

86.39± Acres in Quitman County, MS

\$315,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

The Quitman 86.39

Location:

- Quitman County, MS
- Located Near the Town of Marks
- 45± Miles West of Oxford

Coordinates:

- 34.245001, -90.237963

Property Information:

- 86.39± Acres
- Accessed by Deeded Easement
- Perpetual, Conservation Easement
- 3,000± Feet of Coldwater River Frontage
- 25± Acre Private Lake
- 13± Acre Shared Lake
- Water and Power on Location

Property Use:

- Deer
- Duck
- Fishing
- Cabin Site

Improvements:

- Water Well Shed
- Outhouse with Functional Bathroom
- Boat Ramp

Tax Information:

- Parcel 91001000000000101: \$497.04 for 2021
- Parcel 83006000000000401: \$168.77 for 2021
- Tax Total for 2021: \$665.81



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Information is believed to be accurate but not guaranteed.



Simply put...this is a cool property! Located in the Delta, near the town of Marks, MS in Quitman County, this secluded 86.39± acre tract is ideal for the avid sportsman. The property offers a 27± acre private lake, a 13± acre shared lake, 3,000 feet of frontage on the Coldwater River, hardwoods, and open ground for a food plot or dove field. Access is by a deeded easement giving you the privacy you want. A conservation easement is in place with an approximate one acre cut out for a potential cabin site. Power and a water well are in place! There are two small sheds that house the water well and bathroom and a Quonset hut for additional equipment storage.



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The lakes offer opportunity for bass, bream, crappie, catfish, and other species as it is naturally stocked by the Coldwater River. On the private lake, there is a concrete boat ramp and a floating, aluminum dock. There are two bays for parking your boat, lights and Texas Hunter fish feeder. In the winter months, enjoy what the Delta is known for...deer and ducks! For deer hunting, there are a couple of spots for food plots and hardwoods along the Coldwater River. When the weather is right, and the ducks are down...you have plenty of water to set up on. Upon inspection of the property in September of 2022, multiple groups of wood ducks and mallards were jumped up.



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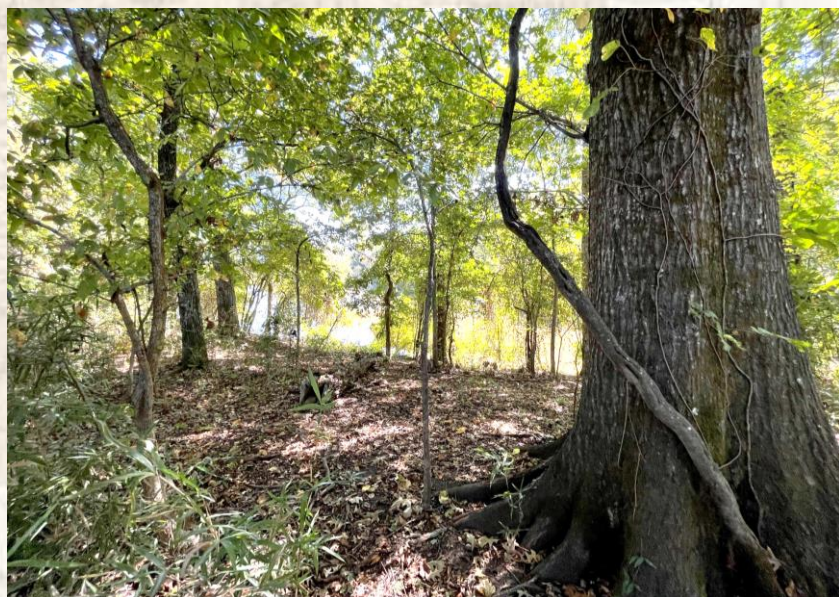
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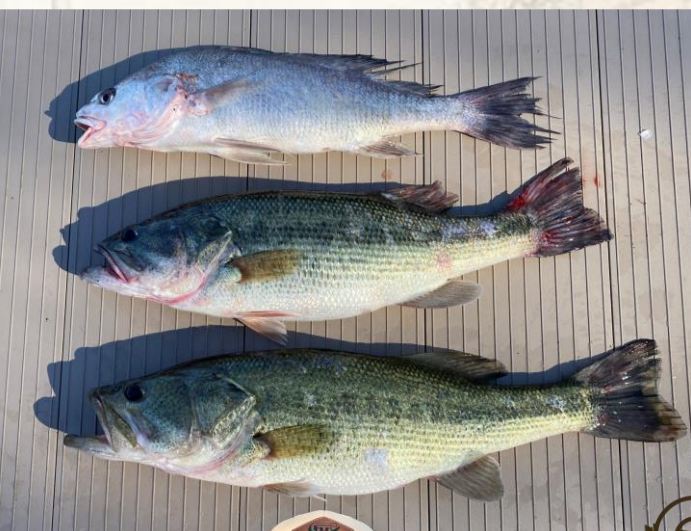
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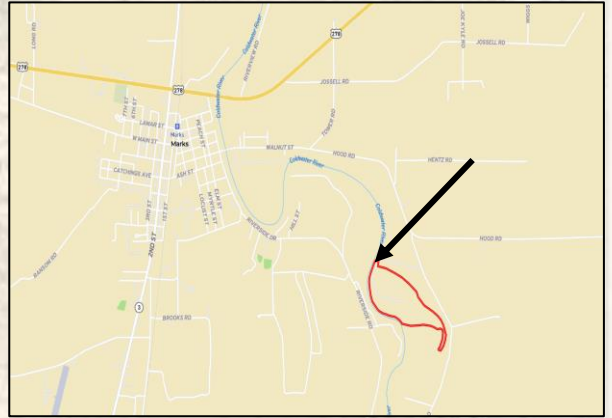
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- Boundary Consists of 86.39± Acres
- Established Trail System
- 3± Acre Foodplot
- 3 Smaller Foodplots
- 4,200± Feet of River Frontage
- 30± Acres Inside the Floodplain
- Rolling Terrain

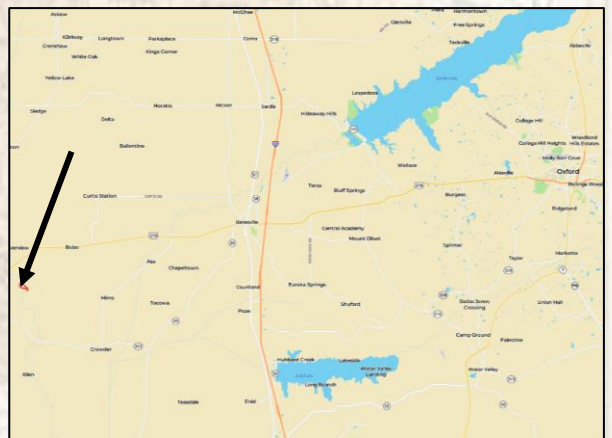


MapRight Link

Whether you are looking for a recreational tract or simply a place to relax, this property is worth the look. For further reference, the tract is approximately 20 miles west of Batesville, 45 miles west of Oxford and 150 miles north of Madison.



Google Map Link



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