



**For Sale**  
**163.04+/- Acres**  
**Quitman County, MS**



- Location:** 2.5 miles Southeast of Walnut, MS
- Price:** \$585,000
- Access:** Private Recorded Access Easement from Walnut Road, a public county road
- Crop Land:** 136.81+/- acres; 2024 crop rent is \$20,521.50 (\$150/ac)
- Timber Land:** 23+/- acres of mixed mature hardwoods
- WRE:** 144+/- acres was recently enrolled in Wetlands Reserve Easement Program. Construction of the WRE Plan will include approximately 60+/- acres of shallow water impoundments & microtopography with three new water control structures, approximately 3,000+/- ft of new impoundment dikes, and 71+/- acres of hardwoods. See attached WRE Plan.

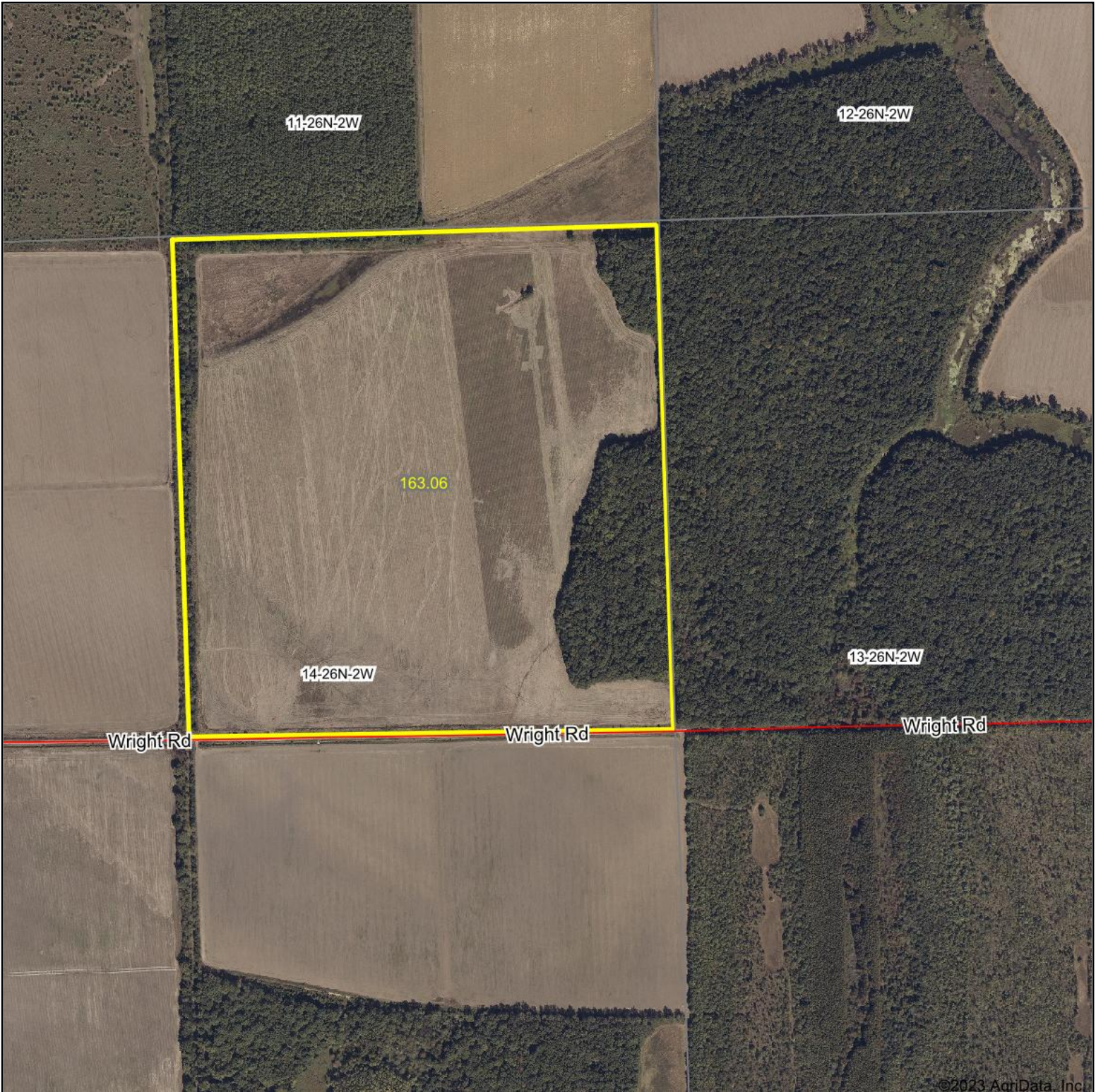


**Rob N. Stockett, III, Broker**  
**P.O. Box 751 • Madison, Mississippi 39130**  
**Phone: 601-853-0032 • Fax: 601-898-1222**

All information is deemed reliable but not guaranteed. Subject to price change or retraction from the market.  
Madison Properties, Inc. is an agent of the Seller.



# Aerial Map



©2023 AgriData, Inc.



Boundary Center: 34° 7' 38.95, -90° 22' 5.92



**14-26N-2W**  
**Quitman County**  
**Mississippi**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023      www.AgriDataInc.com

10/17/2023



Bowman Coon  
 Investments LLC  
 Quitman Co.  
 Total offer= 144.0  
 Cropland= 131.5  
 Forestland=12.5



-  Offer Boundary
-  Water Control Structure
-  Dike
-  Swallow Water Area
-  Microtopography
-  Tree/Shrub Site Prep
-  Tree Planting Establishment
-  Forestland

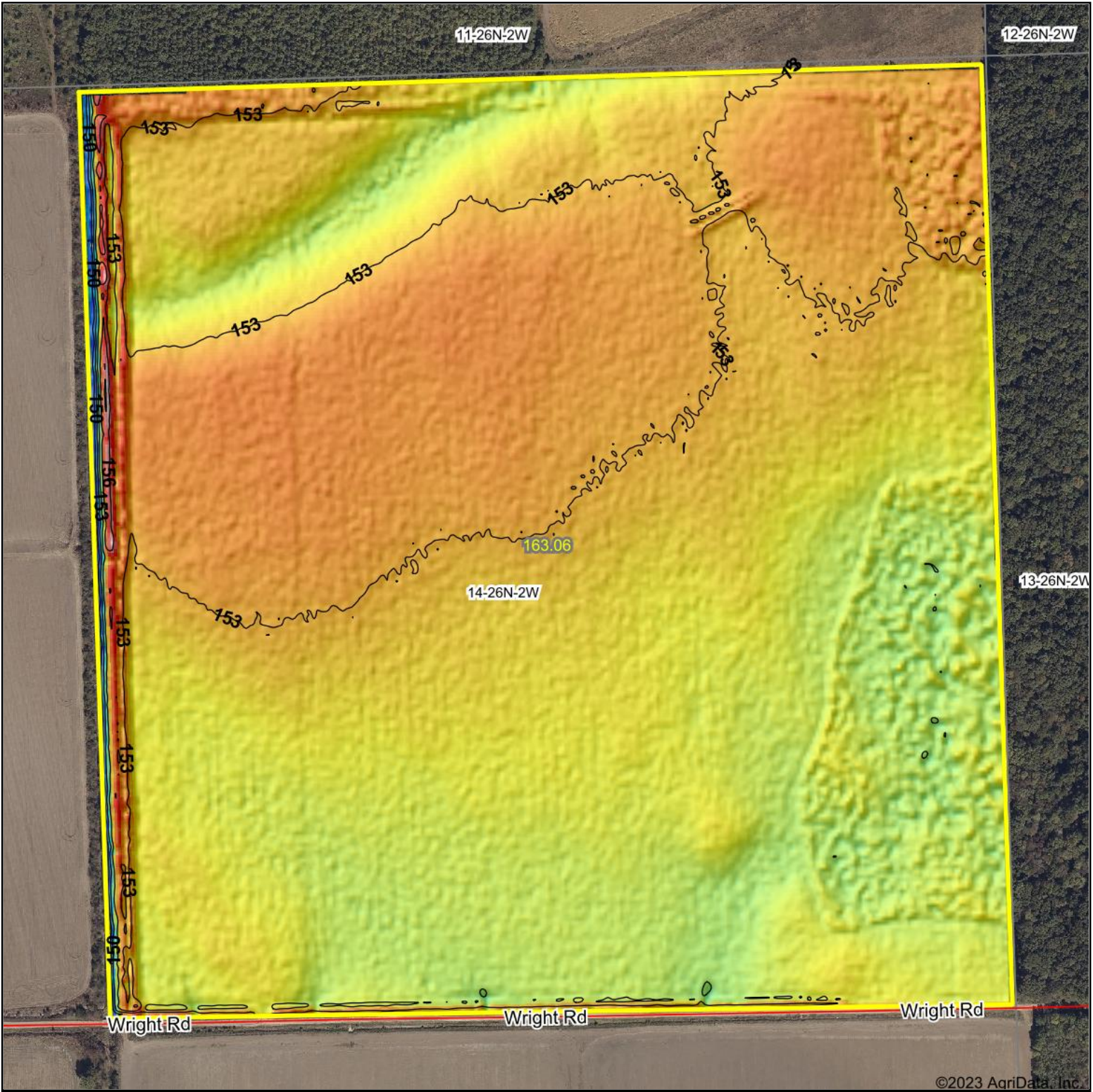
**Offer- 144.0 Acres**



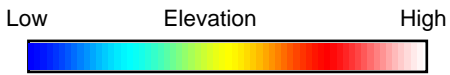
Practice Name	Practice Code	Practice Unit	Amount
Water Control Structure	587	ea	3
Diked Impoundment	356	ac	57.6
Macrotopography	659	ac	2.9
Tree/Shrub Site Prep (mowing)	490	ac	71
Tree/Shrub Site Prep (ripping)	490	ac	71
Tree/Shrub Establishment	612	ac	71



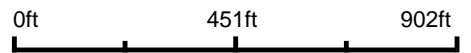
# Topography Hillshade



©2023 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 143.7  
 Max: 159.7  
 Range: 16.0  
 Average: 152.2  
 Standard Deviation: 1.25 ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com



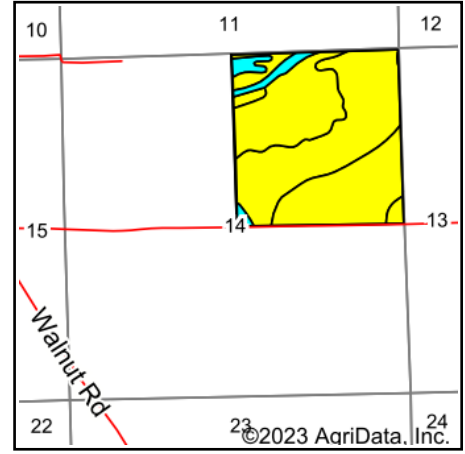
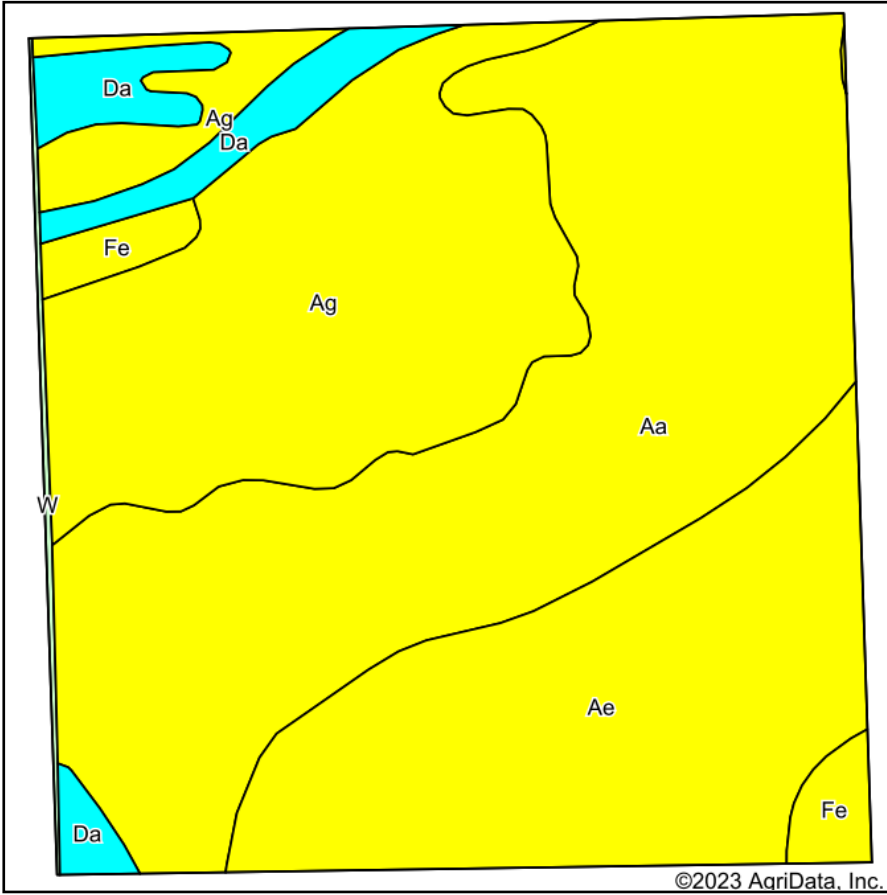
10/17/2023

**14-26N-2W**  
**Quitman County**  
**Mississippi**

Boundary Center: 34° 7' 38.95, -90° 22' 5.92



# Soils Map



State: **Mississippi**  
 County: **Quitman**  
 Location: **14-26N-2W**  
 Township: **District 4**  
 Acres: **163.06**  
 Date: **10/17/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MS119, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Improved bermudagrass AUM	Rice Bu	Rice Irrigated Bu	Soybeans Bu	Tall fescue AUM	Tall fescue Irrigated AUM	Wheat Bu	Wheat Irrigated Bu
Aa	Alligator clay, 0 to 1 percent slopes, rarely flooded, east	66.27	40.6%		IIIw	6.5		600		9	7.5	130	35	9	45	45
Ag	Alligator and Sharkey clays, nearly level phases	44.35	27.2%		IIIe	6.5		550		9	6		30	9	45	47
Ae	Alligator and Dowling clays (sharkey)	39.64	24.3%		IIIe	6.5		550		9	6		30	9	45	47
Da	Dowling clay and silty clay (sharkey)	7.90	4.8%		Vw			4.2								
Fe	Forestdale silty clay loam, nearly level phase	3.92	2.4%		IIIw	6.5	50	600				130	35	9		40
W	Water	0.98	0.6%													
<b>Weighted Average</b>					<b>*-</b>	<b>6.3</b>	<b>1.2</b>	<b>541.6</b>		<b>8.3</b>	<b>6.1</b>	<b>56</b>	<b>30.5</b>	<b>8.5</b>	<b>41.5</b>	<b>43.5</b>

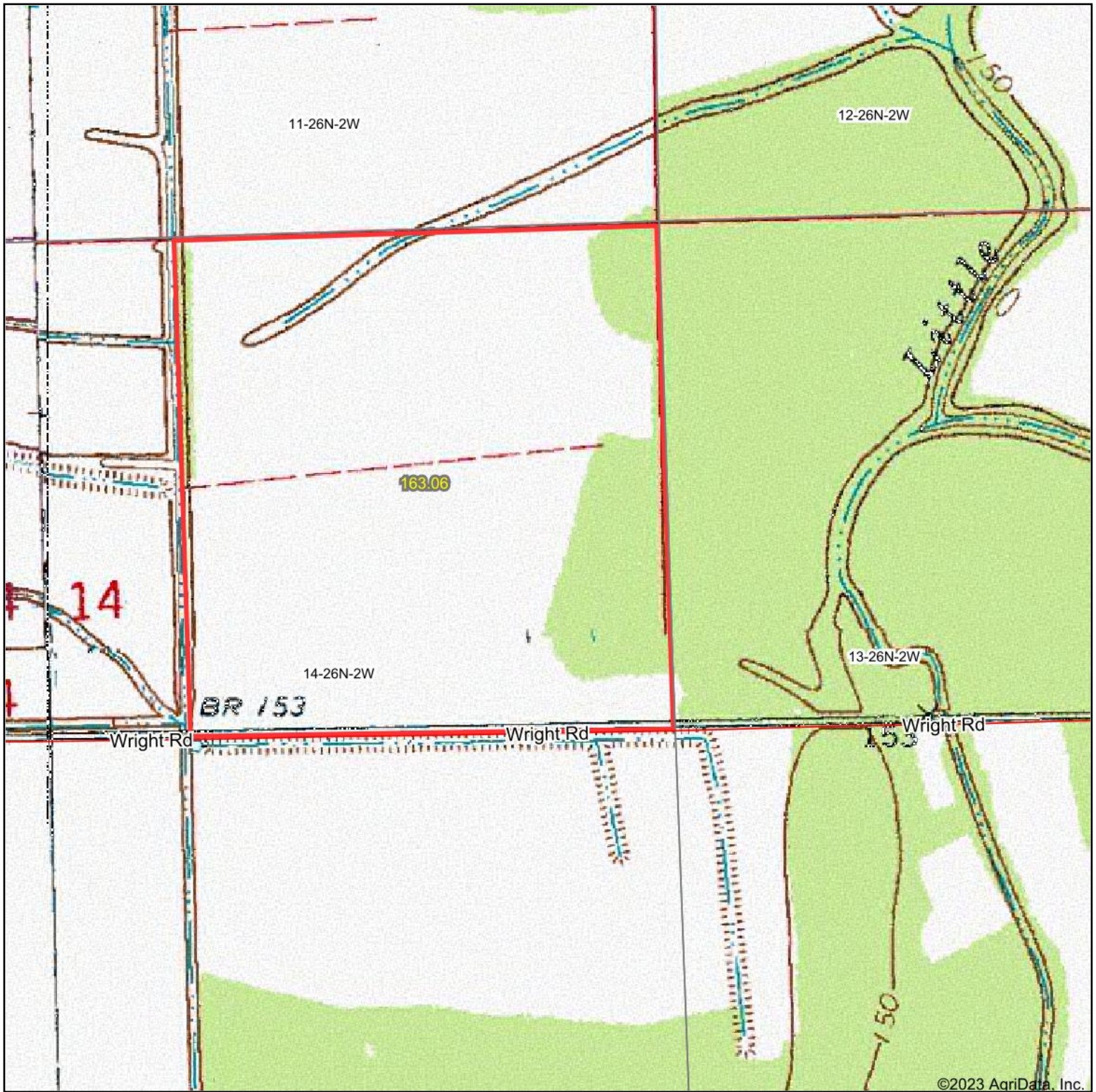
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



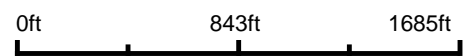
# Topography Map



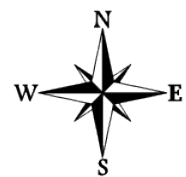
©2023 AgriData, Inc.



Map Center: 34° 7' 35.34, -90° 21' 58.03



**14-26N-2W**  
**Quitman County**  
**Mississippi**



10/17/2023



© AgriData, Inc. 2023 www.AgriDataInc.com







