

Rare Delta Hunting Tract with a Lodge

550+/- ACRES IN QUITMAN COUNTY, MS



- Beautiful, Furnished 2,800 SF 6 Bed/6.5 Bath Lodge
- Enclosed Equipment Storage (2,000SF) with Double Roll-Up Doors
- 229± Acres in CRP Hardwoods—Paying \$27,174 Per Year
- Deep Water Irrigation Well
- 12 Food Plots with Shooting Houses
- Six Duck Holes (2 Blinds) w/ Risers
- Established Road System Throughout Property
- Property Borders Marks City Limits
- Abundant with Trophy Whitetail and Ducks
- 180± Acres Hardwoods
- Fully Fenced, One Acre Equipment Yard
- Cypress Breaks
- Paved Frontage on West Marks Rd. (316)
- Mississippi Delta Hunting at it's Finest
- PRICED TO SELL!!!

Click for Drone Video

Call The Land Man today!



TOM SMITH, ALC, BROKER®

Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Rare Delta Hunting Tract with a Lodge

550+/- ACRES IN QUITMAN COUNTY, MS

This is a rare find. This Quitman County, MS property offers it all! 550± acres of some of the finest deer and duck hunting in the Mississippi Delta!

The Land

This is the closest property to a wildlife refuge that you are going to find! Designed and laid out for the avid whitetail and duck hunter, the property hunts like its 1,000 acres! To understand it, you need to see it! The 550± acre tract lies to the south of West Marks Road and consists of 12 food plots (appx. 30 acres), which are well maintained with brand new shooting houses and feeders. Several ladder stands and feeders are in place throughout the property along with a gas line easement, which is a planted food plot. There are six duck holes (two with blinds), each ranging from 3-5 acres and all have control structures with risers and levees. A well is on the eastern side that can fill four systems and several beautiful cypress sloughs and Tupelo brakes throughout the property. Approximately 180± acres of hardwoods are on the property and 229.1± acres of CRP hardwoods paying \$25,174 annually. The second CRP contract is for 36.8± acres and it does not expire until 9/30/29; the third CRP contract is for 132.6± acres paying \$13,174 annually, expiring 09/30/33. The road system is expansive and allows access throughout. This place is loaded with deer, and the possibilities of you harvesting your Delta Trophy are unlimited.

The Lodge

You will be blown away by the lodge! Only seven years old and fully furnished, it features six full bedrooms, each with a private, full bath and large flat screens in every room! The kitchen is of professional grade with granite countertops and spacious room for large crowds and entertaining. The great room is adjacent to the kitchen and is also spacious enough for your large family. There is a large pantry, laundry room, gun storage and gear lockers for each room. For your equipment storage, you will find over 2,000 square feet of fully enclosed storage with double roll up doors for your trucks, rangers, four-wheelers and tractors. Also enjoy the brand new, 40x60 outdoor equipment storage building and a new 20' overhand door, perfect for additional covered storage, as well as the ideal afternoon crawfish boil or family gathering! If this is not enough, use the one acre yard fully fenced for you implements and other equipment. There is plenty of parking for you and your guests.

This tract is perfect for the avid hunter for deer and ducks as well as for your family getaway! This is truly a rare find in the Mississippi Delta and I assure you it will not last long. All you need to bring is your guns and gear, as it is completely furnished and ready for you! Don't miss out, call Tom Smith TODAY!



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LAND AND HOMES
 Expect More. Get More.

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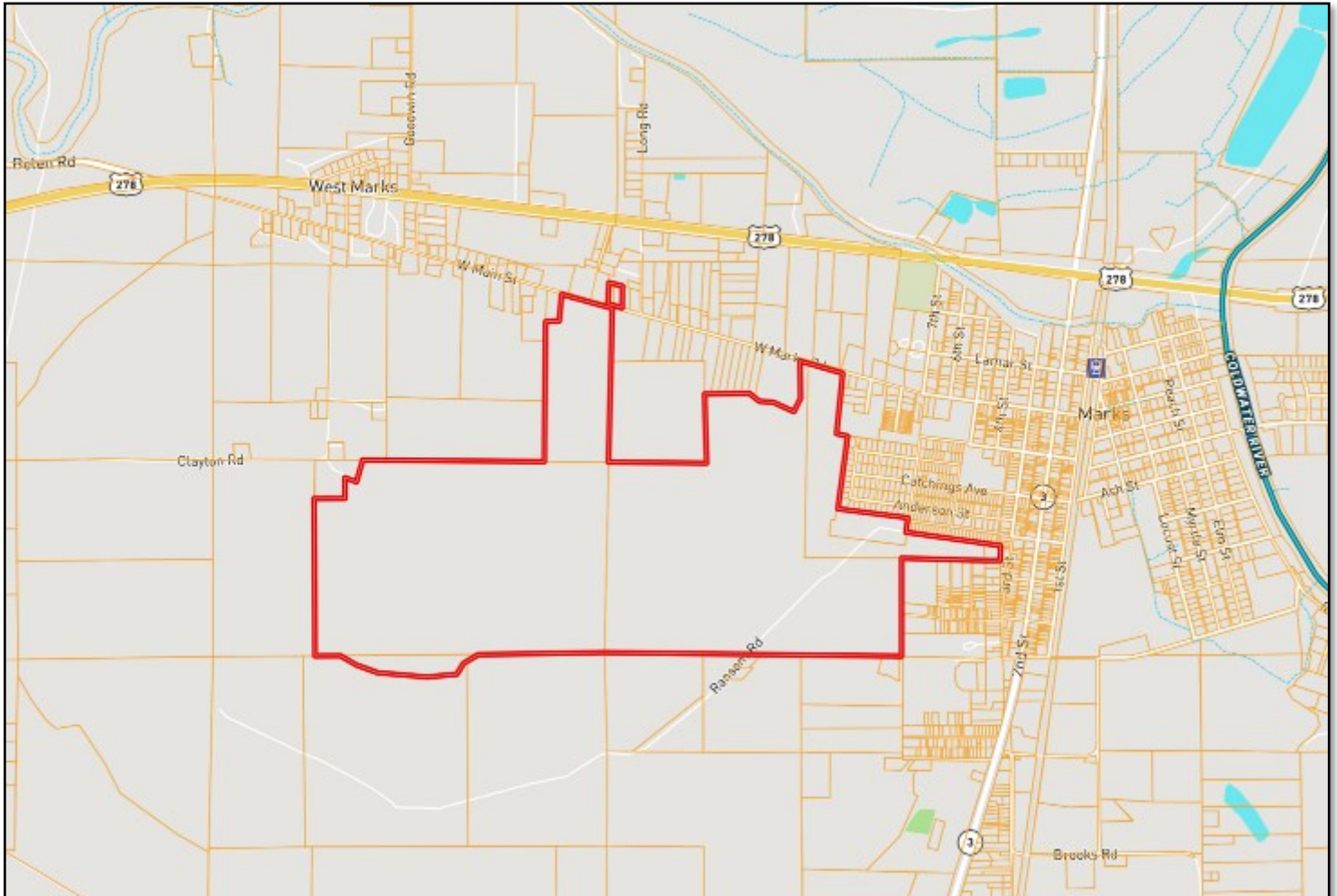
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OWNERSHIP MAP



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AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP

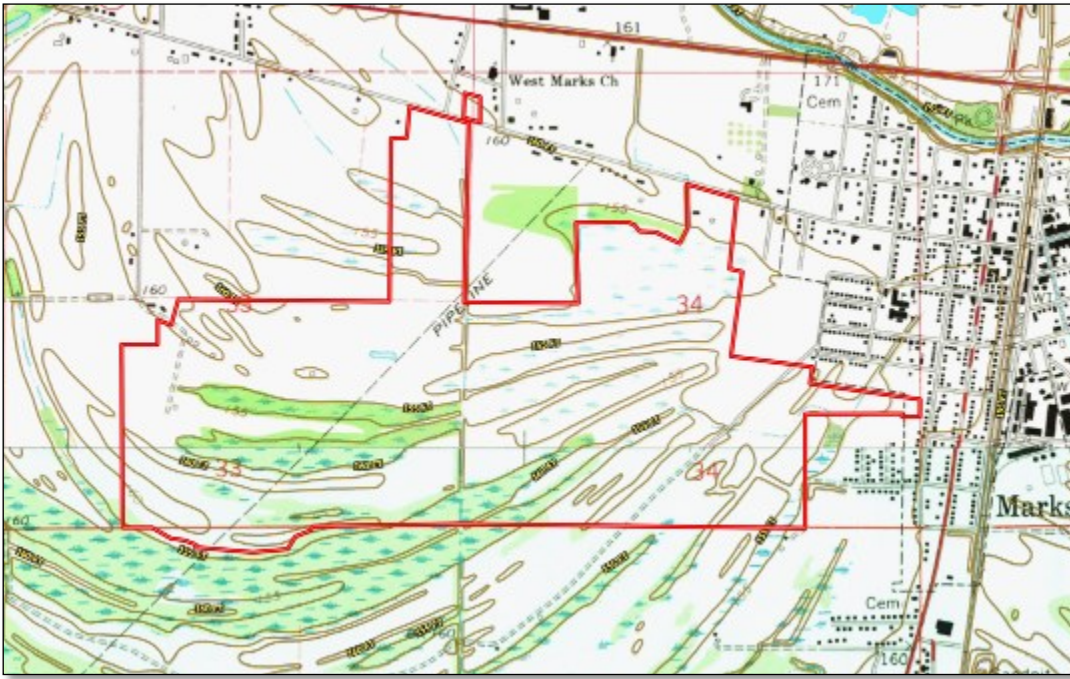


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TOPO MAP



SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
De	Dundee silty clay loam, 2 to 5 percent slopes, rarely flooded	3.4	0.62	3e
Fg	Forestdale silty clay loam, gently sloping phase	13.1	2.39	3w
Fc	Forestdale silt loam, nearly level phase	43.6	7.93	3w
Fe	Forestdale silty clay loam, nearly level phase	92.7	16.84	3w
Da	Dowling clay and silty clay (sharkey)	318.8	57.93	5w
Dk	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	9.5	1.73	2w
Cc	Clack sandy loam, nearly level phase (bruno)	5.8	1.02	3s
Dg	Dundee fine sandy loam, nearly level phase	42.2	7.66	2w
W	Water	4.4	0.8	-
Dh	Dundee fine sandy loam, gently sloping phase	12.0	2.18	2e
Ba	Beulah sandy loam, nearly level phases	2.4	0.43	2s
Sg	Souva silt loam, nearly level phase (sharkey)	2.6	0.47	3e
TOTALS		550.4	100%	4.01

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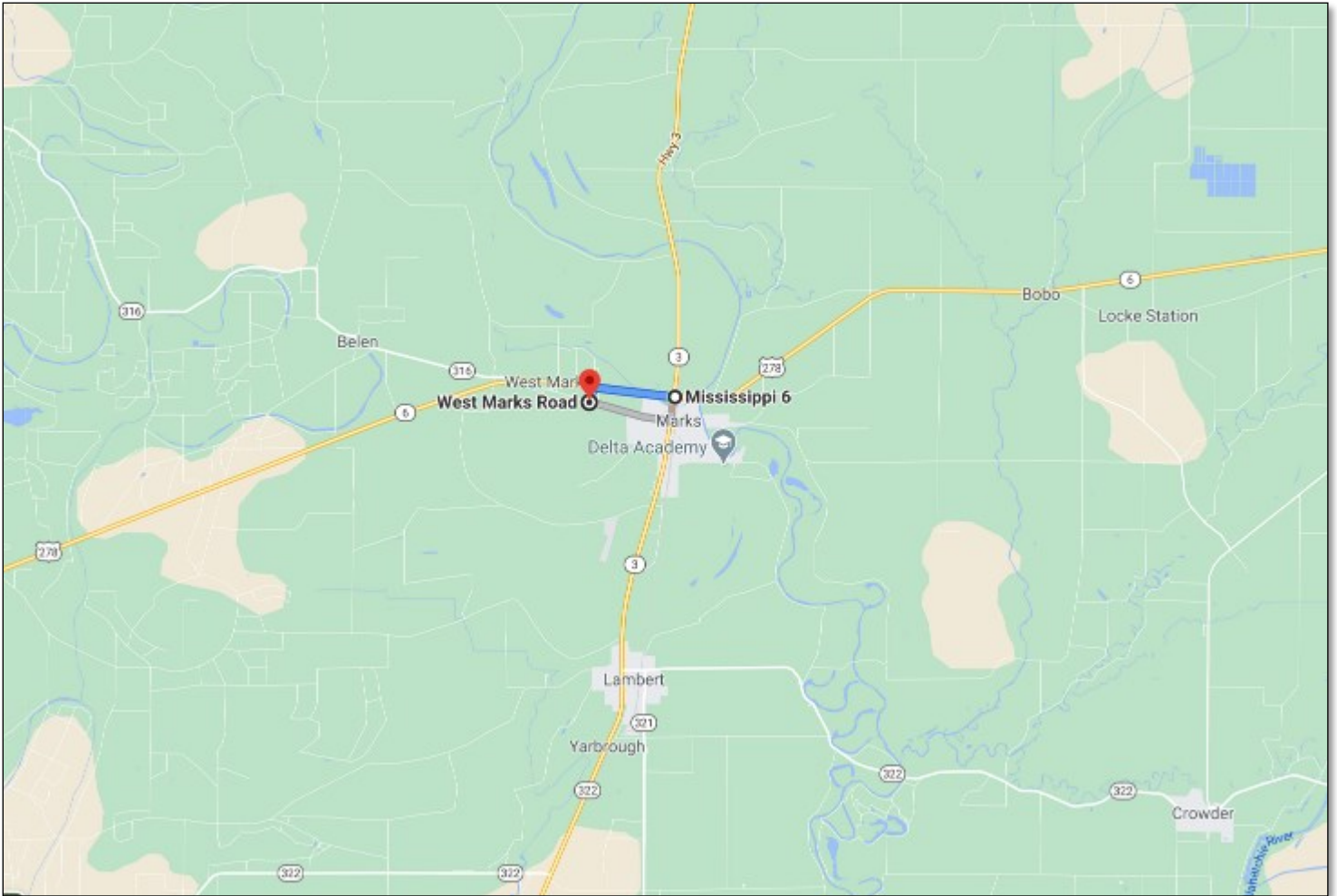
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DIRECTIONAL MAP



DIRECTIONS FROM THE INTERSECTION OF HWY 6 AND HWY 3 IN MARKS, MS: Travel west on Hwy 6 for 1.3 miles and then turn right on O'Neal Road. Turn right on West Marks Rd and the property will immediately be on your left. [GOOGLE MAP LINK](#)



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