

Duck Hunter's Paradise 144± Acres in Quitman County, MS



\$700,000

This 144+/- acre tract in Quitman County, just Southeast of Lambert, MS, is a lucrative investment opportunity. The land yields \$125-\$150 an acre in rent annually, thanks to its rotation of beans and corn, maintaining soil nutrients. It's not just about financial gain; the property provides hunting enjoyment for you and your loved ones. The property features duck holes with three blinds and a timber hole, making it a perfect retreat for hunting enthusiasts. The south end of the property has a levee and a ditch that directs water into the duck hole, where a floodgate allows you to control the water levels. One of the most recently installed blinds is spacious enough to pull your side-by-side or boat under out of the elements and comfortably accommodate up to 10 hunters, with room to cook breakfast or lunch after a morning hunt. At the gravel road, there is a pad for your camper or a place to build your future camp, with utilities already in place. This area is well-known for its abundant duck population, making it a hotspot for hunting. Call Anthony Steen today to schedule your private tour.



**ANTHONY
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A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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AERIAL MAP



[Click for Interactive Map](#)

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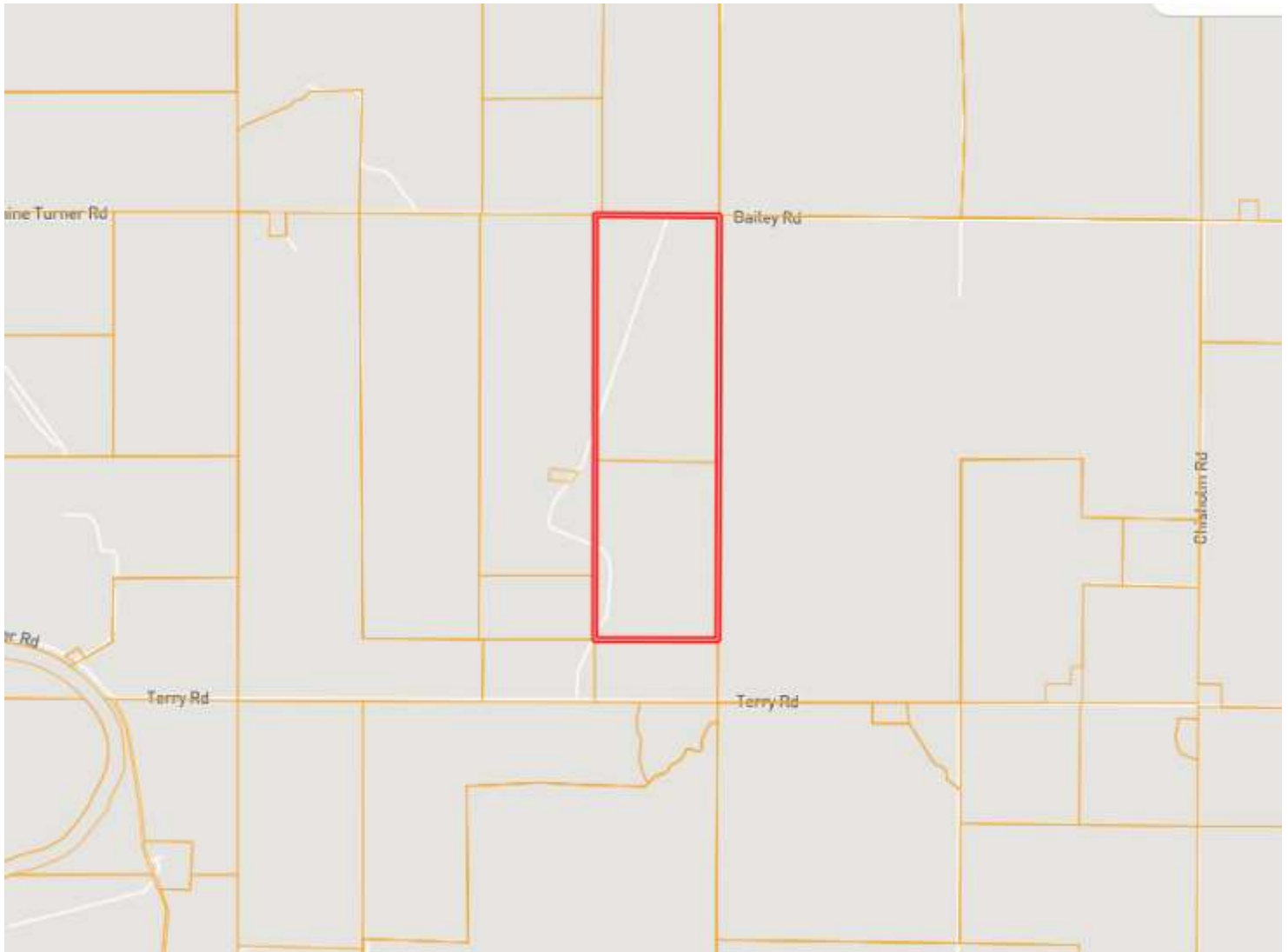
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OWNERSHIP MAP



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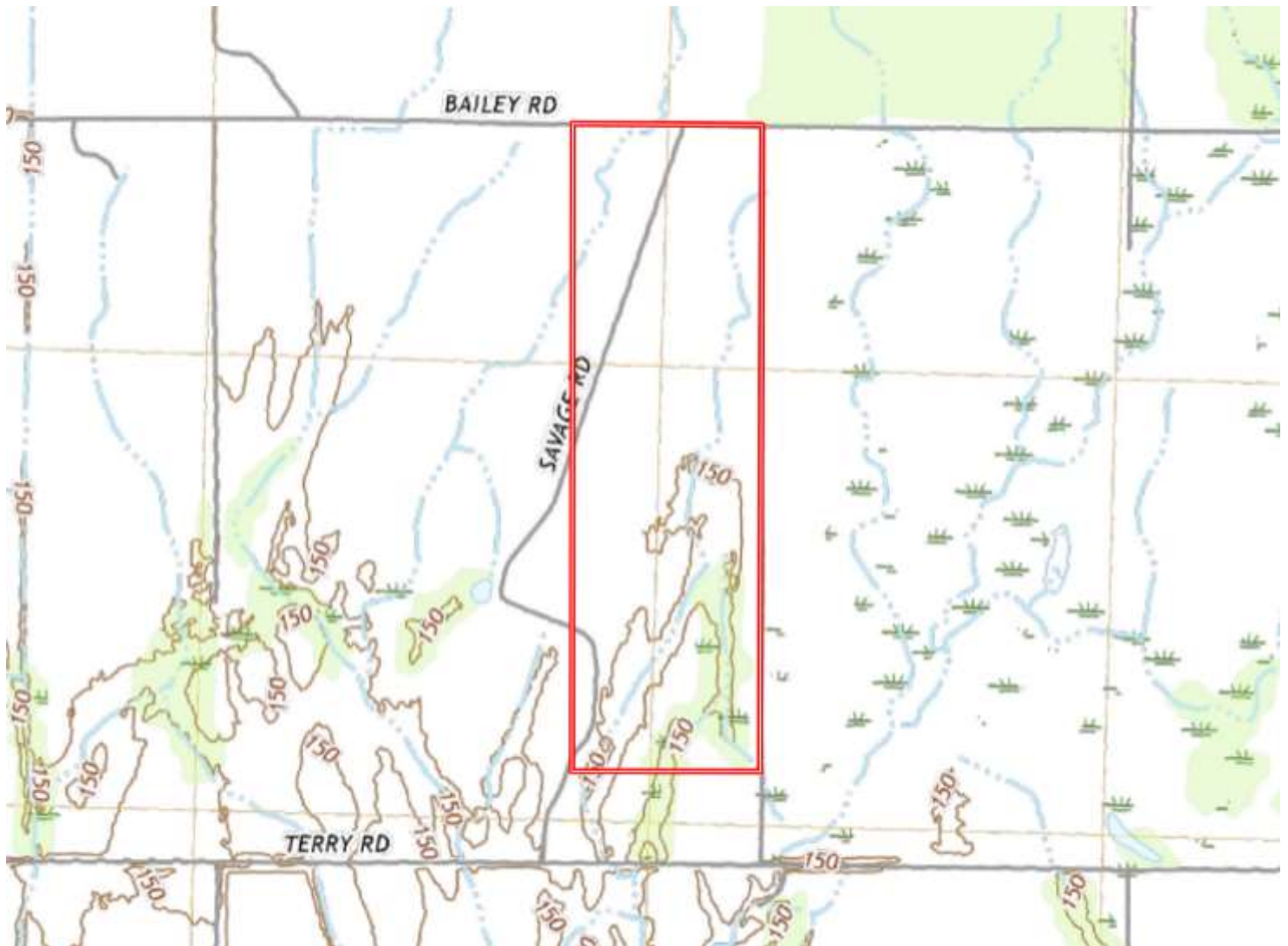
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2011-2023
BEST
BROKERAGES

TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bh	Brittain silty clay loam, nearly level phase (amagon)	104.1 2	71.65	0	74	3w
Da	Dowling clay and silty clay (sharkey)	31.33	21.56	0	38	5w
Wa	Waverly soils, depressional phases (rosebloom)	8.14	5.6	0	75	3w
Pc	Pearson silty clay loam, nearly level phase (dubbs)	0.93	0.64	0	84	1
Bm	Brittain soils-waverly soils, local alluvium phases (amagon, rosebloom)	0.57	0.39	0	75	3w
Ch	Collins silt loam, 0 to 2 percent slopes, occasionally flooded, brief duration	0.21	0.14	0	77	2w
TOTALS		145.3(*)	100%	-	66.36	3.42

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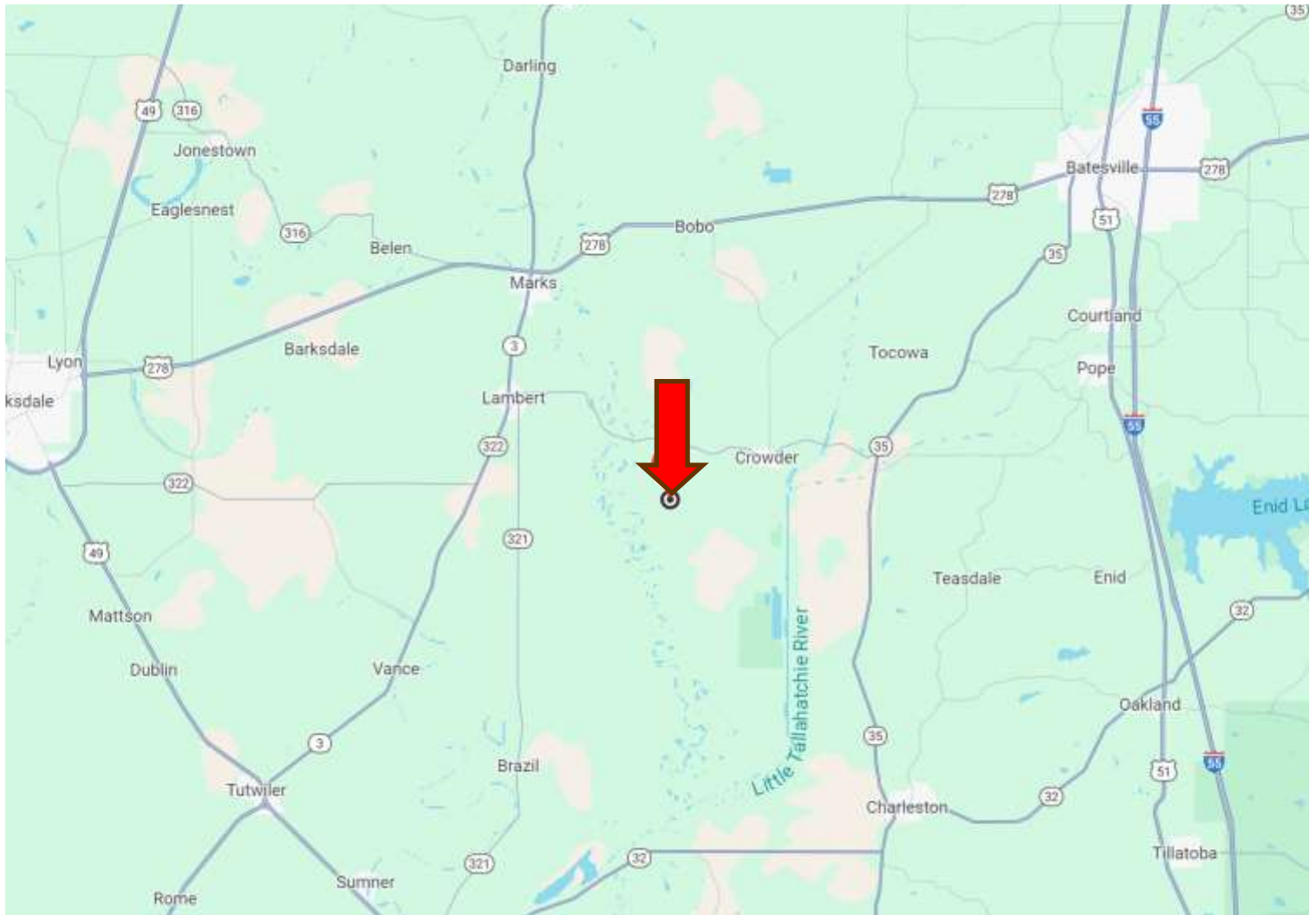
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DIRECTIONAL MAP



Directions from Clarksdale, MS: Travel North on Hwy 61 for approximately 8.3 miles. Turn right onto Sambino Rd. and travel 13 miles. Turn right onto Hwy 3, then in 0.5 miles turn left onto Hwy 322. Travel 7.0 miles, then turn right onto Black Rd. Travel 1.2 miles, then turn right onto Bailey Rd. Continue on Bailey Rd. for 0.6 miles, then turn left onto Savage Rd. The property will be on the right [Click for Google Maps](#).



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