

# QUITMAN CAMP

A Recreational Investment Opportunity

14.06± Surveyed Acres • \$420,000.00 • Quitman County, Mississippi



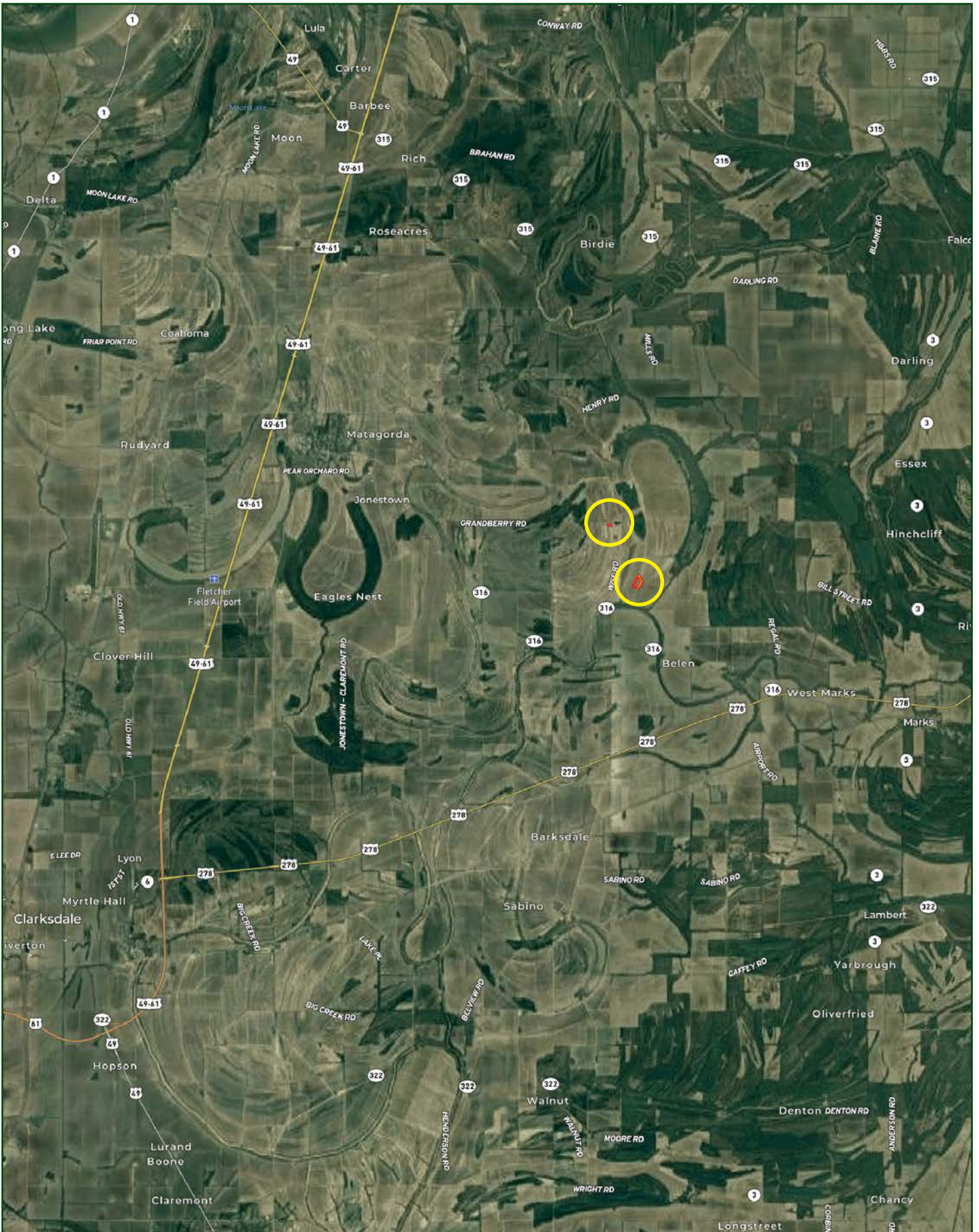
**LILE**  
REAL ESTATE

**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

# LOCATION MAP



## PROPERTY SUMMARY

### Description:

Located just outside of the community of Belen, Mississippi and in two separate parcels, the Quitman Camp consists of 14.06± surveyed acres of wetland willow brake duck hunting habitat as well as a 1,200± square foot finished and insulated metal building.

The duck hunting portion of the property borders the locally well-known Whiting Lake, which puts it right in the center of a local duck flyway. Main access to the property comes off of Wise Road which then runs east along a well-maintained turn row from an easement that will be granted to the buyer. A man-made levee exists along the northern portion of the property which adjoins the southern edge of Whiting Lake. In times of normal water, the property is easily accessed by ATV or side by side along the northern line which then runs south down eastern side of the parcel. A duck blind exists on the property which can be accessed by boat. Natural duck food sources such as smart weed are abundant and should act as an additional attractant to waterfowl.

To the north of the duck hunting property and just over a mile away from the duck blind sits a 1,200± square foot finished and insulated metal building with a large automatic roll up door. Located on Ware Road, the building sits on a 3,800± square foot concrete slab and offers an additional lean to covering to keep equipment out of the weather. In many areas inside of the building you will find finishes such as weathered tin ceilings as well as stained wood walls. A mud room/locker room is present when you walk in the door before you enter an open area which possesses a kitchenette and additional space for couches, beds and other furniture. The upstairs portion of the building has been designed into a "U" shaped loft area to store gear or to add additional areas to sleep. The layout is simple, functional and has been finished to give it that "duck club" feel.

If you are looking for an easy to maintain duck camp situated in a proven duck hunting area in North Mississippi, this property deserves a hard look.

### Location:

Quitman County, Mississippi; Northern Region of the Mississippi Delta

#### Mileage Chart

Oxford, MS	50 Miles
Memphis, TN	75 Miles
Tupelo, MS	105 Miles
Starkville, MS	145 Miles

### Acreage:

14.06± surveyed acres

- Shop site: 0.66± acres
- Hunting tract: 13.4± acres

## PROPERTY SUMMARY

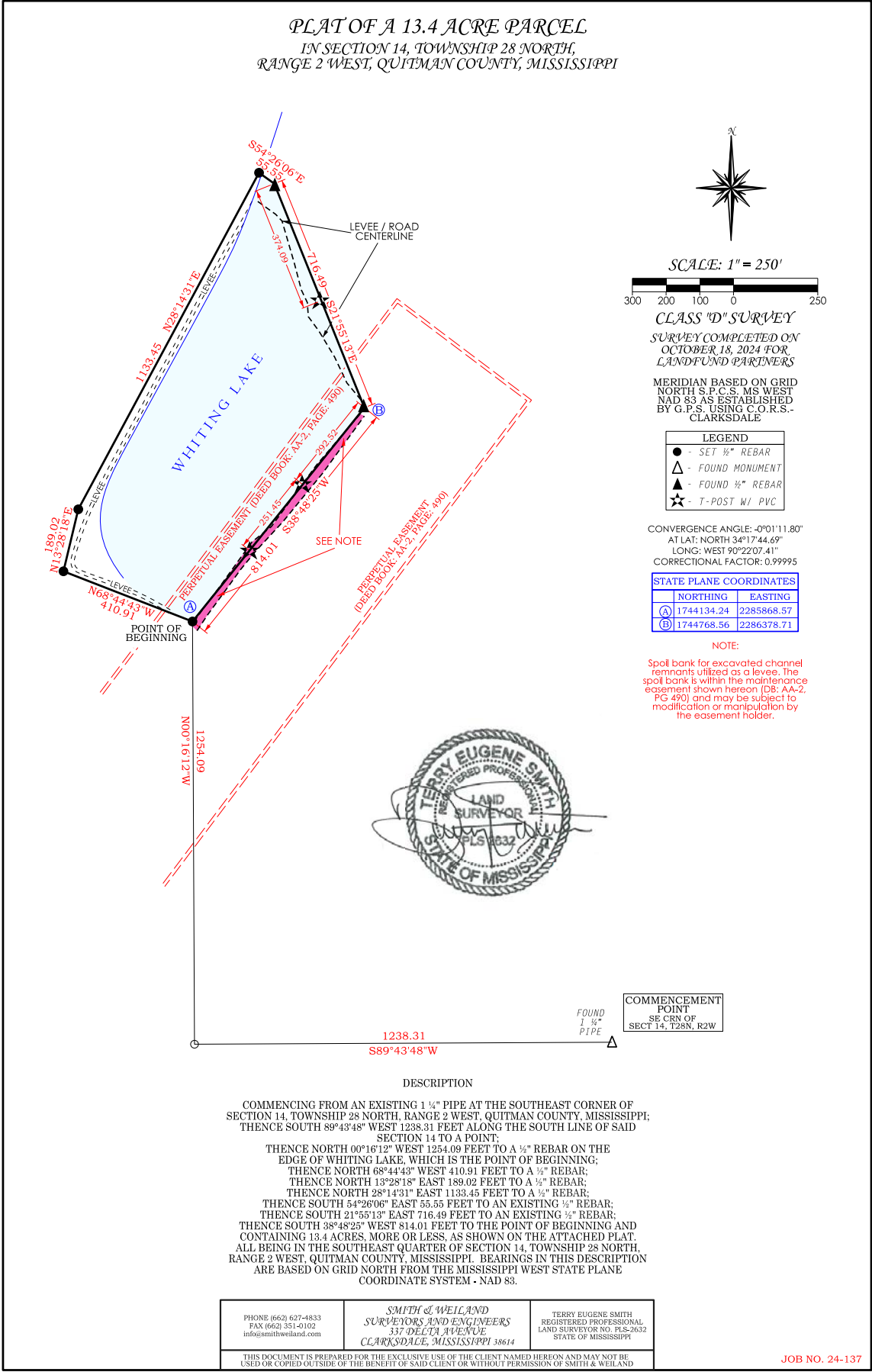
<b>Access:</b>	The property is located off of Wise Road and Ware Road.
<b>Recreation:</b>	Duck hunting opportunities exist on the property.
<b>Improvements:</b>	1,200 sq. ft. insulated metal building <ul style="list-style-type: none"><li>• Kitchenette</li><li>• Open living area</li><li>• One (1) half bathroom</li><li>• One (1) wide overhead automatic door</li><li>• Covered lean to carport</li><li>• Laundry room</li><li>• Heated / cooled by one (1) mini-split unit</li></ul>
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Offering Price:</b>	\$420,000.00

To learn more about the Quitman Camp or to schedule a property tour,  
contact Gar Lile of Lile Real Estate, Inc.

Gar Lile  
glile@lilerealestate.com | 501-920-7015

# SURVEY

**PLAT OF A 13.4 ACRE PARCEL**  
 IN SECTION 14, TOWNSHIP 28 NORTH,  
 RANGE 2 WEST, QUITMAN COUNTY, MISSISSIPPI



SCALE: 1" = 250'

CLASS "D" SURVEY  
 SURVEY COMPLETED ON  
 OCTOBER 18, 2024 FOR  
 LANDFUND PARTNERS

MERIDIAN BASED ON GRID  
 NORTH S.P.C.S. MS WEST  
 NAD 83 AS ESTABLISHED  
 BY G.P.S. USING C.O.R.S.-  
 CLARKSDALE

**LEGEND**

- - SET 1/4" REBAR
- △ - FOUND MONUMENT
- ▲ - FOUND 1/2" REBAR
- ☆ - T-POST W/ PVC

CONVERGENCE ANGLE: -0°01'11.80"  
 AT LAT: NORTH 34°17'44.69"  
 LONG: WEST 90°22'07.41"  
 CORRECTIONAL FACTOR: 0.99995

**STATE PLANE COORDINATES**

	NORTHING	EASTING
(A)	1744134.24	2285868.57
(B)	1744768.56	2286378.71

**NOTE:**  
 Spoil bank for excavated channel  
 remnants utilized as a levee. The  
 spoil bank is within the maintenance  
 easement shown hereon (DB: AA-2,  
 PG 490) and may be subject to  
 modification or manipulation by  
 the easement holder.



FOUND  
 1 1/4"  
 PIPE

1238.31  
 S89°43'48"W

**DESCRIPTION**

COMMENCING FROM AN EXISTING 1 1/4" PIPE AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 2 WEST, QUITMAN COUNTY, MISSISSIPPI; THENCE SOUTH 89°43'48" WEST 1238.31 FEET ALONG THE SOUTH LINE OF SAID SECTION 14 TO A POINT; THENCE NORTH 00°16'12" WEST 1254.09 FEET TO A 1/2" REBAR ON THE EDGE OF WHITING LAKE, WHICH IS THE POINT OF BEGINNING; THENCE NORTH 68°44'43" WEST 410.91 FEET TO A 1/2" REBAR; THENCE NORTH 13°28'18" EAST 189.02 FEET TO A 1/2" REBAR; THENCE NORTH 28°14'31" EAST 1133.45 FEET TO A 1/2" REBAR; THENCE SOUTH 54°20'00" EAST 55.55 FEET TO AN EXISTING 1/2" REBAR; THENCE SOUTH 21°55'13" EAST 716.49 FEET TO AN EXISTING 1/2" REBAR; THENCE SOUTH 38°48'25" WEST 814.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.4 ACRES, MORE OR LESS, AS SHOWN ON THE ATTACHED PLAT. ALL BEING IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 2 WEST, QUITMAN COUNTY, MISSISSIPPI. BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH FROM THE MISSISSIPPI WEST STATE PLANE COORDINATE SYSTEM - NAD 83.

PHONE (662) 627-4833 FAX (662) 351-0102 info@smithweiland.com	<b>SMITH &amp; WEILAND</b> SURVEYORS AND ENGINEERS 337 DELTA AVENUE CLARKSDALE, MISSISSIPPI 38614	TERRY EUGENE SMITH REGISTERED PROFESSIONAL LAND SURVEYOR NO. PLS-2632 STATE OF MISSISSIPPI
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JOB NO. 24-137

# SURVEY

*PLAT OF A 0.66 ACRE PARCEL  
IN SECTION 11, TOWNSHIP 28 NORTH,  
RANGE 2 WEST, QUITMAN COUNTY, MISSISSIPPI*



SCALE: 1" = 50'  
CLASS "C" SURVEY  
SURVEY COMPLETED  
ON SEPTEMBER 10, 2024  
FOR LANDFUND PARTNERS

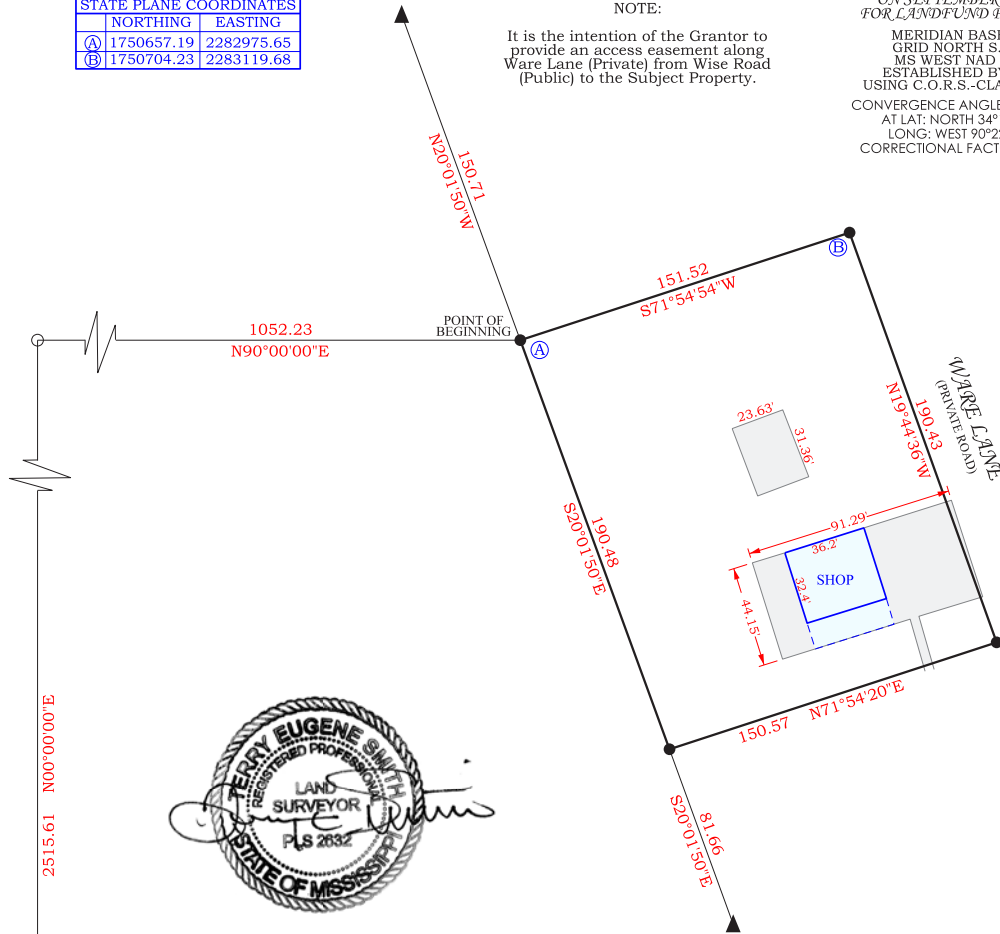
MERIDIAN BASED ON  
GRID NORTH S.P.C.S.  
MS WEST NAD 83 AS  
ESTABLISHED BY G.P.S.  
USING C.O.R.S.-CLARKSDALE  
CONVERGENCE ANGLE: -0°01'30.64"  
AT LAT: NORTH 34°18'43.63"  
LONG: WEST 90°22'40.79"  
CORRECTIONAL FACTOR: 0.99995

LEGEND	
●	- SET ½" REBAR
△	- FOUND MONUMENT
▲	- FOUND ½" REBAR
□	- CONCRETE

STATE PLANE COORDINATES	
NORTHING	EASTING
(A) 1750657.19	2282975.65
(B) 1750704.23	2283119.68

**NOTE:**

It is the intention of the Grantor to provide an access easement along Ware Lane (Private) from Wise Road (Public) to the Subject Property.



**DESCRIPTION**

COMMENCING FROM AN EXISTING 2" AXLE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 2 WEST, QUITMAN COUNTY, MISSISSIPPI;  
THENCE NORTH 00°00'00" EAST 2515.61 FEET TO A POINT;  
THENCE NORTH 90°00'00" EAST 1052.23 FEET TO A ½" REBAR, WHICH IS THE POINT OF BEGINNING;  
THENCE SOUTH 20°01'50" EAST 190.48 FEET TO A ½" REBAR;  
THENCE NORTH 71°54'20" EAST 150.57 FEET TO A ½" REBAR ON THE WEST EDGE OF WARE LANE (PRIVATE);  
THENCE NORTH 19°44'36" WEST 190.43 FEET ALONG SAID WEST EDGE TO A ½" REBAR;  
THENCE SOUTH 71°54'54" WEST 151.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.66 ACRES, MORE OR LESS, AS SHOWN ON THE ATTACHED PLAT.  
ALL BEING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 2 WEST, QUITMAN COUNTY, MISSISSIPPI. BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH FROM THE MISSISSIPPI WEST STATE PLANE COORDINATE SYSTEM-NAD 83.

FOUND 2" AXLE  
COMMENCEMENT  
POINT  
SW CRN OF  
SECT 11, T28N, R2W

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**JOB NO. 24-138**

AERIAL MAP



AERIAL MAP

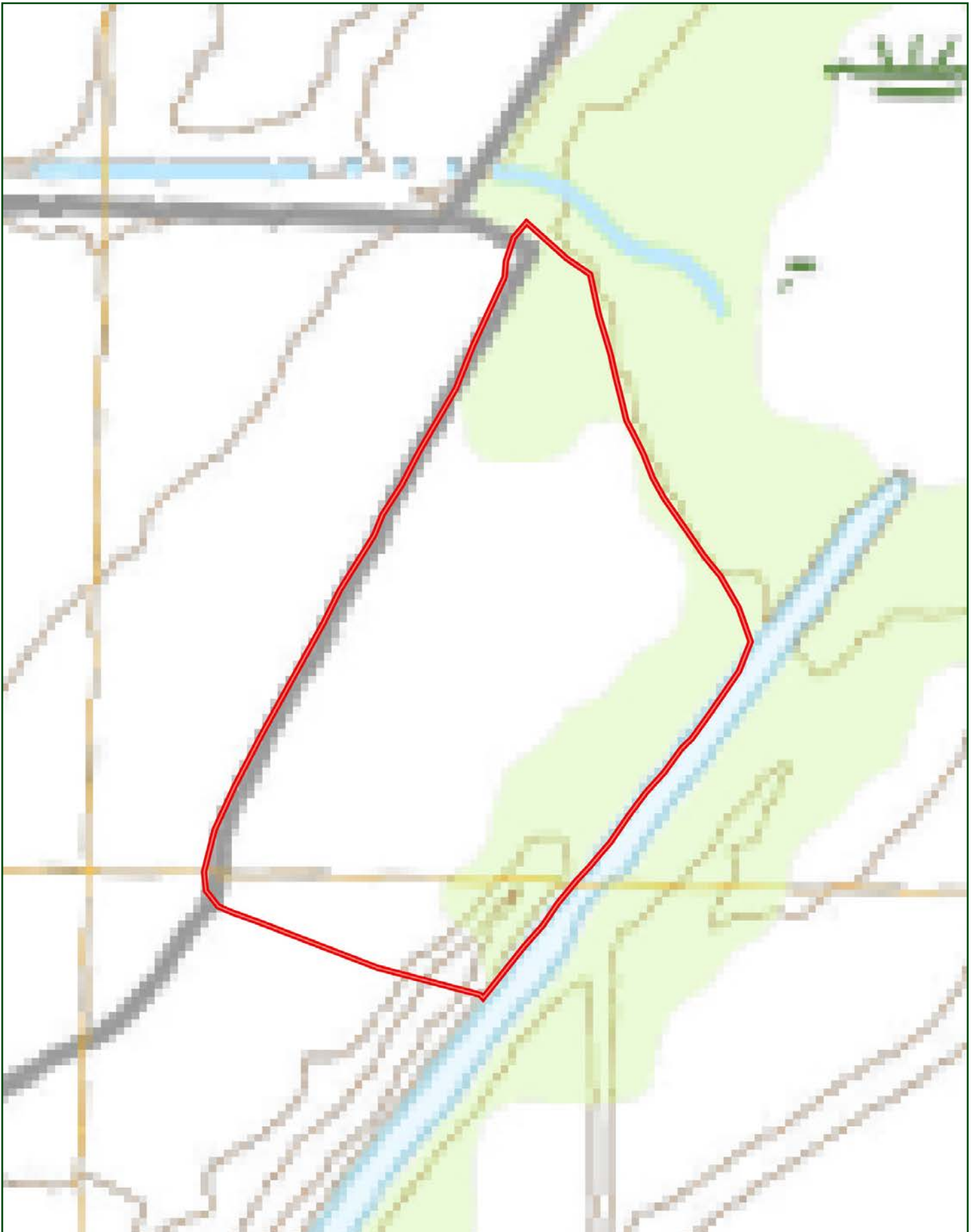




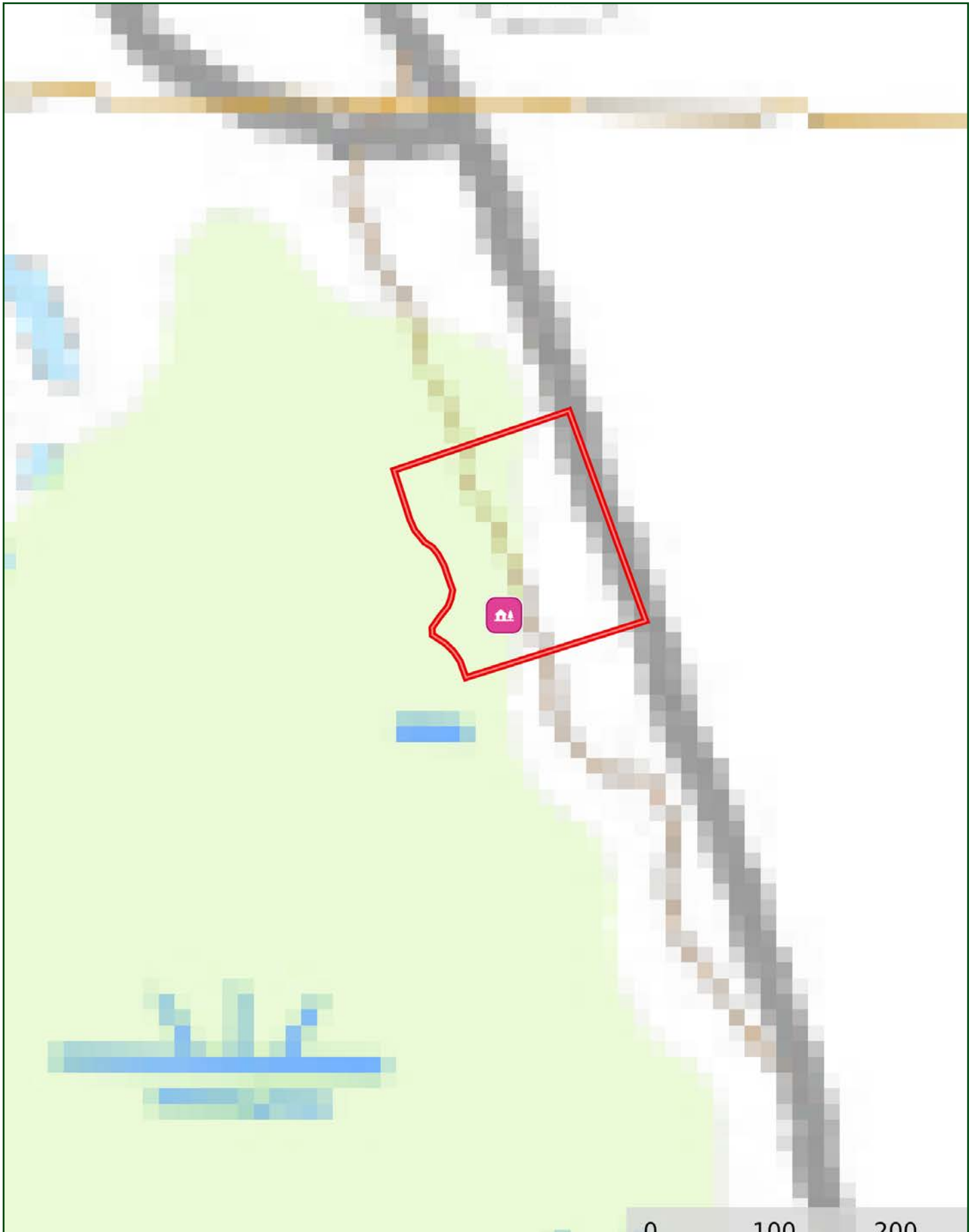
AERIAL MAP



# TOPOGRAPHY MAP



# TOPOGRAPHY MAP



# SOIL MAP



SOIL MAP



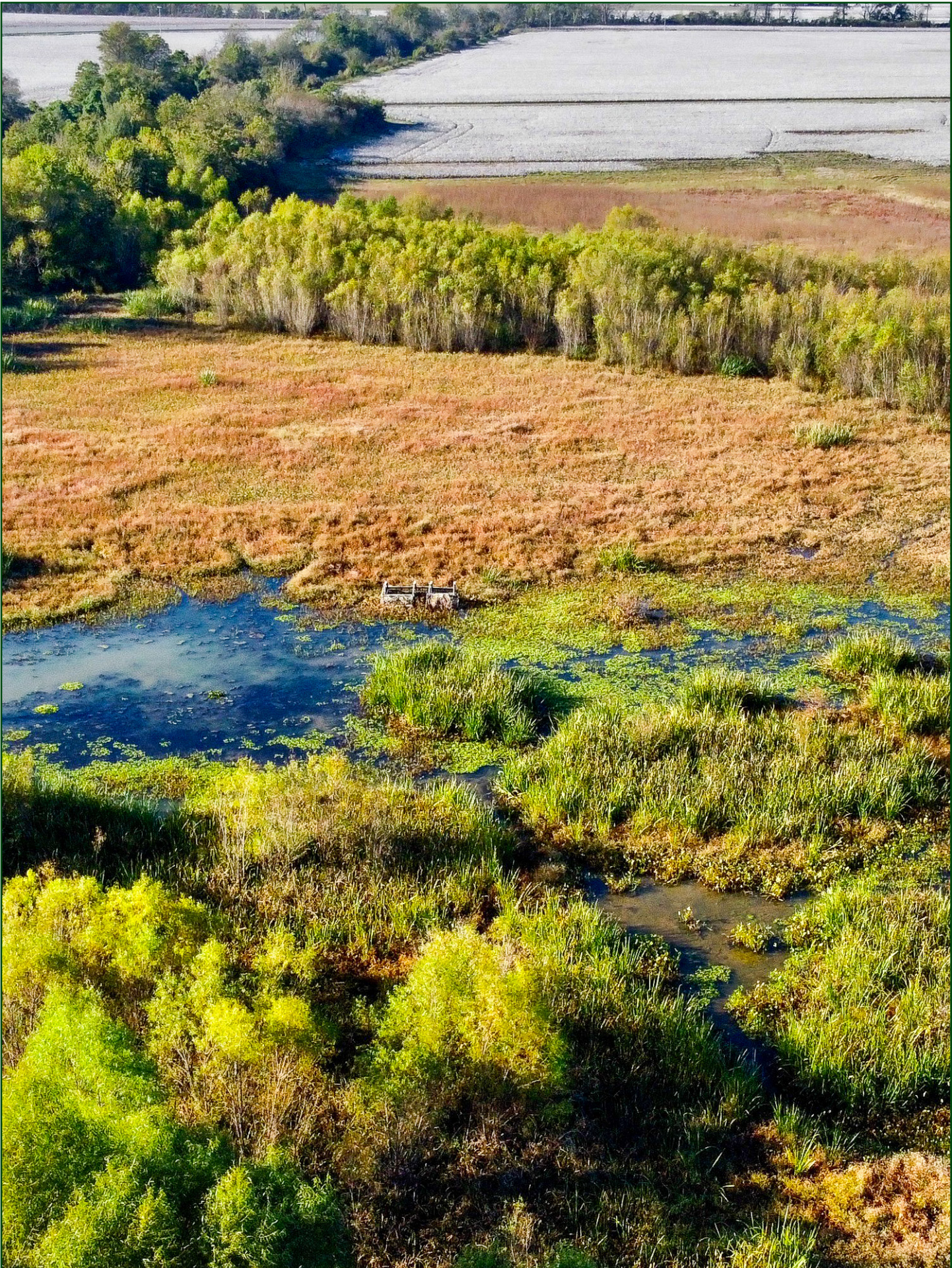
## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Da	Dowling clay and silty clay (sharkey)	10.43	70.28	0	40	5w
Ma	Made land	2.91	19.61	0	-	3e
Fc	Forestdale silt loam, nearly level phase	0.73	4.92	0	65	3w
Bc	Bosket sandy loam, nearly level phase (dubbs)	0.55	3.71	0	81	1
W	Water	0.15	1.01	0	-	-
Dc	Dubbs fine sandy loam, gently sloping phase	0.08	0.54	0	89	2e
TOTALS		14.85(*)	100%	-	34.79	4.34

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.









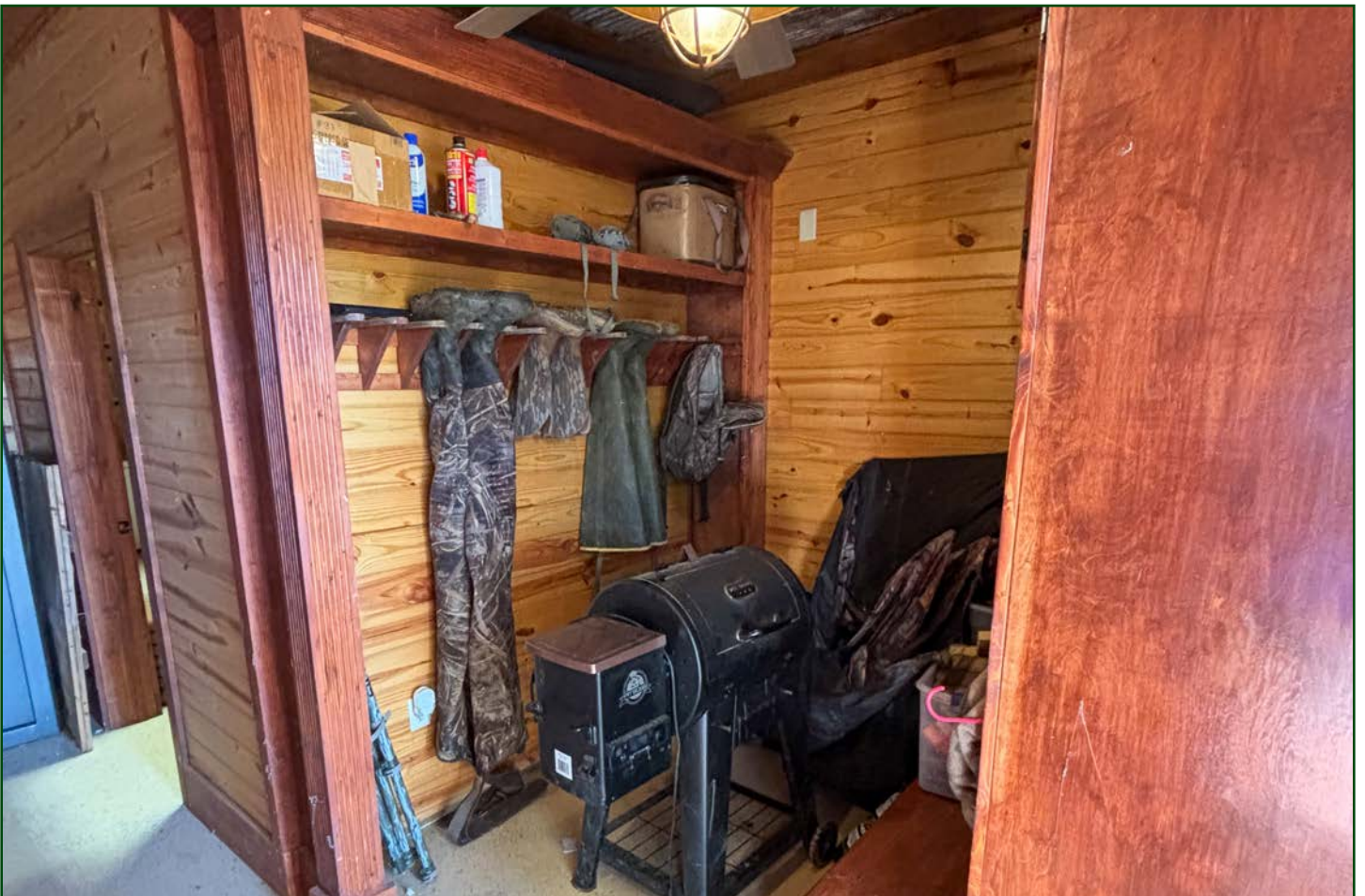




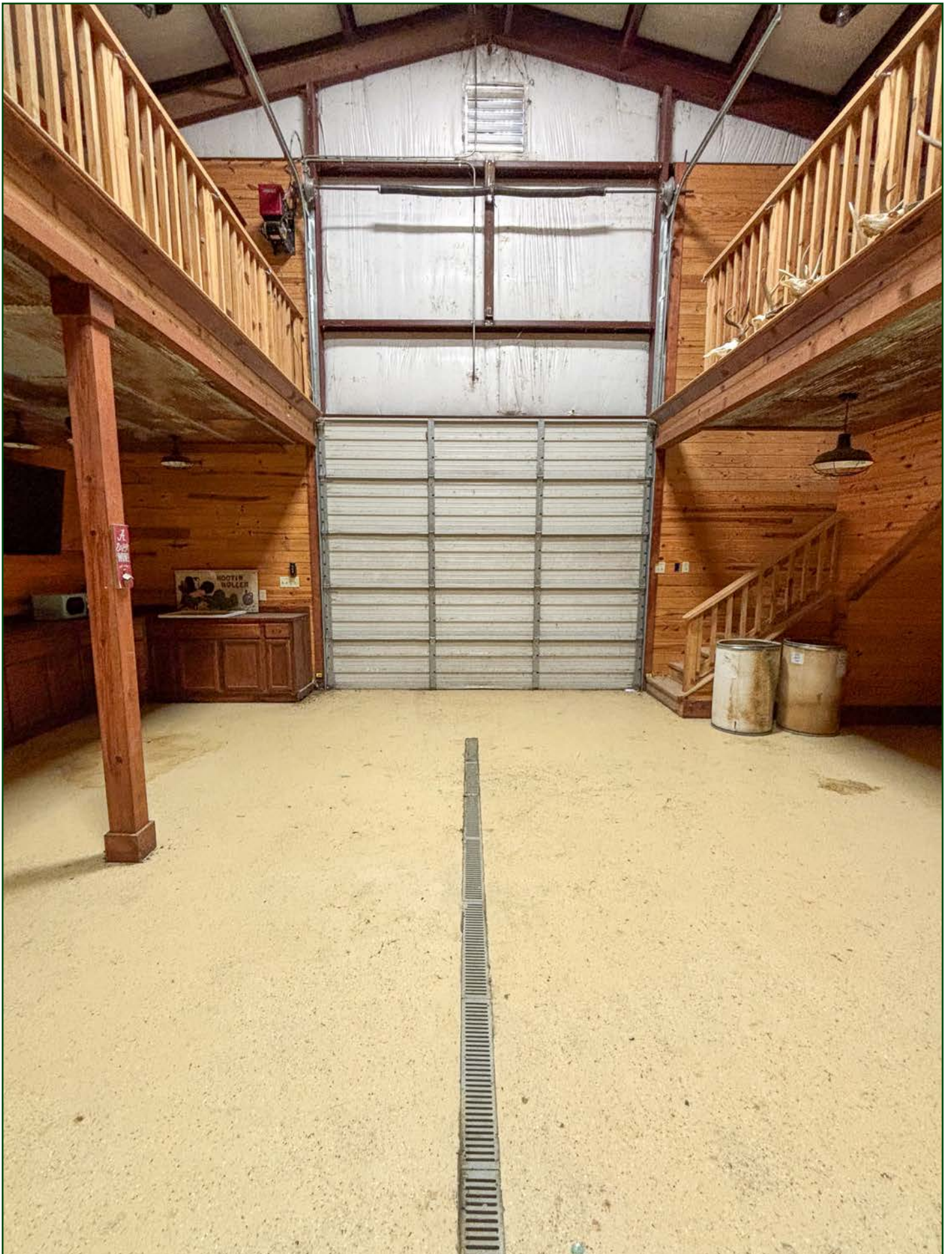






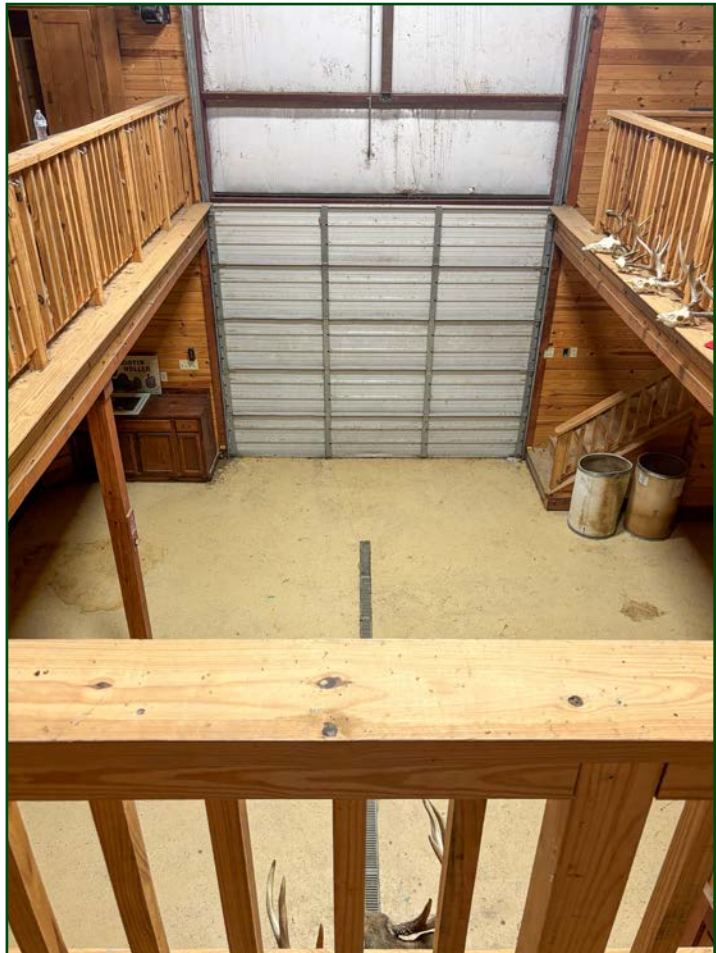


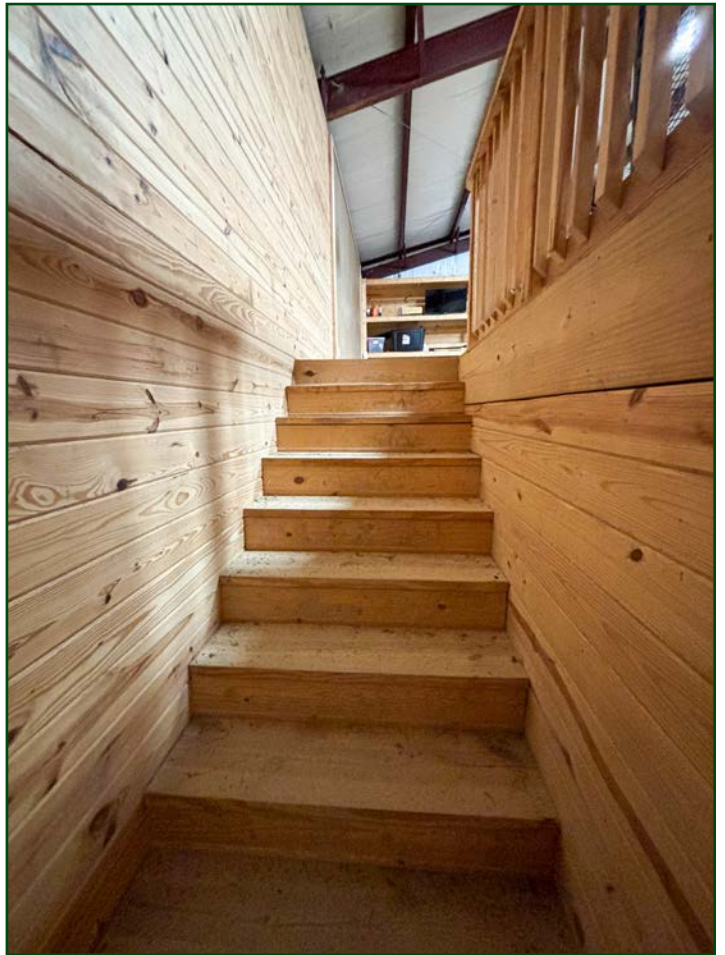
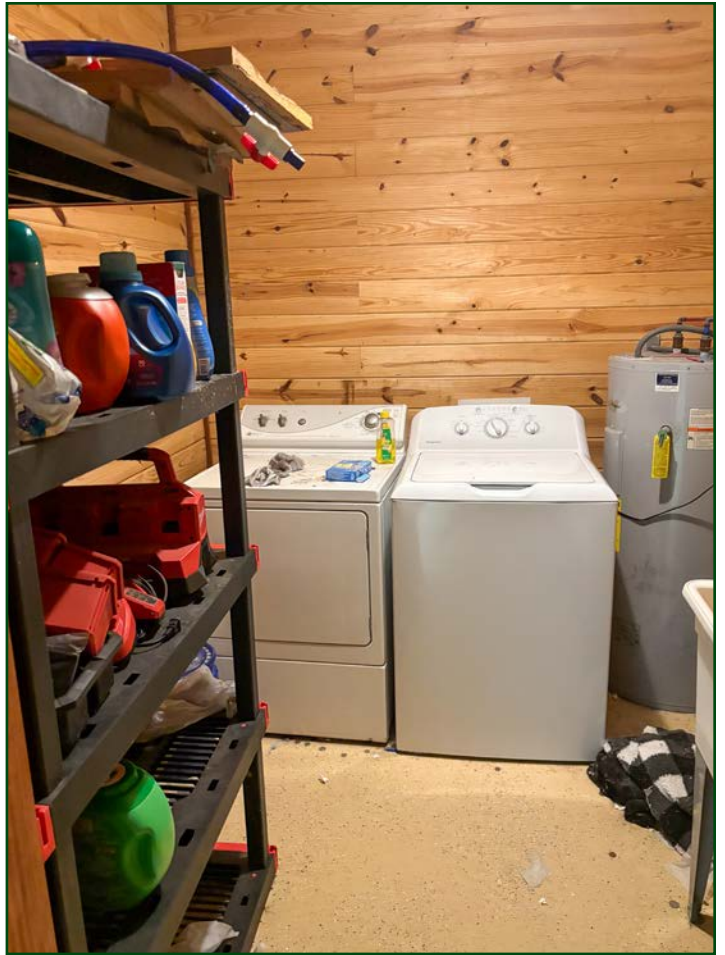












# LILE REAL ESTATE

## **DISCLOSURE STATEMENT**

Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.



401 Autumn Road | Little Rock, AR 72211  
501.374.3411 (office) | 501.421.0031 (fax)

[info@lilerealestate.com](mailto:info@lilerealestate.com) | [www.lilerealestate.com](http://www.lilerealestate.com)



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