

VERSATILE HUNTING PROPERTY IN THE MS DELTA

21.6+/- Acres
Quitman County, MS

\$86,500

If you're looking for a smaller hunting tract, this 21.6+/- acre property in Quitman County, MS, would be ideal! Located in the heart of the Mississippi Delta and along the duck flyway, this gated property is a haven for outdoor enthusiasts. The area is renowned for its abundant deer population, thanks to the surrounding cultivable land that provides a reliable food source. The property offers thick cover, creating an ideal habitat for deer hunting. For waterfowl enthusiasts, the two duck holes on the property are standout features, including a south duck hole equipped with a pipe to control water levels, ranging from 6 to 30 inches deep. Beyond deer and ducks, the property's vegetation makes it an excellent location for rabbit hunting after deer season or year-round training beagles. This unique property delivers diverse hunting opportunities, all in one manageable tract. Call Anthony to schedule your tour today!



**ANTHONY
STEEN**

REALTOR®

Office: 601.898.2772

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Anthony@TomSmithLand.com



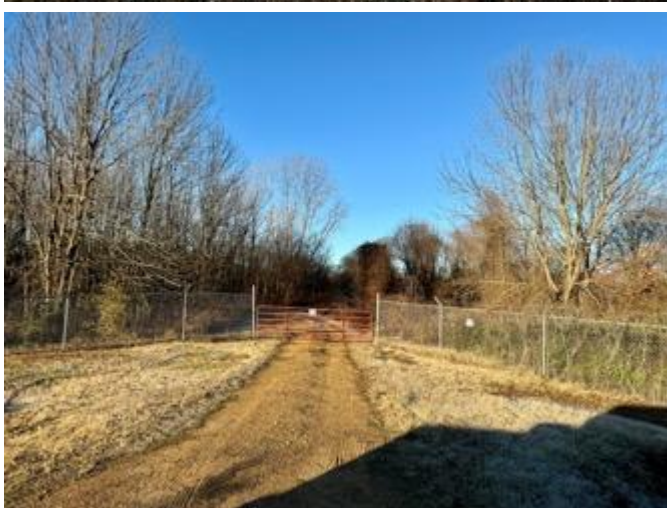
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TomSmithLandandHomes.com

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AERIAL MAP | [Click Here for the Interactive Map](#)



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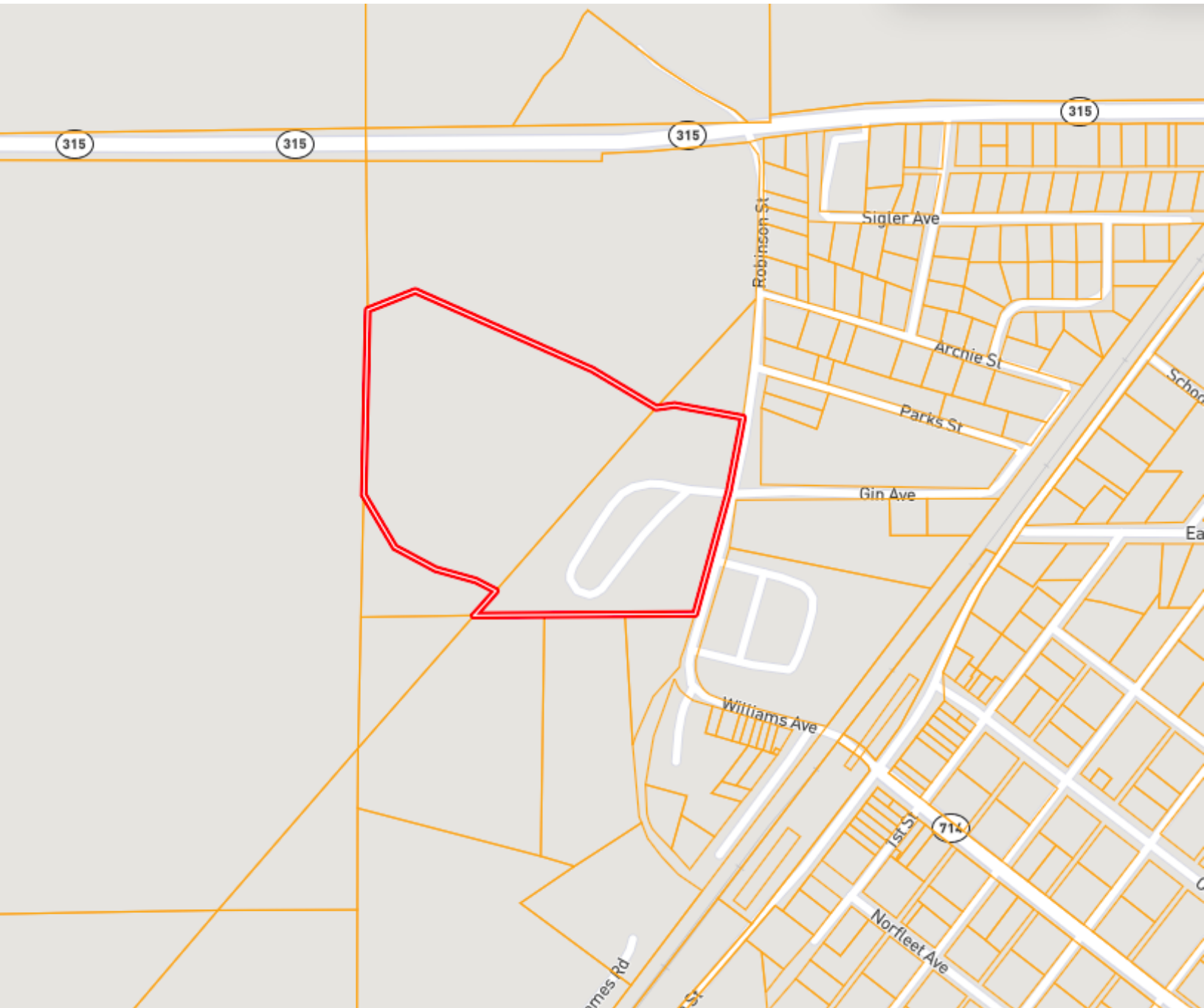


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OWNERSHIP MAP



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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)	11.38	52.81	0	74	3w
Da	Dowling clay and silty clay (sharkey)	5.26	24.41	0	40	5w
Pa	Pearson silt loam, nearly level phase (dubbs)	4.91	22.78	0	84	1
TOTALS		21.55(')	100%	-	67.98	3.03

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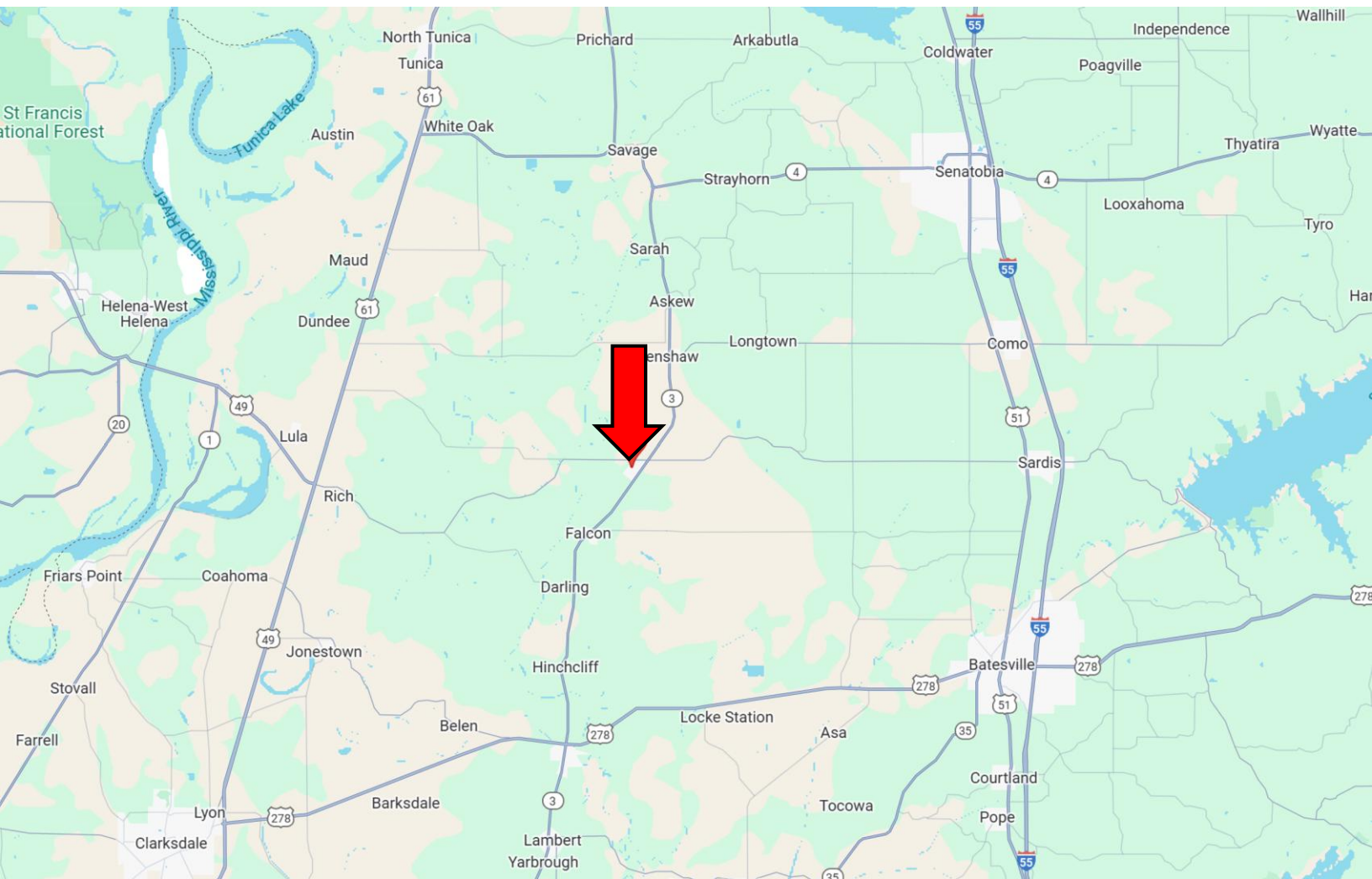


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DIRECTIONAL MAP



Directions from Hwy 49 & Hwy 6 in Clarksdale, MS: Travel East on Hwy 278/Hwy 6 for 15 miles. Turn left onto Hwy 3 and travel 13.5 miles. Turn left onto Hwy 315N and travel 0.7 miles. Turn left onto Quitman Street. After 0.2 miles, the property will be on the right. [Google Map Link](#)



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