

6.09± Acres in Quitman County | \$24,000



This recreational tract on the outskirts of Marks, MS, in Quitman County, offers excellent duck hunting potential and consists of mixed hardwoods and cypress trees. A levee runs through the property, allowing water to be held in the natural sloughs. The property is situated less than 2 miles from the Coldwater River, and the west side of the property is surrounded by wetlands. Contact Abby Abernathy for more details and to schedule a showing!



ABBY
ABERNATHY
REALTOR®

Office: 662.441.2500

Cell: 940.781.3137

Abby@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





A Real Estate Expert
You Can Trust!

ABBY ABERNATHY
REALTOR®

O: 662.441.2500 C: 940.781.3137

Abby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.

Information is believed to be accurate but not guaranteed.





A Real Estate Expert
You Can Trust!

ABBY ABERNATHY
REALTOR®

O: 662.441.2500 C: 940.781.3137

Abby@TomSmithLand.com

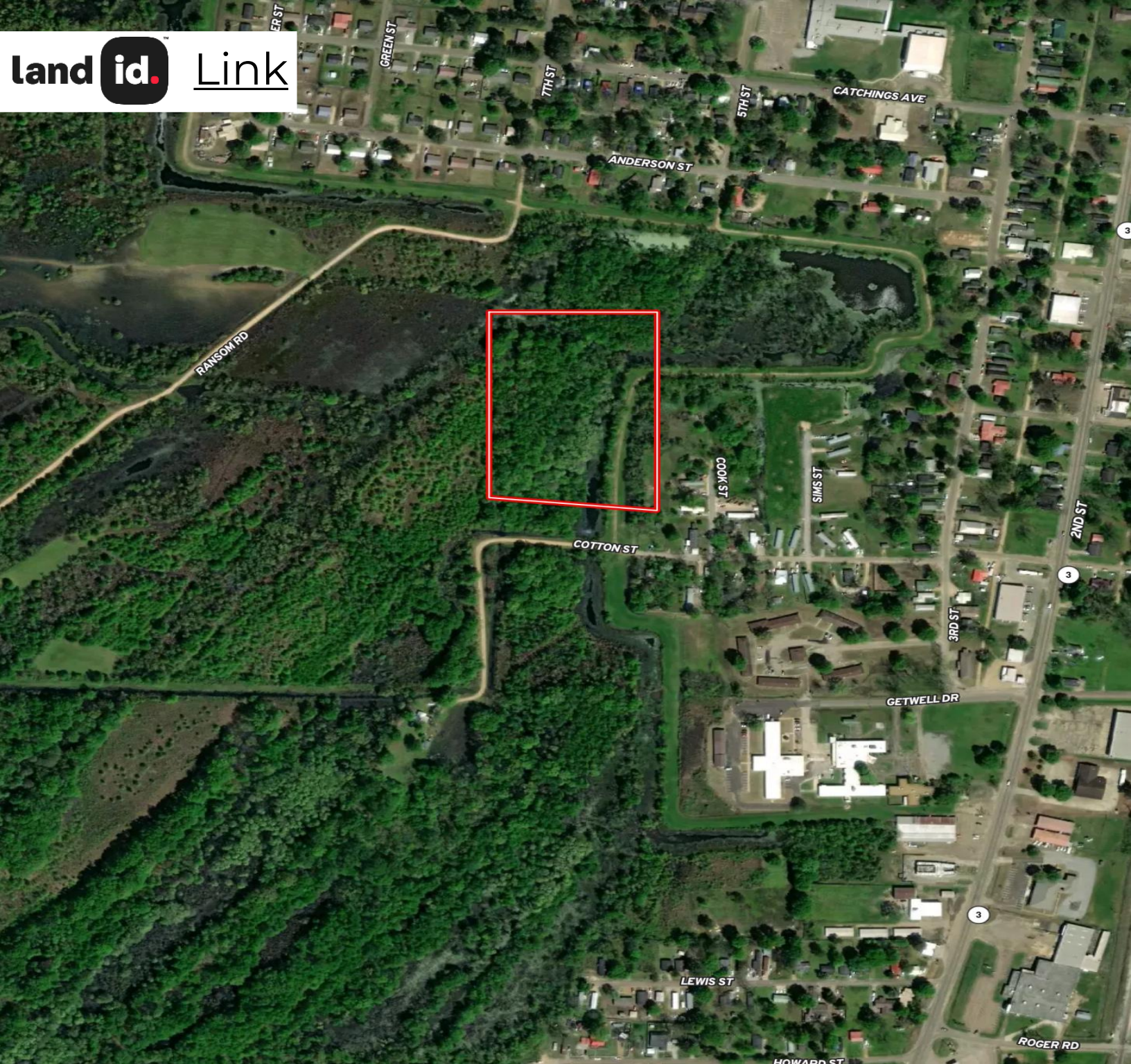
TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert
You Can Trust!

ABBY ABERNATHY
REALTOR®

O: 662.441.2500 C: 940.781.3137

Abby@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



A Real Estate Expert
You Can Trust!

ABBY ABERNATHY
REALTOR®

O: 662.441.2500 C: 940.781.3137

Abby@TomSmithLand.com

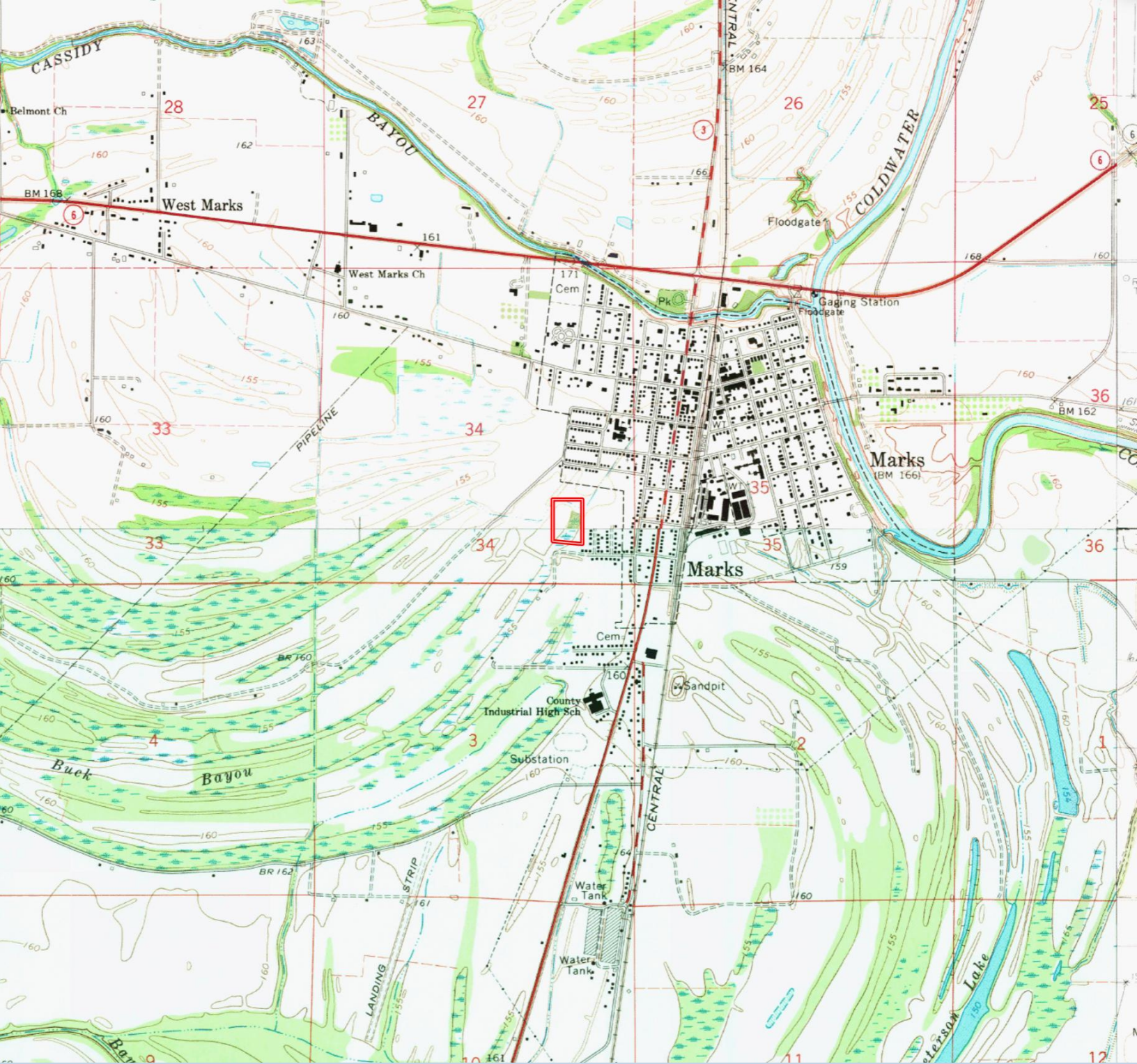
TomSmithLandandHomes.com



Expect More. Get More.

Information is believed to be accurate but not guaranteed.





A Real Estate Expert
You Can Trust!

ABBY ABERNATHY
REALTOR®

O: 662.441.2500 C: 940.781.3137

Abby@TomSmithLand.com

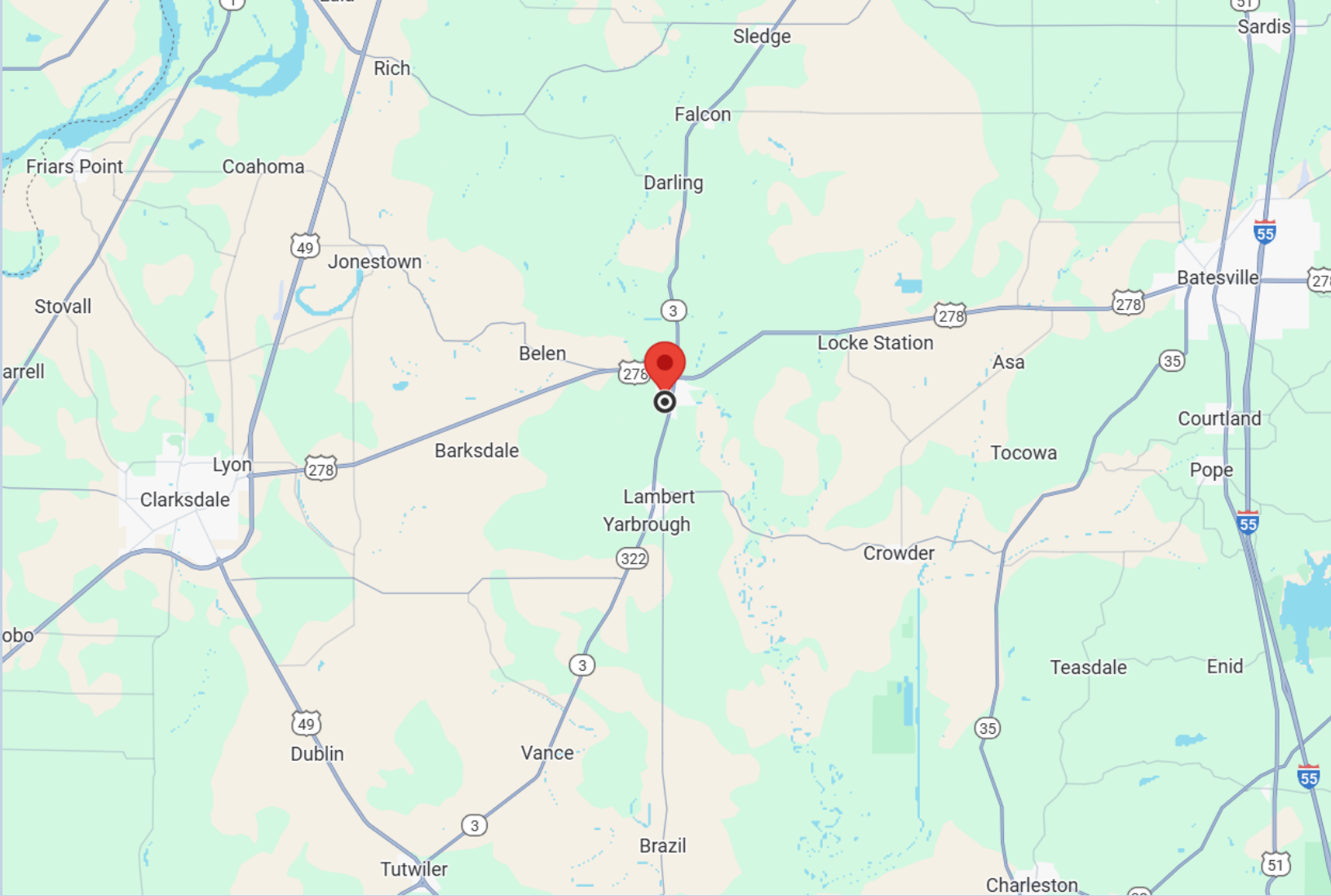
TomSmithLandandHomes.com



Expect More. Get More.

Information is believed to be accurate but not guaranteed.





Directions from the Intersection of HWY 6 and HWY 3 in Marks. MS:

Travel south on HWY 3 for 0.9 miles, then turn right onto Kirk Avenue. Turn left onto 3rd Street, then take an immediate right onto Cotton Street. The property will be on your right in 0.2 miles.

Address: Cotton Street, Marks, MS 38646

[Click for Google Maps](#)

Approximate Travel:

Clarksdale- 22 Minutes

Batesville- 23 Minutes

Oxford – 45 Minutes

Cleveland- 58 Minutes



ABBY
ABERNATHY
REALTOR®

Office: 662.441.2500

Cell: 940.781.3137

Abby@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

