

Hunter's Paradise

463± Acres in
Quitman County, MS



\$2,430,000

Welcome to Hunter's Paradise! This 463± acre property in Quitman County, MS, is a true gem for hunting enthusiasts. Located on Quitman Road, just off the dead-end Eason Road, this world-class property offers exceptional opportunities for hunting GIANT MS Delta whitetail deer and is perfectly situated in the MS flyway for ducks. The property has a gated entrance to the north, while the Little Tallahatchie River wraps around the south side. Additionally, the south and west borders adjoin approximately 640± acres of a National Wildlife Refuge, making this a hunter's dream. Here, you can enjoy year-round hunting for deer, ducks, rabbits, squirrels, and the occasional turkey. With the privacy of a dead-end road, this property is perfect for you and your friends. It features three duck blinds and four duck holes, ranging from splash water to waist-high depths, all with ample coverage. There are 7 to 8 shooting stands with large open food plots and several ladder stands for close-range hunting. The 463± acres include 417± acres of CRP planted in 2012, which generate over \$26,000 annually and are set to go out in 2026-2027. The diverse landscape also includes mixed hardwoods such as pin oak, red oak, live oak, and cypress trees, providing abundant food sources for wildlife. A private boat ramp on the north side of the property offers access to water teeming with bream, catfish, and crappie. Don't miss out on this incredible opportunity—call Anthony today to see this world-class property!



**ANTHONY
STEEN**

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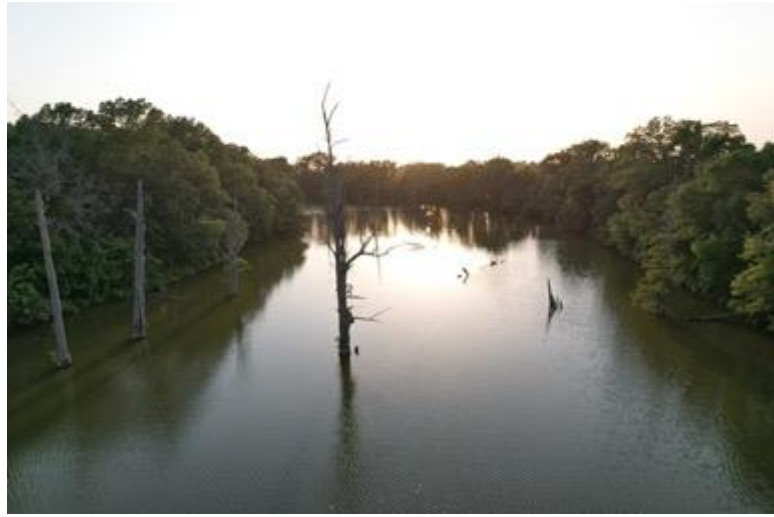
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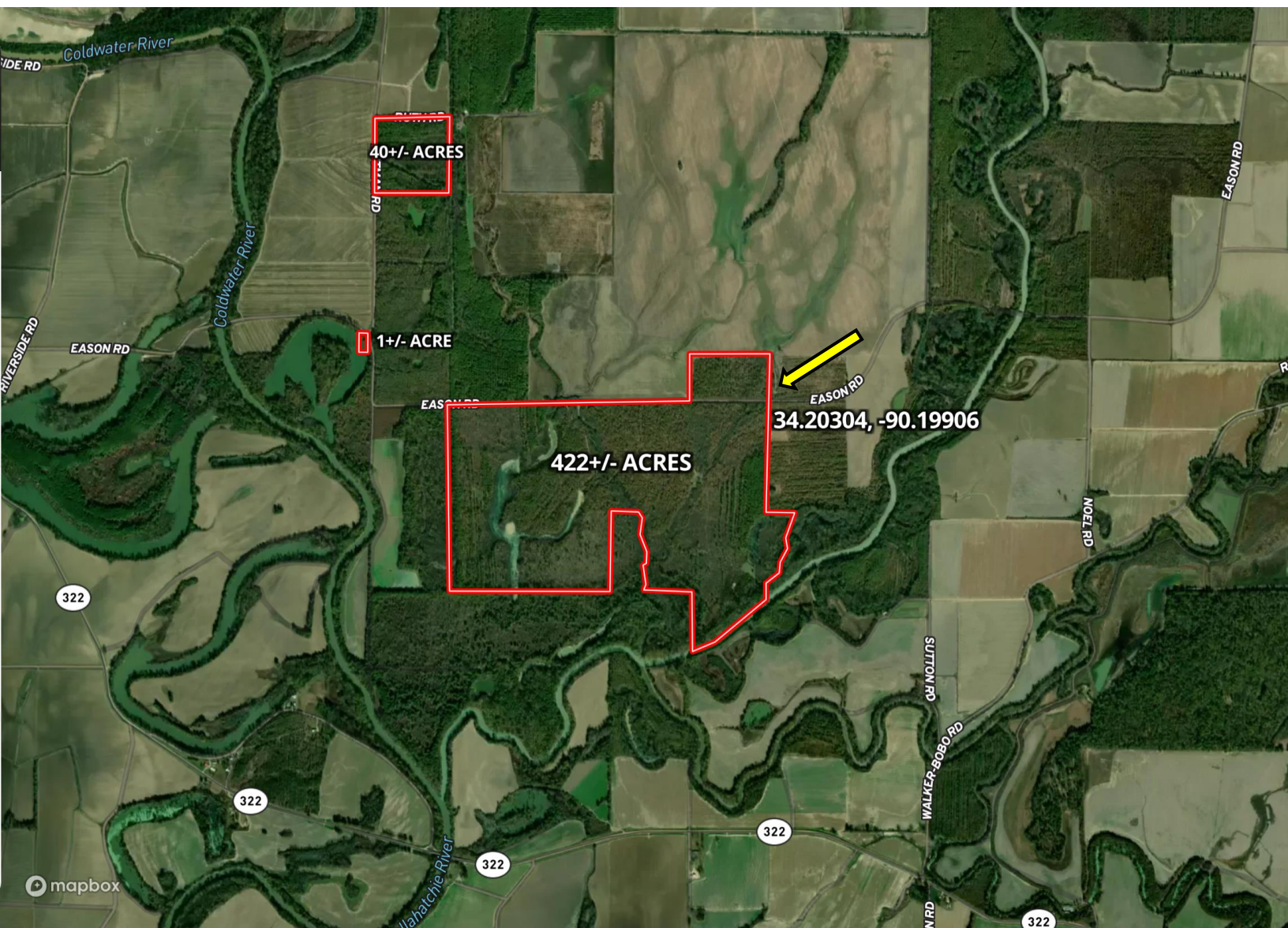
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AERIAL MAP



[Click for the Interactive Map](#)

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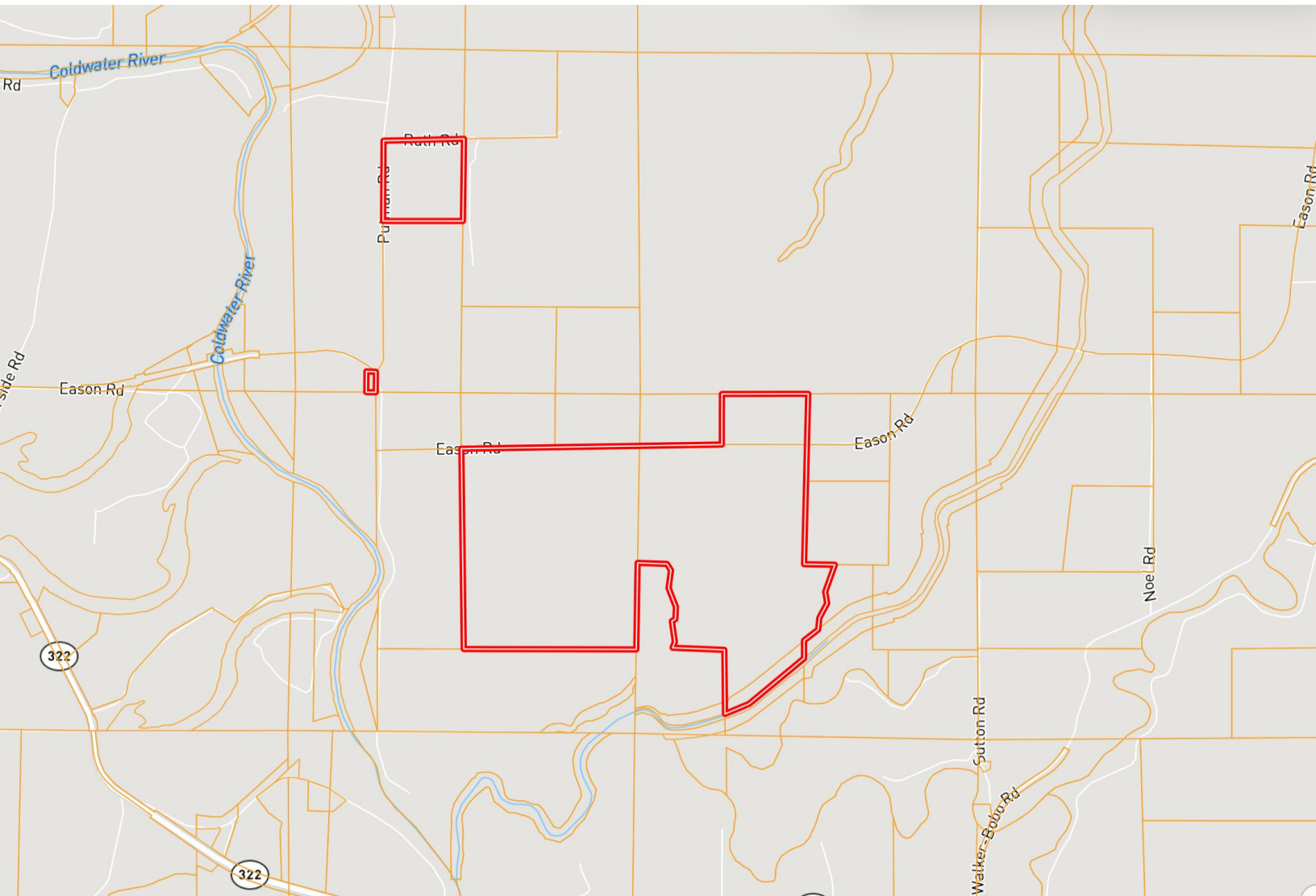


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OWNERSHIP MAP



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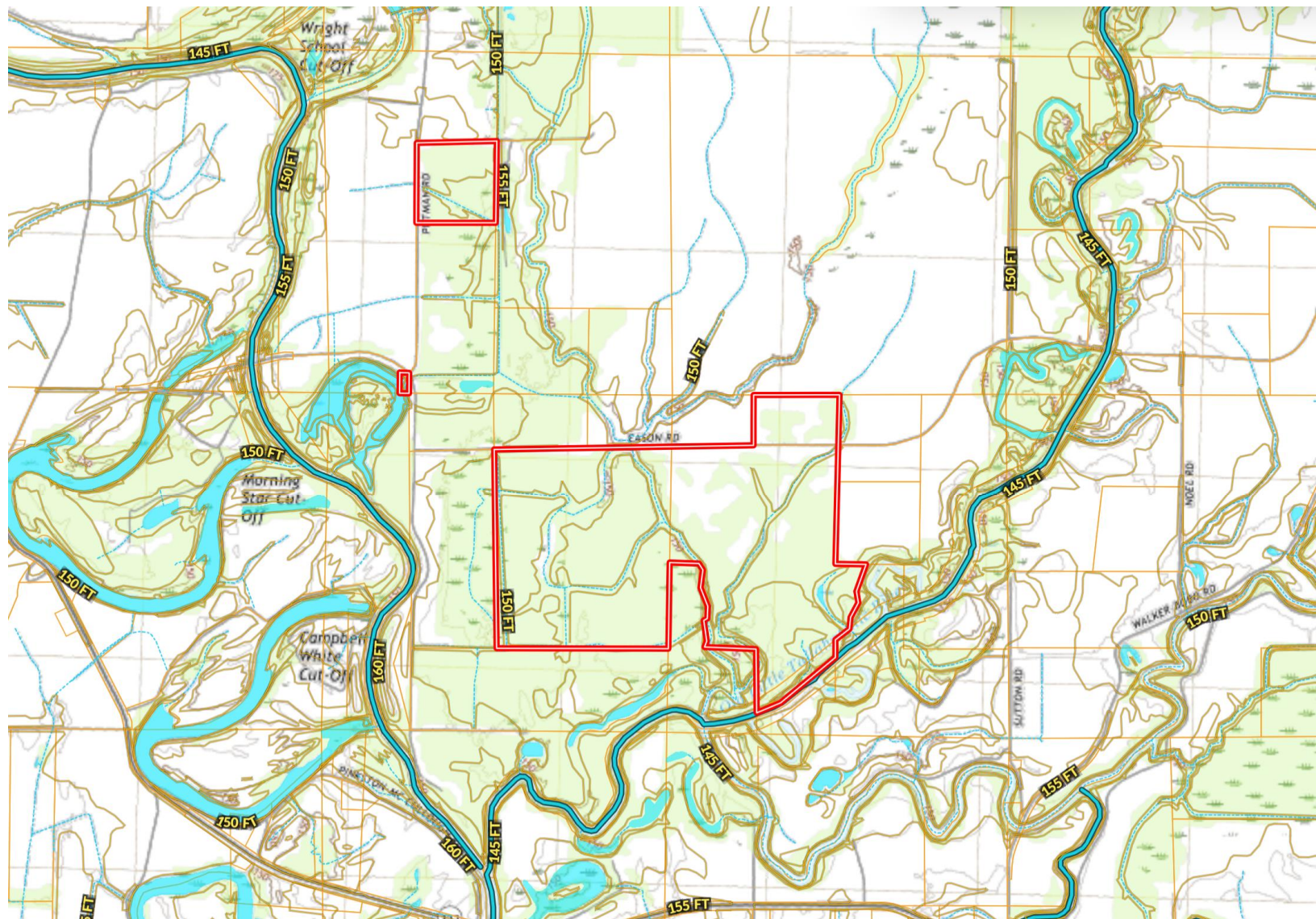


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TOPOGRAPHY MAP



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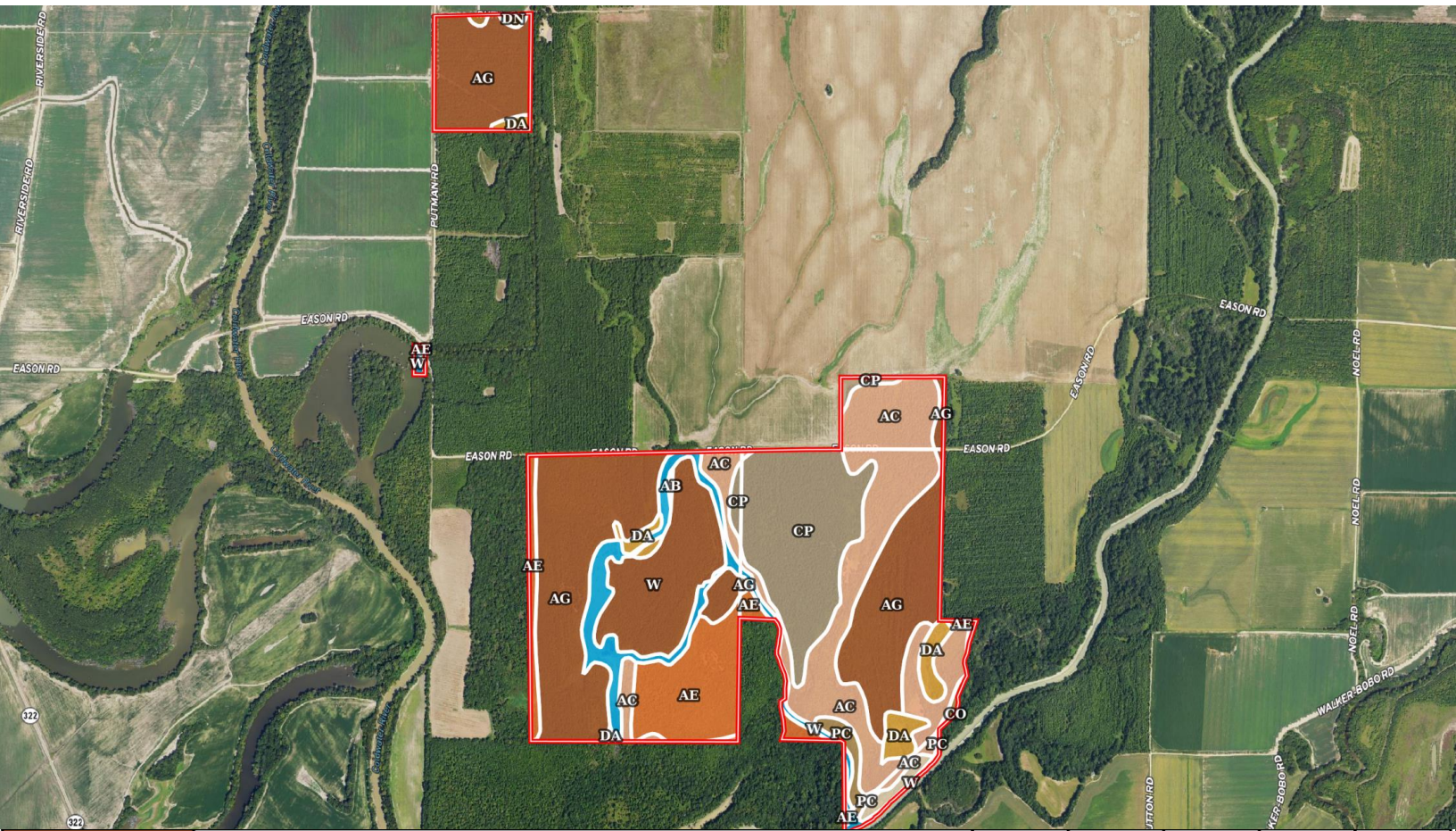


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SOIL MAP



Ag	Alligator and Sharkey clays, nearly level phases	198.0 1	43.81	0	50	3e
Ac	Alligator silty clay, nearly level phase	91.07	20.15	0	48	3e
Cp	Crowder sandy clay (sharkey)	64.93	14.37	0	50	3e
Ae	Alligator and Dowling clays (sharkey)	45.37	10.04	0	47	3e
W	Water	26.85	5.94	0	-	-
Da	Dowling clay and silty clay (sharkey)	13.85	3.06	0	40	5w
Pc	Pearson silty clay loam, nearly level phase (dubbs)	6.53	1.44	0	84	1
Co	Collins soils and Waverly soils, local alluvium phases	3.49	0.77	0	71	2w
Dn	Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded	1.53	0.34	0	85	2e
Ab	Alligator clay, gently sloping phase	0.36	0.08	0	49	3e

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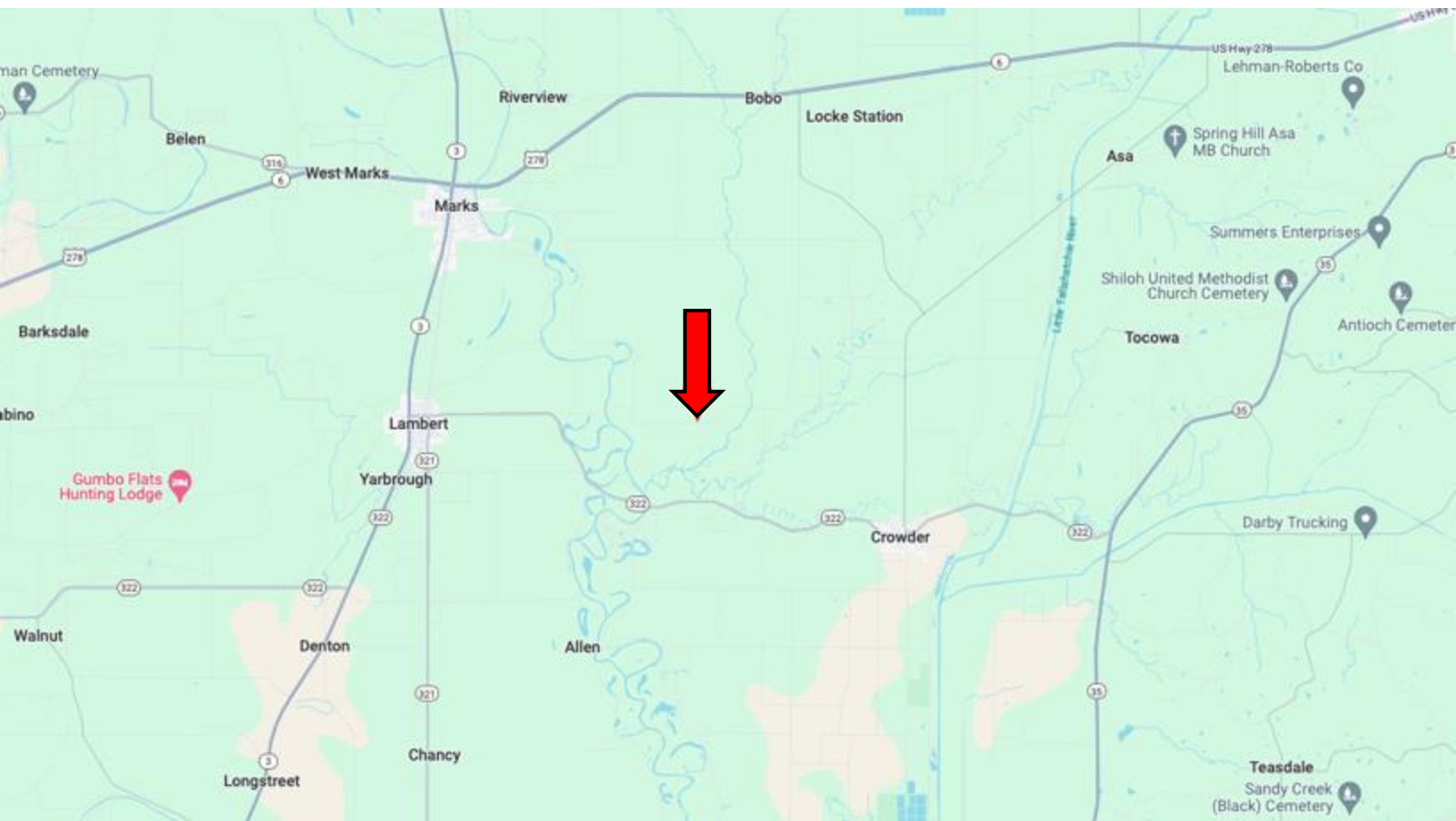
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DIRECTIONAL MAP



Address: Eason Road, Lambert, MS 38643

Directions from US-278 & US-51 in Batesville, MS: Travel west on US-278 W for 5.9 miles. Turn left onto Dummyline Rd. and travel 6.9 miles. Turn right onto Jamison Rd. and travel 1.5 miles. Turn left onto Hood Rd. and travel 1.4 miles. Turn left onto Eason Rd. After 4.6 miles, the property will be on both sides of the road. [Google Map Link](#)



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