

**BURRELL BAYOU**  
**420+ ACRES**  
**Marks – Quitman County, MS**  
**\$2,600,000**



# BURRELL BAYOU

## Location:

- Quitman County, MS
- Gardner Road, Marks, MS
- under 30 minutes from I-55
- less than an hour from Oxford
- 40 minutes from Tunica
- an hour from Memphis, TN
- less than 3 hours from Jackson, MS

## Coordinates:

34.297344, -90.259104

## Property Information:

- 420 ACRES waterfront property
- nearly 3 miles of bayou waterfront encompassing the property
- about 2,000 feet of river frontage on the Coldwater River
- Utilities: electric provider: Entergy, private well
- gravel low-traffic dead-end road
- 140 acres of crop ground with 120 of that being irrigated
- 50-60 acres of hardwood timber that floods naturally in the winter months
- Five tracts totaling 138 acres are enrolled in CRP with an annual combined payment of over \$16,000 with contracts continuing through 2030-2033.
- The farm ground rents annually for \$20,000.

## Property Use:

- recreational
- duck and deer hunting, small game
- fishing
- agricultural
- one diesel well and one electric well
- pit blind, pipes, and structures in place for flooding for waterfowl

## Taxes

- \$7,500



## Landhawk Realty

Molly Hawkins - broker/owner

[molly@landhawk.net](mailto:molly@landhawk.net)

Calvin Hawkins - realtor/ certified FAA drone pilot

[calvinhawkins6@gmail.com](mailto:calvinhawkins6@gmail.com)

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# BURRELL BAYOU 420



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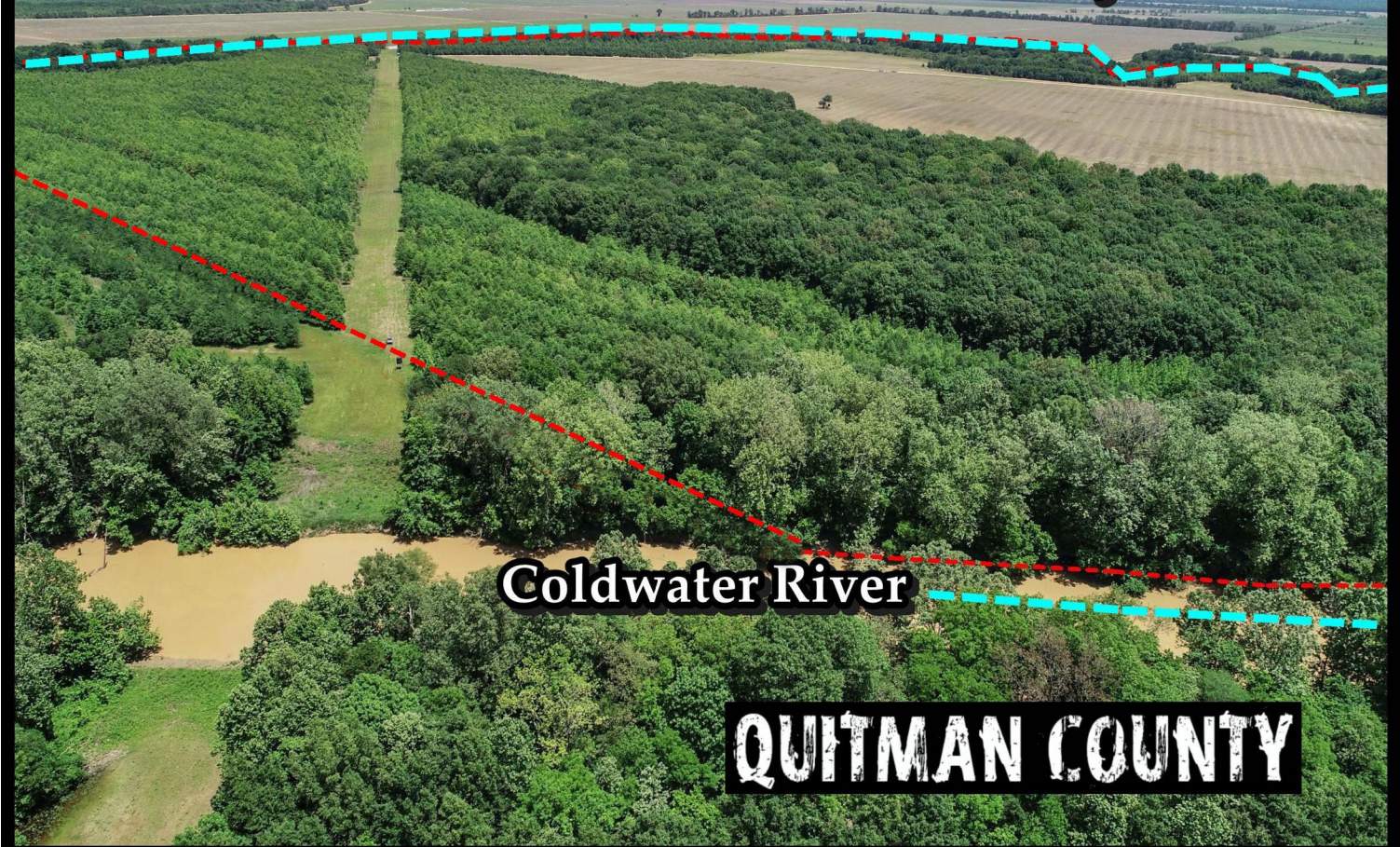
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# 420 ACRES

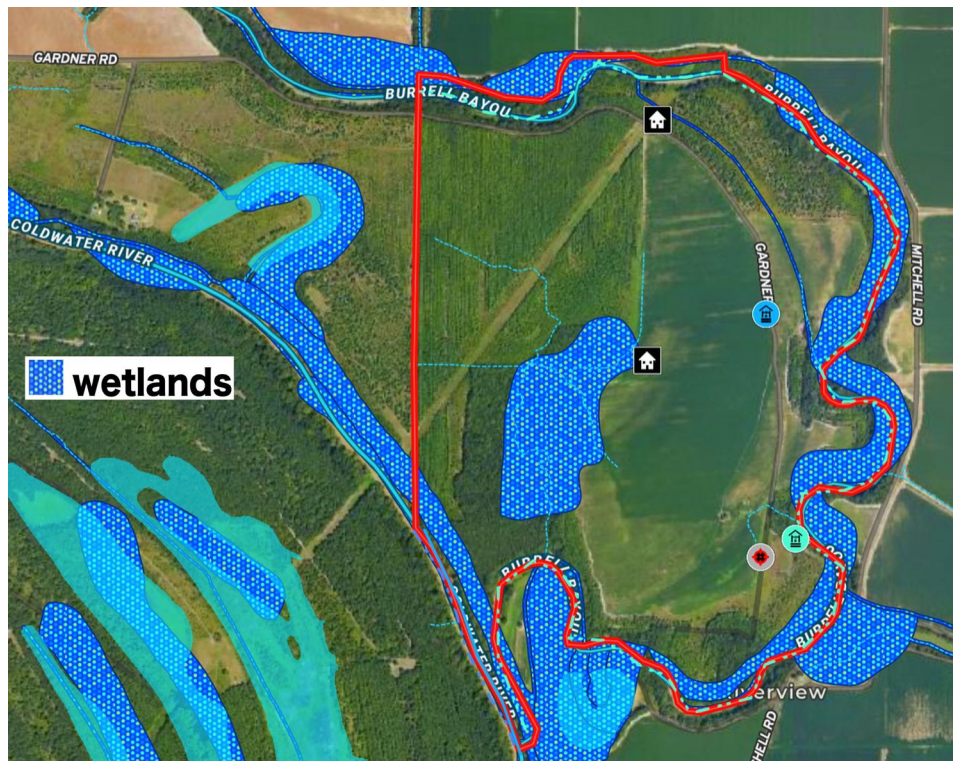


## Burrell Bayou



### Coldwater River

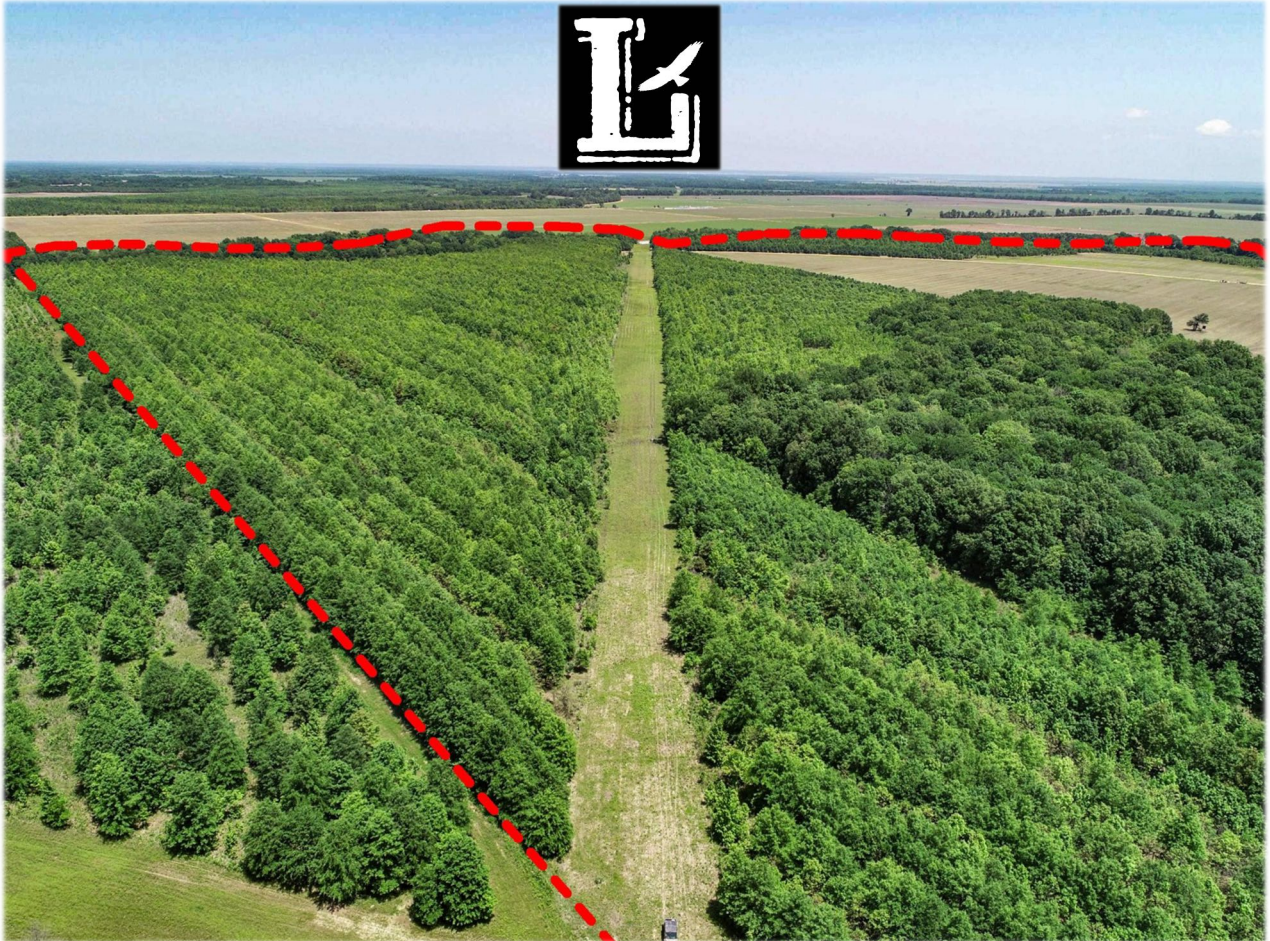
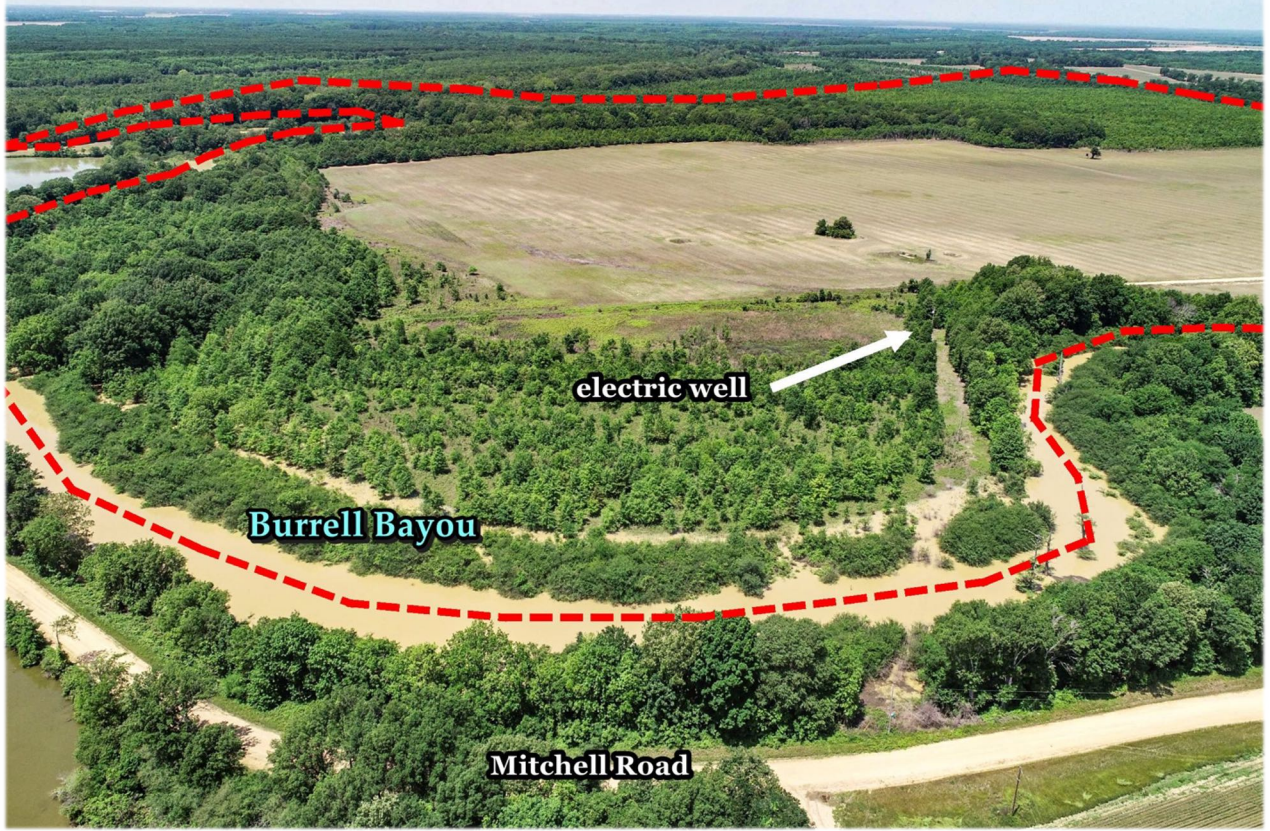
# QUITMAN COUNTY



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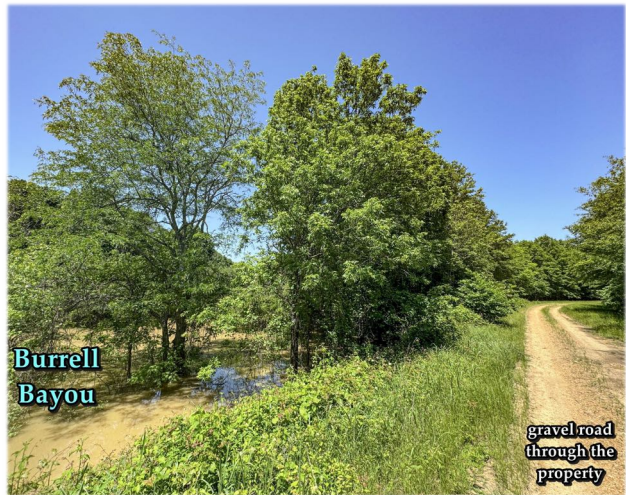


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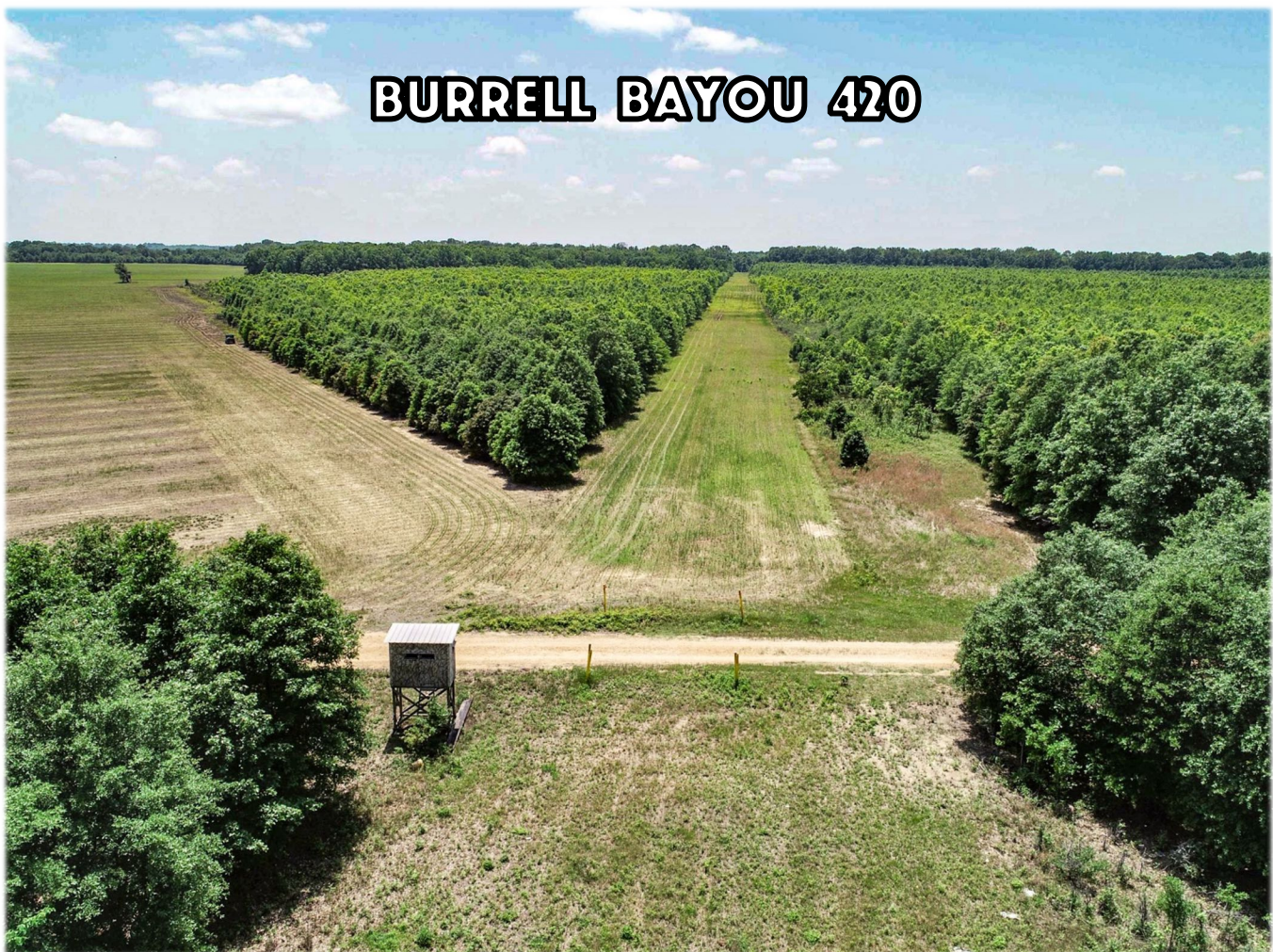


**Coldwater River  
frontage**



**Burrell  
Bayou**

gravel road  
through the  
property



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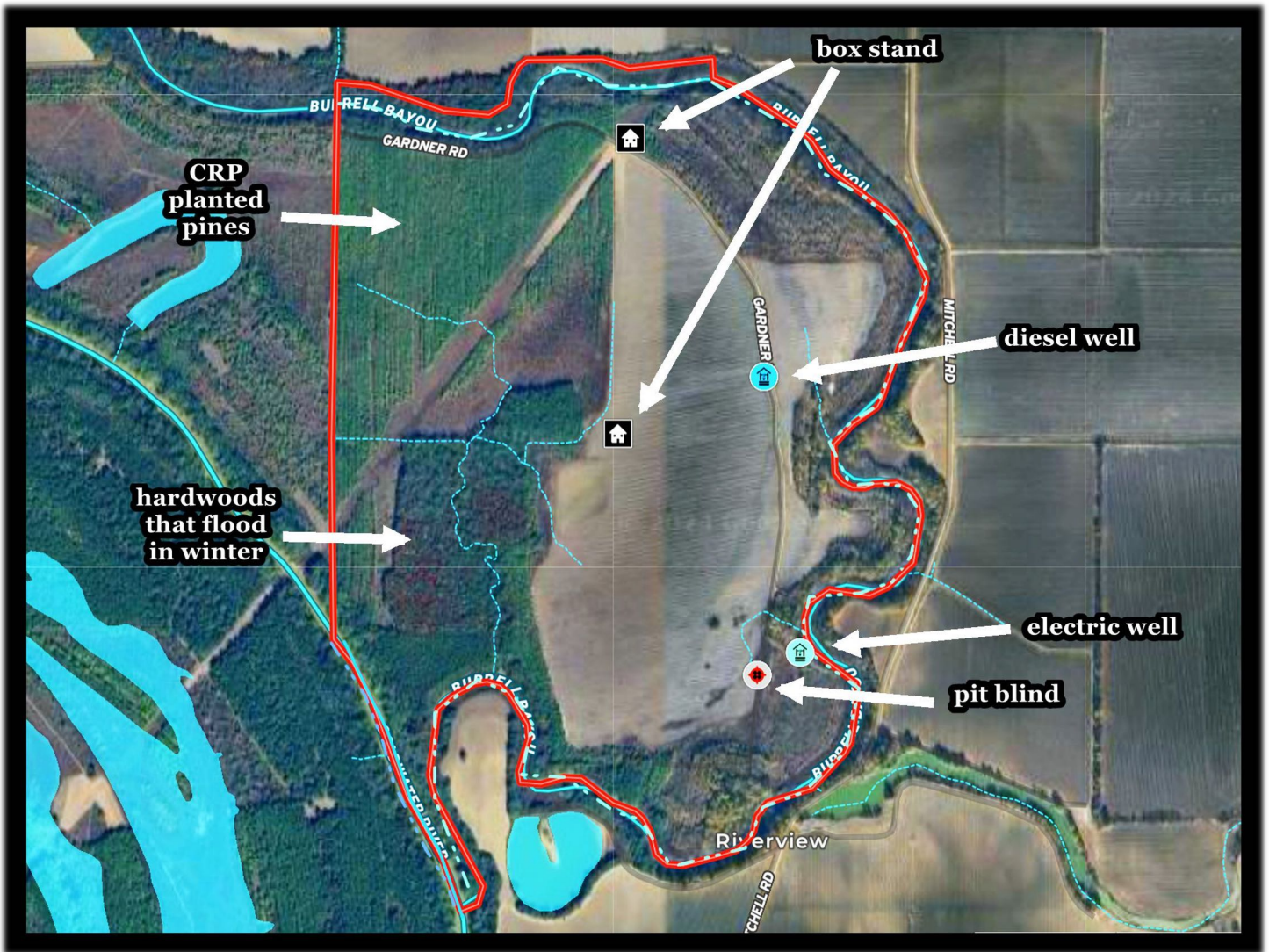
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