



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

13.6± ACRES
QUITMAN COUNTY, MS
\$68,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE QUITMAN 13.6

PROPERTY PROFILE

LOCATION:

- Rice Avenue Extended W
Lambert, MS 38643
- Quitman County
- Mississippi Delta

COORDINATES:

- 34.20124, -90.29291

PROPERTY USE:

- Recreational
- Farming
- Investment

PROPERTY INFORMATION:

- 13.6± Total Acres
- 10± Acres of Tillable Ground
- Timber
- Current Farm Tenant in Place
- 700± Feet of Road Frontage
- Electric Provided by Entergy
Mississippi, Inc
- Water Provided by
City of Lambert Water

TAX INFORMATION:

2023 - \$586.70

- Parcel # 950224160000036



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER


C: 662-719-3967

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 21,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE QUITMAN 13.6

WELCOME TO THE QUITMAN 13.6 LOCATED ALONG THE WESTERN SIDE OF THE LAMBERT CITY LIMITS IN THE MISSISSIPPI DELTA. This 13.6± acre tract is made up of approximately 10 acres of tillable ground with the remainder being in low lying timber. During the 2024 planting season, the ag land was planted in soybeans. The dry land soils are primarily Class 2 & 3. This farm currently has a farm tenant in place, on a year-to-year lease. The farm enjoys 700+ frontage feet along the north side of Rice Avenue Extended W. The utilities in this area are provided by Entergy Mississippi INC and City of Lambert Water. Approximately 35% to 40% of the property is located within the FEMA Flood Zone.

If you have been looking for a small farm to add to your agricultural practice, or a small investment for your portfolio, call Michael Oswalt today for your private tour.



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TOPOGRAPHY MAP



FLOOD MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Da	Dowling clay and silty clay (sharkey)	3.17	22.17	0	40	5w
Ba	Beulah sandy loam, nearly level phases	2.89	20.21	0	82	2s
Dh	Dundee fine sandy loam, gently sloping phase	2.57	17.97	0	84	2e
Dg	Dundee fine sandy loam, nearly level phase	2.38	16.64	0	85	2w
Bb	Beulah sandy loam, gently sloping phase	1.87	13.08	0	82	2s
Fc	Forestdale silt loam, nearly level phase	0.82	5.73	0	65	3w
Do	Dundee silty clay loam, 2 to 5 percent slopes, rarely flooded	0.59	4.13	0	87	3e
TOTALS		14.29()	100%	-	72.72	2.76



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land id. LINK

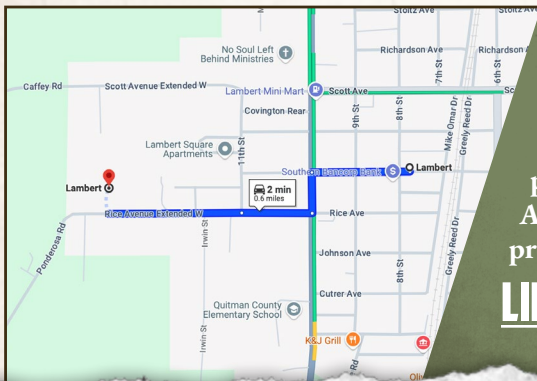


RICE AVENUE EXTENDED W

RICE AVENUE EXTENDED W

Directions From Darby Avenue in Lambert, MS: Travel west on Darby Avenue for .2 miles, toward 8th Street. Turn left at the 3rd cross street onto 10th Street. Turn right at the 1st cross street onto Rice Avenue and proceed for 0.1 miles. Continue on Rice Avenue Extended W for 0.2 miles and the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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