



## Dean Road WRP 200 +/- ac. Quitman County, Miss.

**TOTAL SIZE** 200+/- total acres  
180+/- WRP acres

**LOCATION** Property is 1.5 miles northwest of Sledge, 16 miles south of Tunica, and 20 miles west of I-55 at either Como or Sardis. In Sections 22 and 23, Twp 7S, R 10W.

**DESCRIPTION** The land, enrolled in WRP in 1995 and planted to hardwoods, is a prime duck and deer hunting property. Accessible in all weather via Dean Road, which is maintained by the county. Adjacent to a National Wildlife Refuge, this tract is in the heart of the north Mississippi duck flyway. The Coldwater River's Pompey Ditch is just 1.5 miles west, and numerous sloughs surround the property. Four duck hunting locations scattered across the tract provide different types of hunting, ranging from flooded timber to open sloughs and flooded food plots. Multiple species of oaks generate food for all types of wildlife. These stands of hardwoods provide excellent deer hunting, with several large deer seen on trail cameras.

**SOILS** Predominant cropland soil type is Sharkey clay.

**IMPROVEMENTS** Trails have been established providing easy access to all hunting locations, and all stands and blinds are included with the property.

Furnished 3-bedroom / 2-bath mobile home with city water and septic system.

Also included is a small tractor with various pieces of equipment to maintain the property, and two large shipping containers for storage.

**2016 PROPERTY TAXES** \$806.29; \$4.03 per acre

**POSSESSION** At closing,  
subject to existing lease

**SHOWING** By appointment only

**MANAGEMENT** Professional farm  
management available



**FOR  
SALE**

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# Dean Road WRP (200 +/- ac.) Quitman Co., Miss.

## Location & Parcel Maps



Maps Provided By:  
  
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### McCLINTOCK LAND COMPANY