for Drone Footage](#)

If you are looking for a tract of land that will check all the boxes, look no further! This Clarke County property should meet all your requirements! Conveniently located just 25 minutes from Meridian, this expansive 270± acre property offers plenty of privacy with only two access points. Prepare to be captivated by the breathtaking views and the tranquil 4± acre stocked lake. Choosing a building site will prove challenging as you're surrounded by majestic, towering Pines that showcase their stunning beauty. The property features a well-maintained road system, allowing easy land exploration. Numerous established food plots, some recently planted with iron clay peas, enhance the wildlife habitat, attracting an abundance of deer and turkey. Mature timber of varying ages, spanning 45+, 30+, 25+, 20+, and even 18 years old, presents an opportunity for rotational cash flow for years to come. This is an excellent timber investment with 130± acres of mature pine, hardwood mix, and 118± acres of 20-year-old planted pine. Hunting enthusiasts will delight in the absence of hunting pressure on the property, ensuring a thriving game population. Water and power connections are conveniently available at multiple locations. Additionally, you'll find a spacious barn measuring 60'x80' and two storage sheds. The southwestern boundary of the property adjoins the Quitman Airport, separated by a sturdy 8-foot-high fence that stretches 2,755 feet, providing added protection and stability. Don't miss the chance to experience this remarkable property firsthand—call the Land Man to schedule your visit today!

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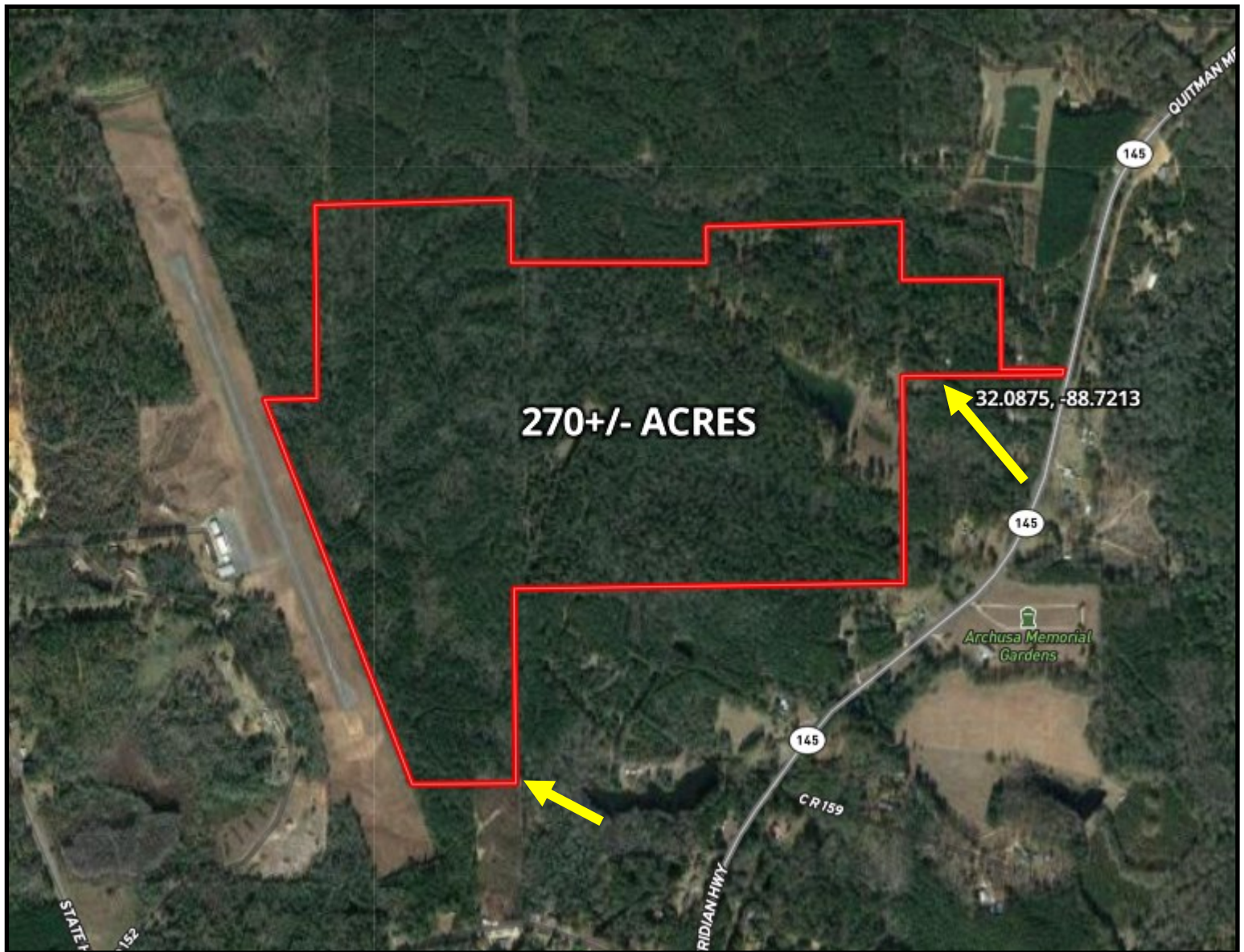
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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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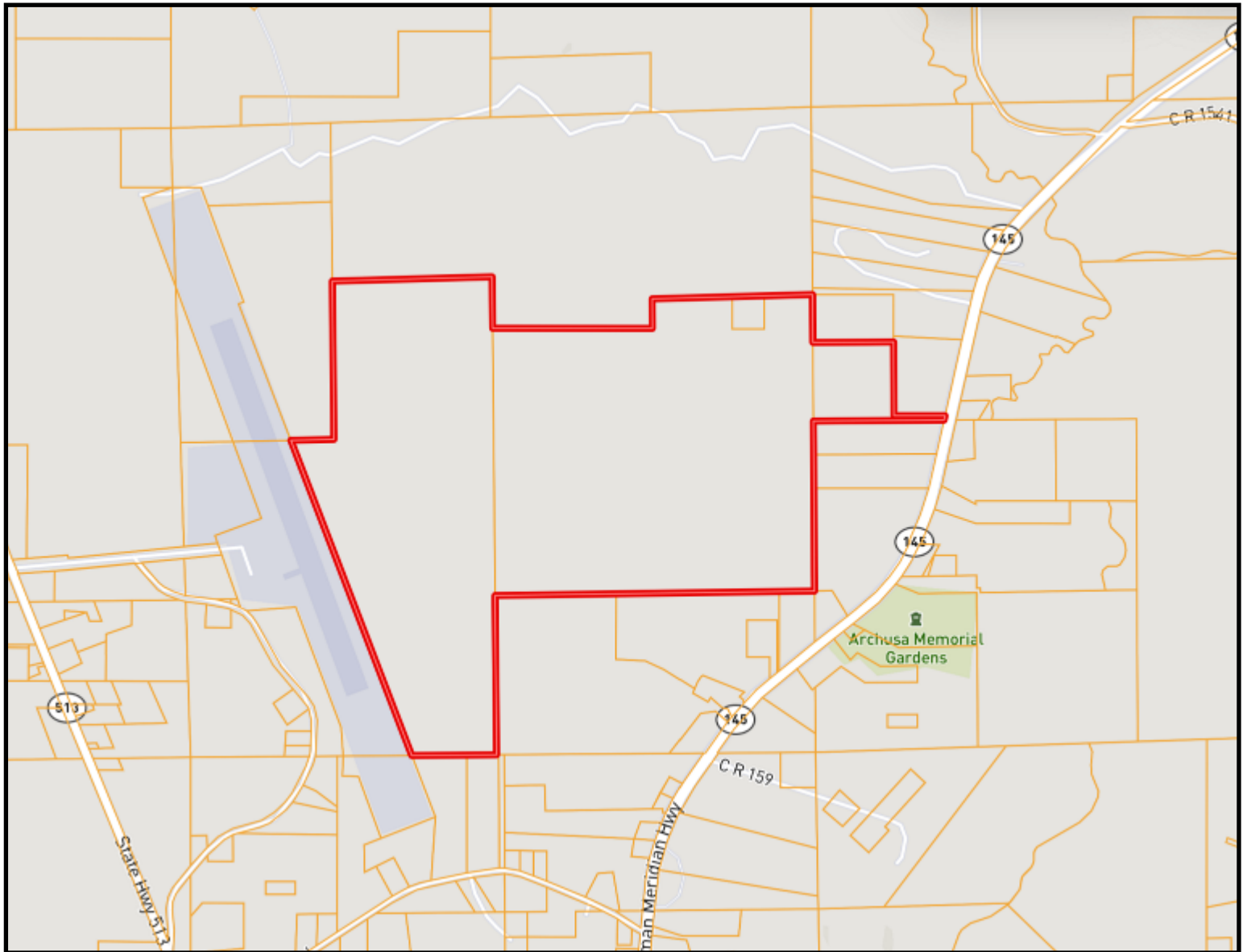
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# OWNERSHIP MAP



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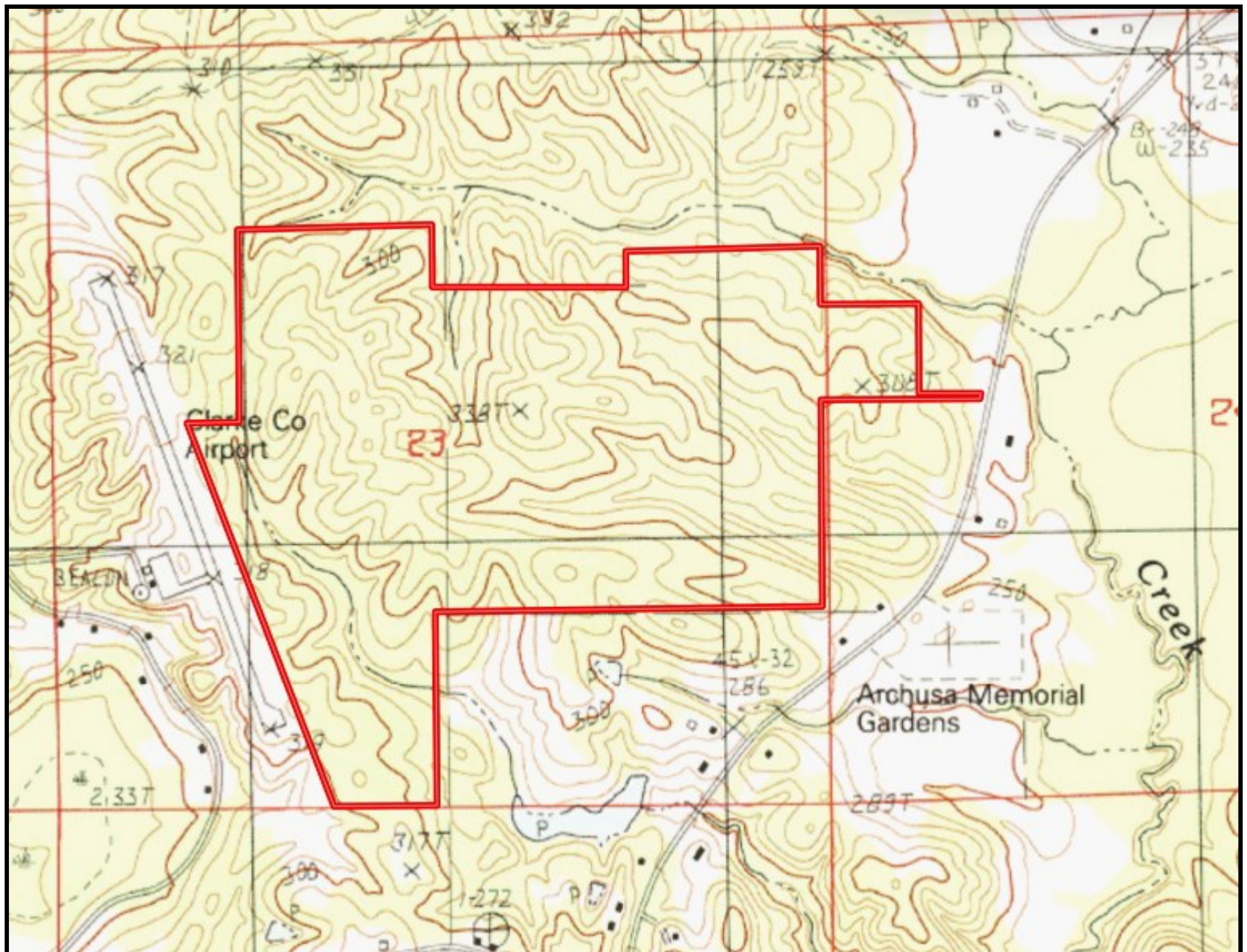
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# TOPOGRAPHY MAP



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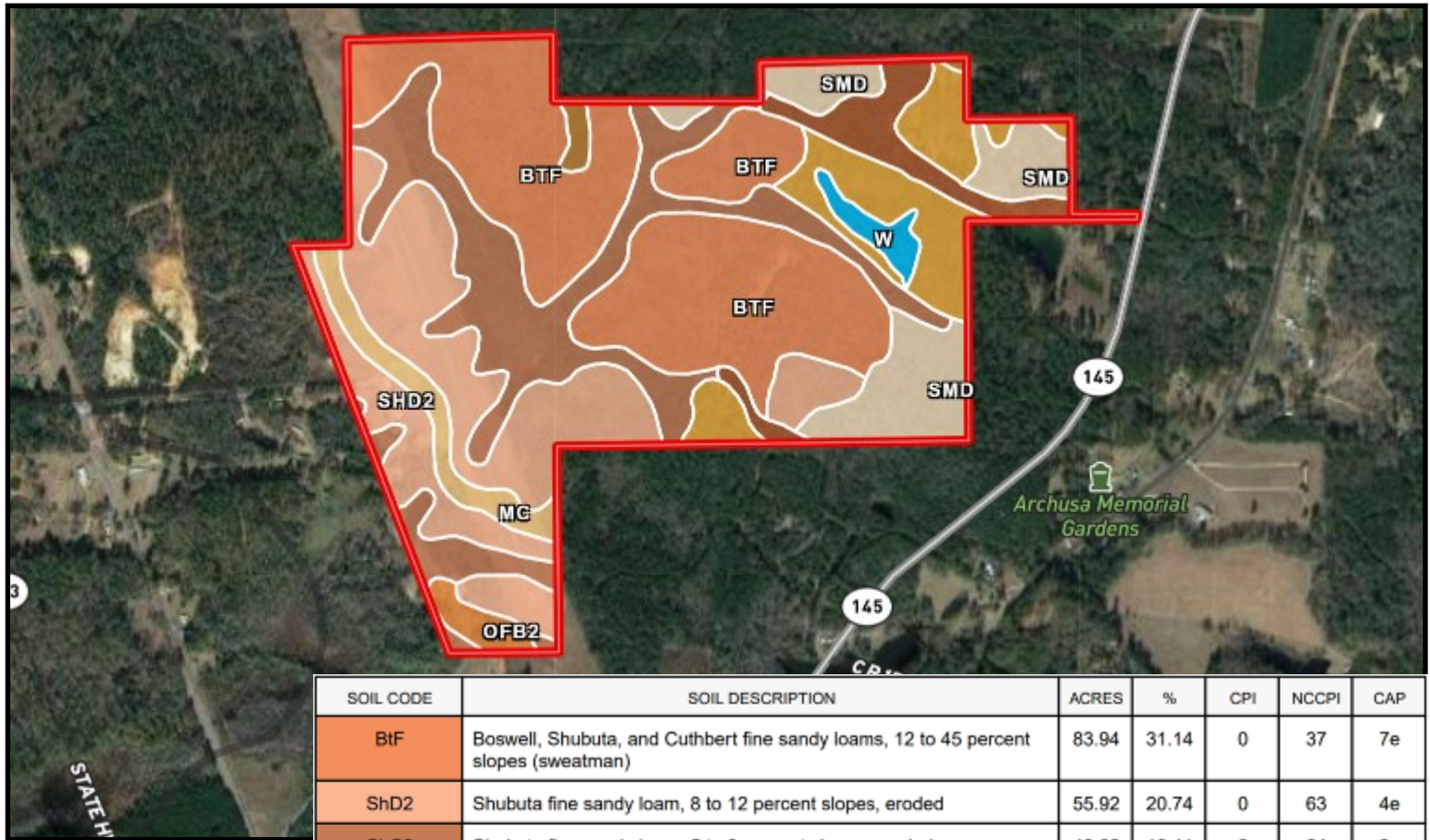
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BTf	Boswell, Shubuta, and Cuthbert fine sandy loams, 12 to 45 percent slopes (sweatman)	83.94	31.14	0	37	7e
ShD2	Shubuta fine sandy loam, 8 to 12 percent slopes, eroded	55.92	20.74	0	63	4e
ShC2	Shubuta fine sandy loam, 5 to 8 percent slopes, eroded	49.62	18.41	0	64	3e
SmD	Smithdale fine sandy loam, 8 to 12 percent slopes	25.42	9.43	0	73	4e
SmE	Smithdale fine sandy loam, 12 to 17 percent slopes	24.1	8.94	0	69	6e
SmC	Smithdale fine sandy loam, 5 to 8 percent slopes	12.74	4.73	0	65	3e
Mc	Mantachie soils, local alluvium	8.77	3.25	0	81	2w
OfB2	Ora fine sandy loam, 2 to 5 percent slopes, moderately eroded	3.55	1.32	0	33	2e
W	Water	3.49	1.29	0	-	-
Bc	Bibb and Chastain fine sandy loams (bibb and una)	1.87	0.69	0	48	5w
Sfb2	Savannah fine sandy loam, 2 to 5 percent slopes, moderately eroded	0.1	0.04	0	39	2e
Sfb	Savannah fine sandy loam, 2 to 5 percent slopes	0.01	0.0	0	54	2e

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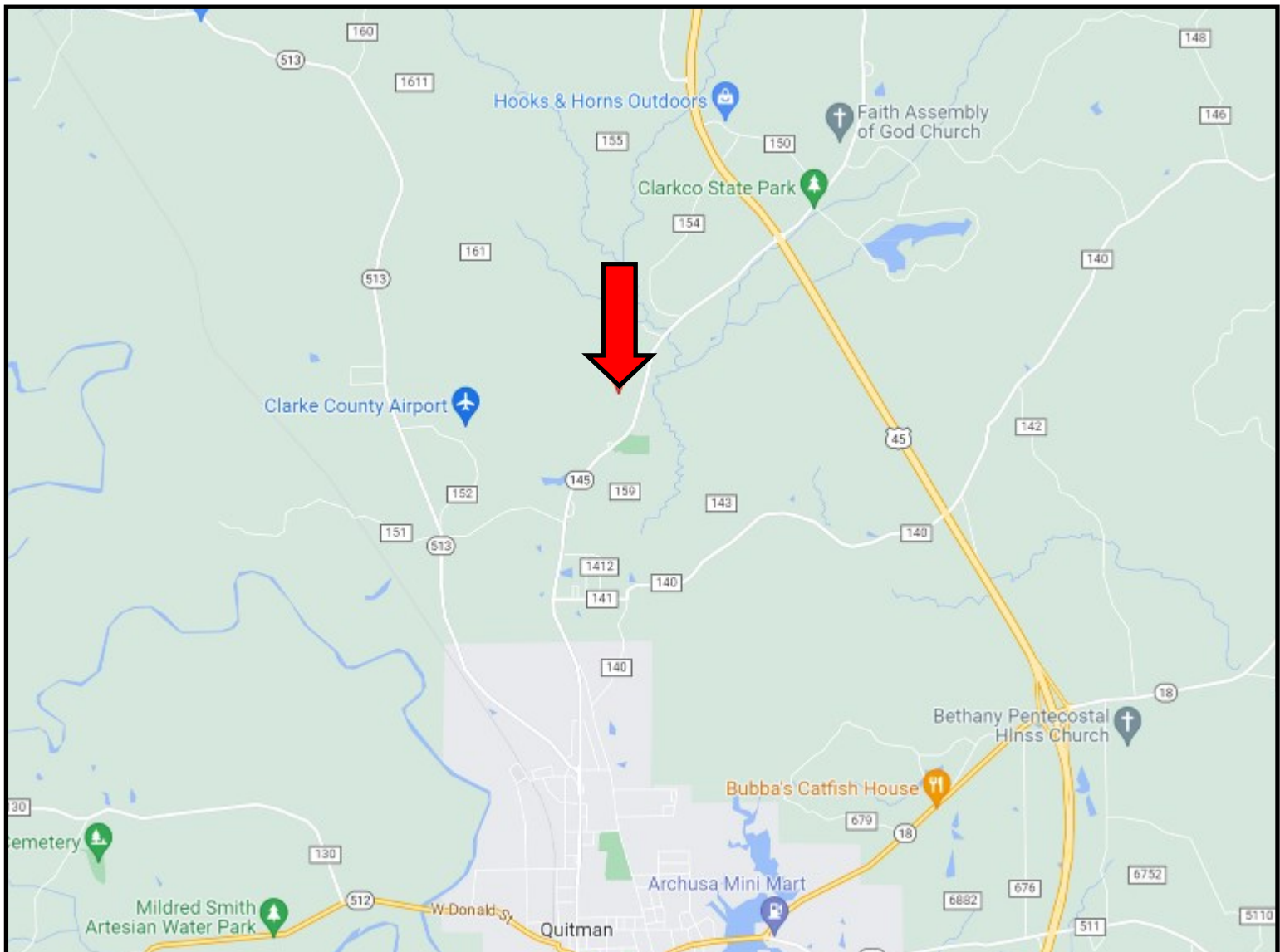
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# DIRECTIONAL MAP



Directions from Hwy 18/Hwy 511 and Hwy 145 in Quitman County, MS: Travel Hwy 145 north 3.6 miles. The property entrance will be on your left. [GOOGLE MAP LINK](#)



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