

90.2± ACRES
QUITMAN COUNTY, MS
\$339,999



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 888-2522

THE QUITMAN 90.2

PROPERTY PROFILE

LOCATION:

- Quitman County, MS
- Highway 6 and Jossell Road Frontage
- 2± Miles East of Marks
- 15± Miles West of Batesville

COORDINATES:

- 34.26453, -90.23722

PROPERTY USE:

- Recreational
- Duck, Deer, Rabbit, and Squirrel
- Potential for Carbon Credit Enrollment

PROPERTY INFORMATION:

- 90.2± Acres
- 45± Acres of Open Hardwoods
- 45± Acres of Thickets
- Loaded with Massive Oaks
- Outstanding Deer Habitat
- Creek for Wildlife

TAX INFORMATION:

2022 - \$449.77



ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

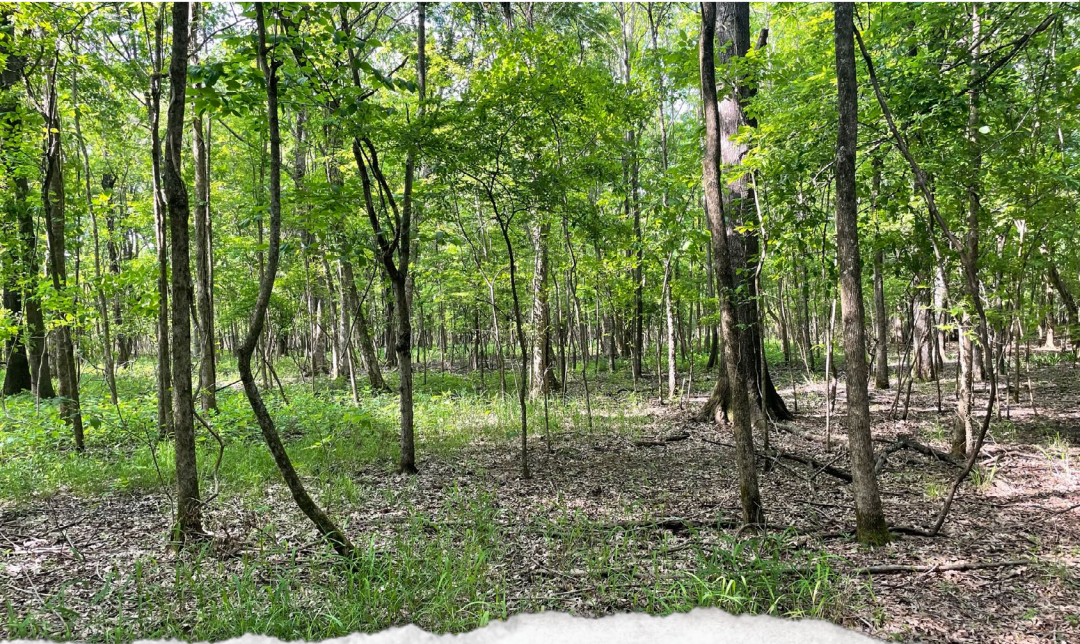
4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE QUITMAN 90.2

YOU TYPICALLY NEED THREE THINGS TO HOLD DEER ON YOUR PROPERTY: FOOD, COVER, AND WATER. IF THESE ARE THE INGREDIENTS YOU HAVE BEEN SEARCHING FOR, TAKE A LOOK AT THE QUITMAN 90.2! Located in the heart of the Mississippi Delta, this 90.2± acre tract is located approximately two miles east of Marks in Quitman County. There is frontage along Highway 6 to the north, and Jossell Road to the south.

The property offers approximately 45 acres of open hardwoods, and 45± acres of thickets. There is a creek that is an ideal water source for wildlife and the hardwoods provide a nice canopy and are loaded with massive oak trees of various species. The thickets are cane brakes and young timber. The diversity and layout have created optimal habitat for whitetail. You have the option to hunt along the transition zones from open woods to thickets, pinch points, or next to one of the towering oaks along the creek. With multiple points of entry, you can slip in and out, regardless of the wind direction.



ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE QUITMAN 90.2

The Quitman 90.2 is a blank canvas with a strong base! As an owner, you can leave it as is, or develop to your liking with trails, food plots, and strategic timber thinning. For further reference, it sits approximately 1.5 miles east of the Coldwater River, 10 miles north of O'Keefe WMA, and 15 miles Northwest of the famed York Woods. The Mississippi Delta is a premier big buck destination, and the Quitman 90.2 is right in the middle of the action.

For more information, call **Ford True** or **Adam Hester** today.



ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

90.2 ± ACRES

QUITMAN COUNTY, MISSISSIPPI



ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

90.2 ± ACRES

QUITMAN COUNTY, MISSISSIPPI



ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

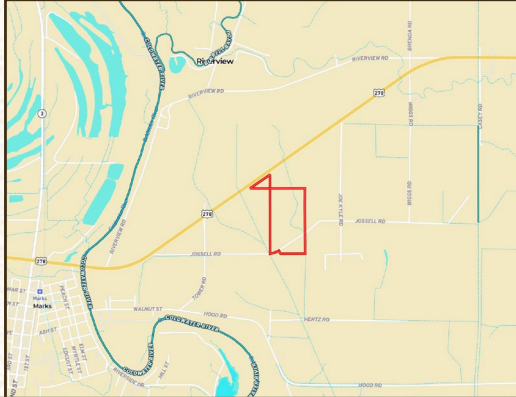
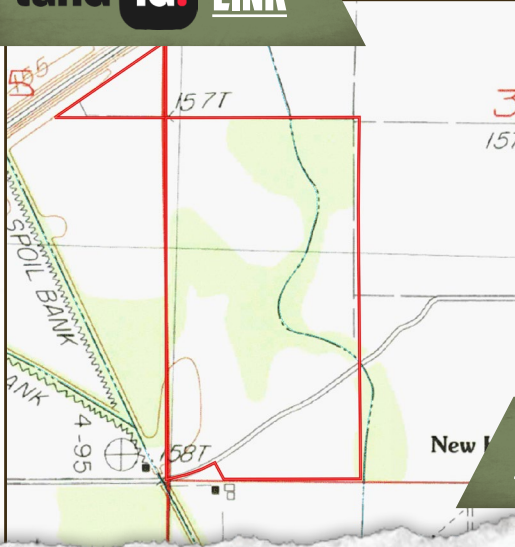
Information is believed to be accurate but not guaranteed.

90.2 ± ACRES

QUITMAN COUNTY, MISSISSIPPI



land **id.** LINK



LINK TO GOOGLE MAP DIRECTIONS



ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.