

# Deer and Duck Hunting Tract

Quitman County

Shaw Road, Sledge, MS 38670



**\$195,000**



Expect More. Get More.

# Property Information

## Location:

- 28 Minutes to Clarksdale, MS (24.5 Miles)

## Coordinates:

- 34.3789, -90.2441

## Property Use:

- Hunting
- Farmland
- Recreational

# Property Highlights

- 40± Acres
- 20± Acres of Cropland
- 20± Acre Duck Hunting Brake
- Built-In 6-Man Blind
- Deer in 130-150 Class Range
- Annual Tax Amount for 2025 is \$575



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**ANTHONY STEEN**

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# The Property

40± Acres

Are you searching for a private hunting tract that offers opportunities for both deer and duck hunting, or are you looking to add another duck hole to your portfolio?

This 40± acre property, located in the heart of the flyway in the Mississippi Delta, is situated just outside Sledge, MS, off Shaw Road in Quitman County. It features 20± acres of cropland and a 20± acre duck hunting brake that includes a built-in 6-man blind.

The brake is rich in buckweed, which attracts ducks during the harsh winter months, while the dryland can be used for cultivating beans or corn, providing food for traveling deer. The property supports deer in the 130-150 class range that frequently pass through the area.

Additionally, the 20± acres of farmland present opportunities for improvement through initiatives like the Conservation Reserve Program (CRP) or the Wetlands Reserve Program (WRP), as well as habitat enhancements that can enrich both deer and duck hunting experiences. This property not only presents a great investment opportunity with the potential for yearly returns but also provides the enjoyment of hunting in the Mississippi Delta.

The annual tax amount for 2025 is \$575.

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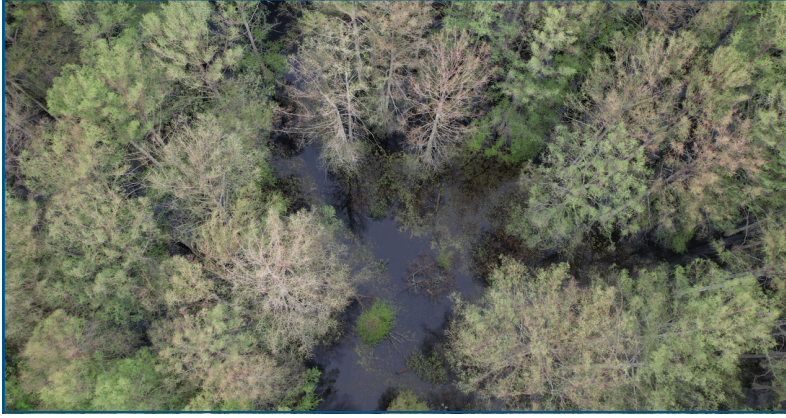
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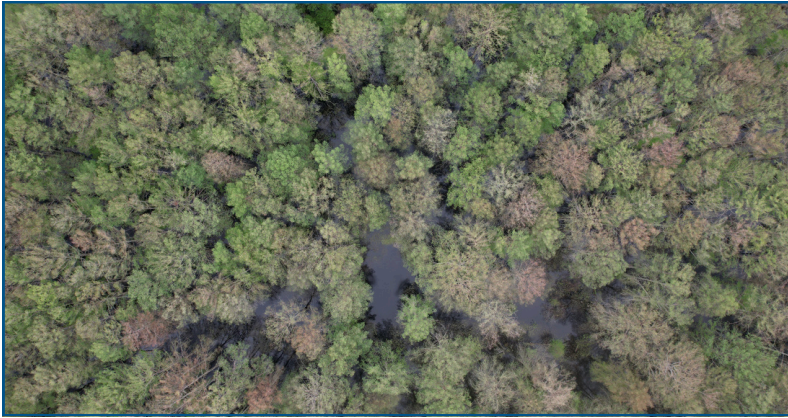
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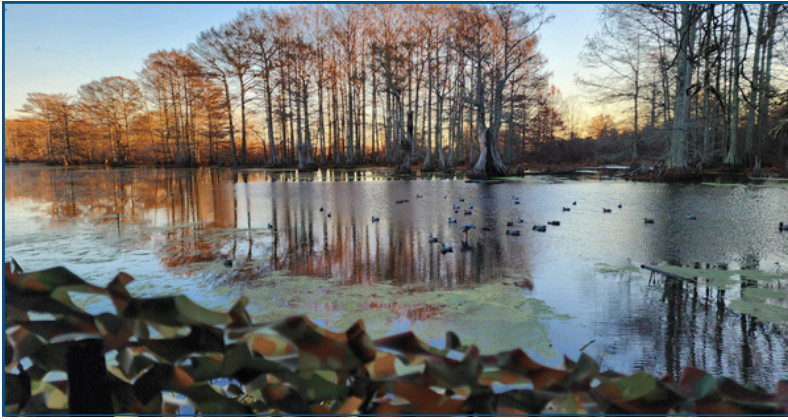
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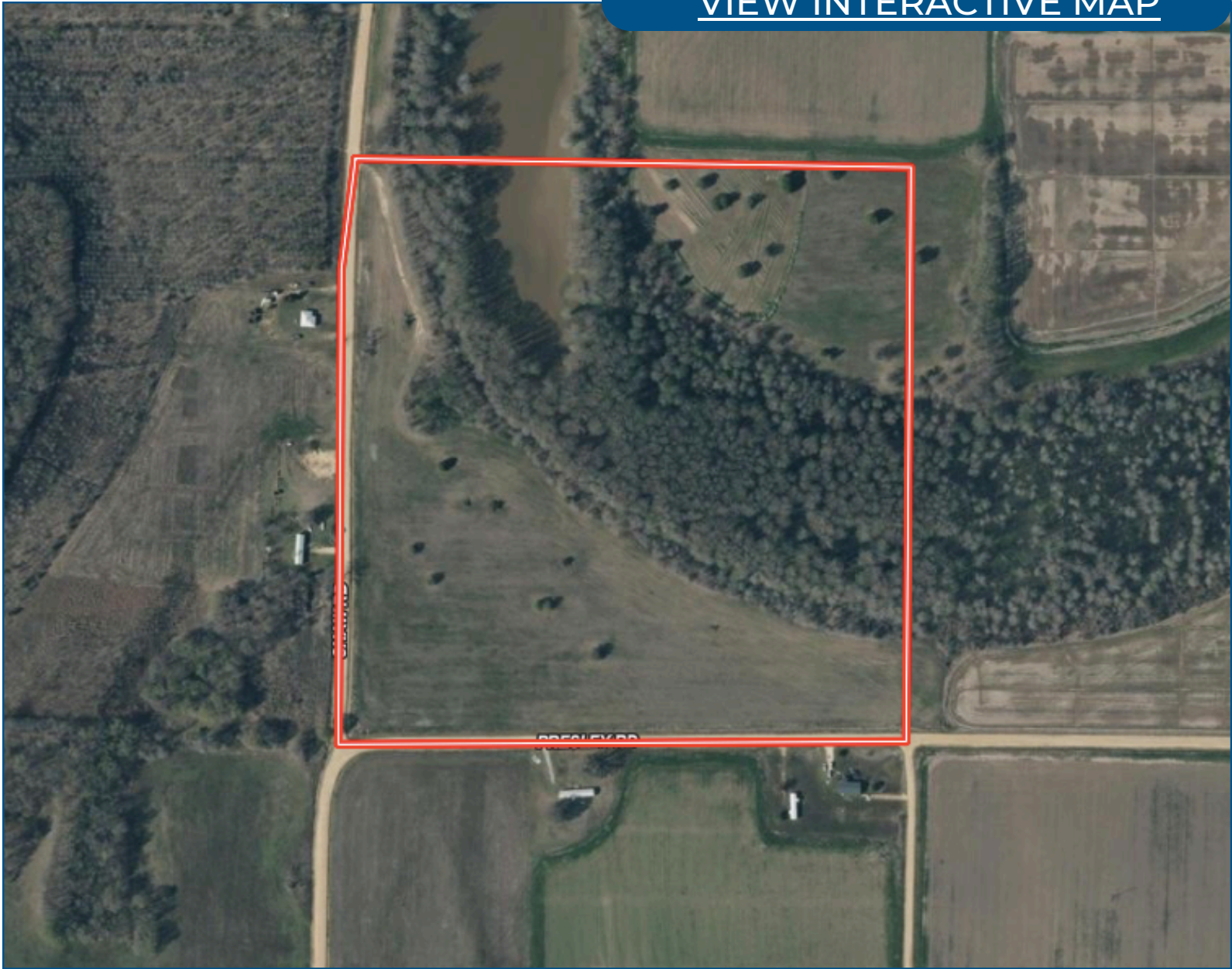
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# Aerial Map

[VIEW INTERACTIVE MAP](#)



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# Ownership Map

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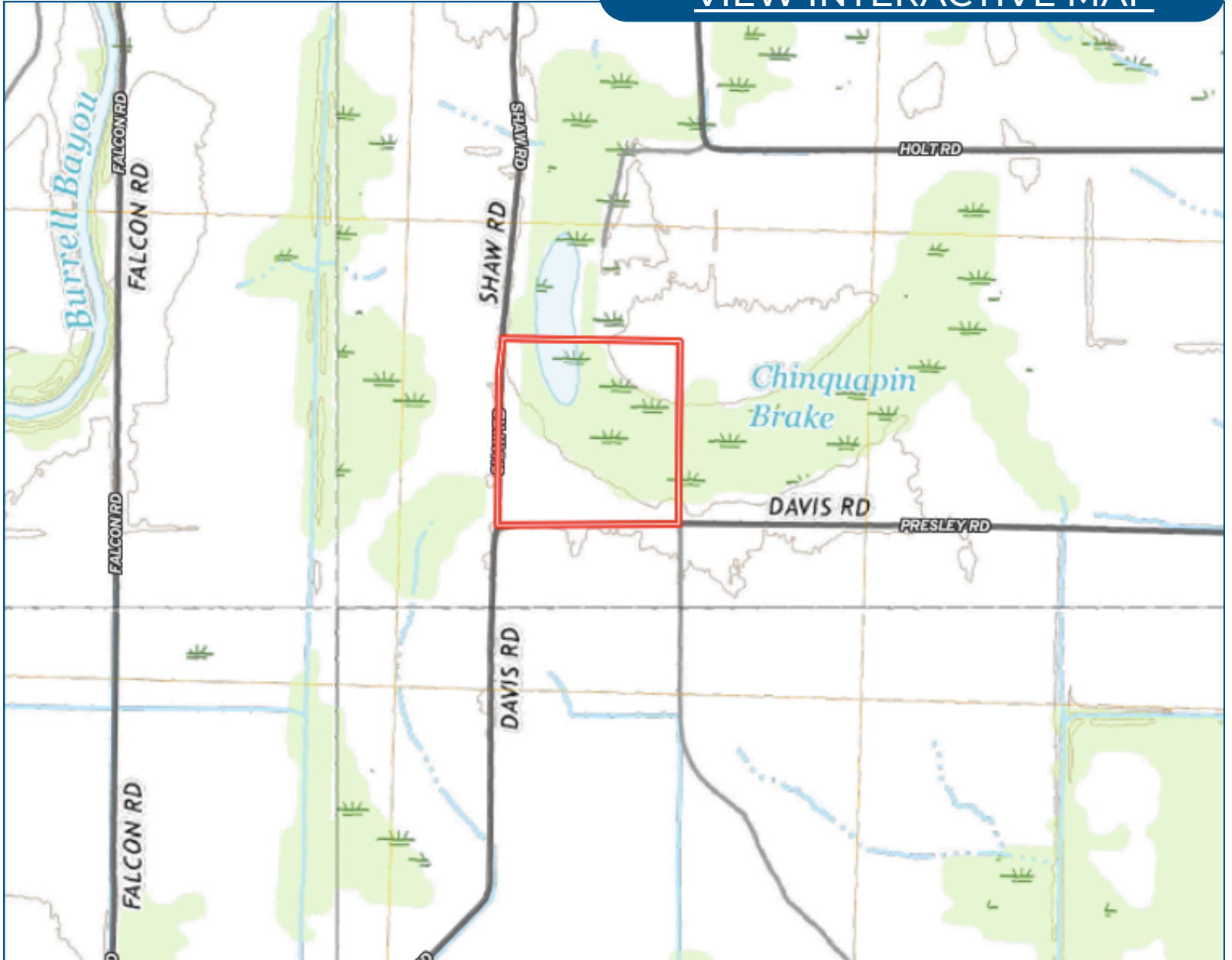
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# Topo Map

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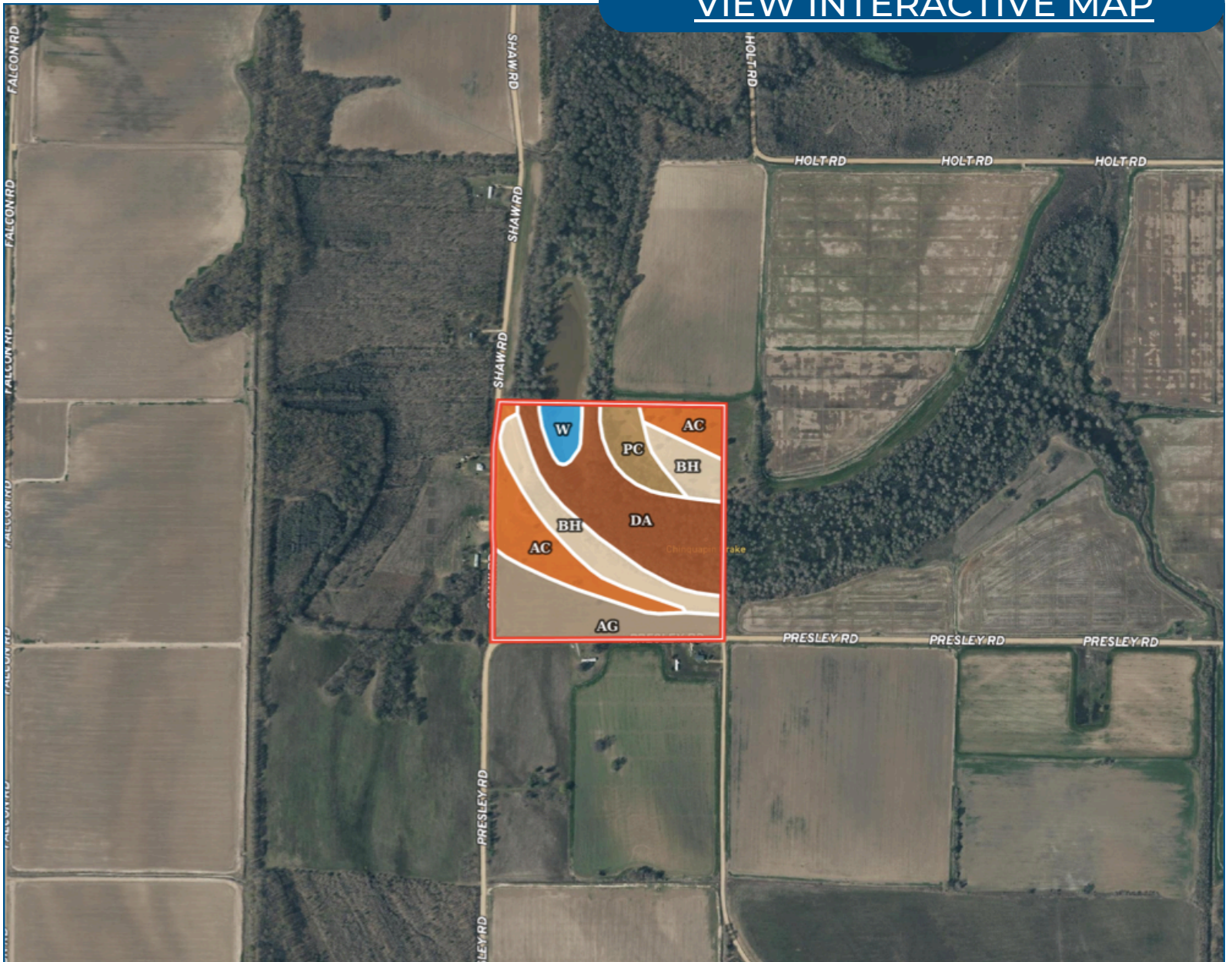
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# Soil Map

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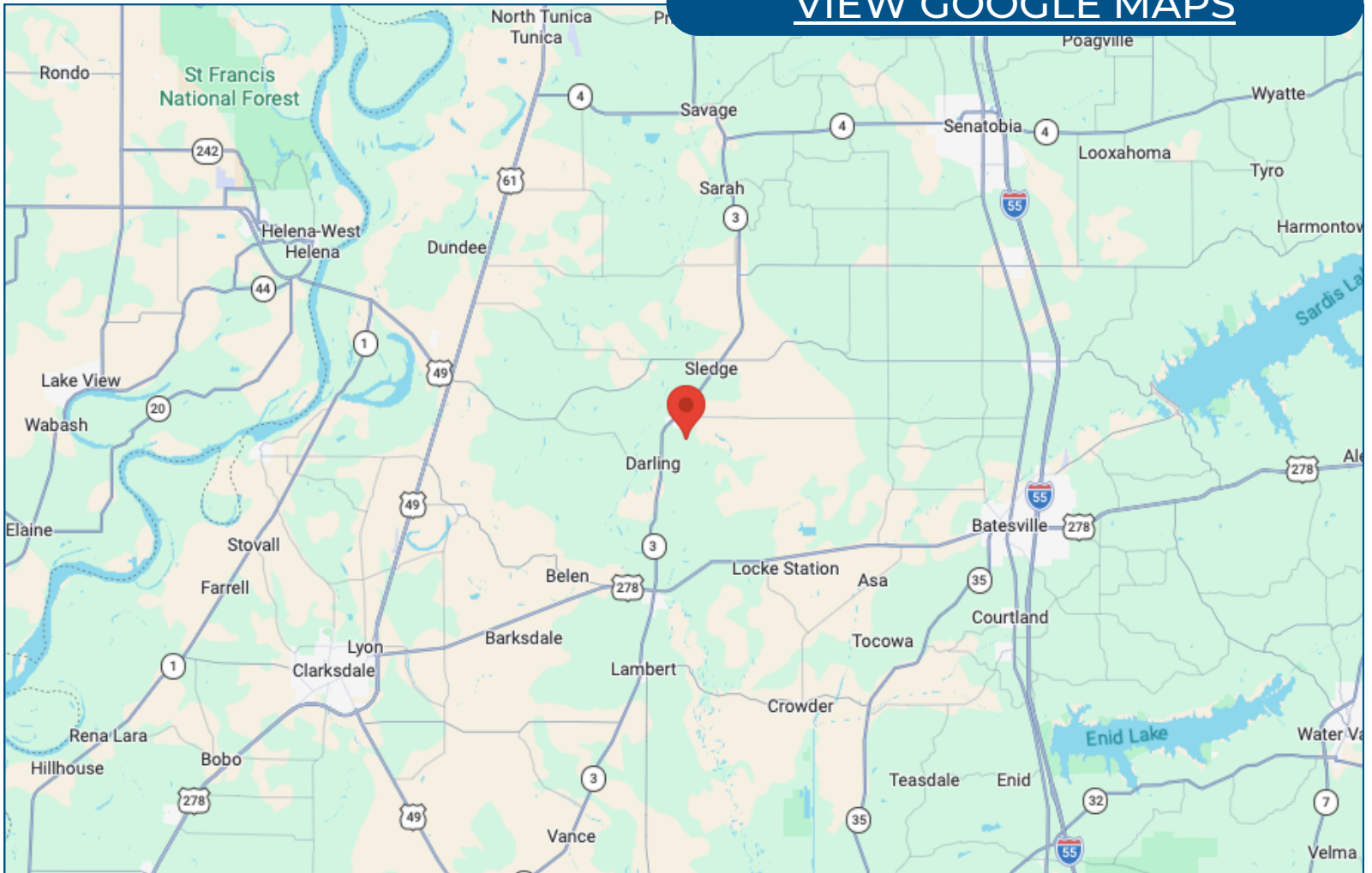
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# Directional Map

[VIEW GOOGLE MAPS](#)



## Directions from US-278 & US 49, Clarksdale, MS 38614

Travel east on US-278 E for 15.3 miles. Turn left onto Hwy 3 N for 6.7 miles. Turn right onto Squirrel Lake Road for 0.8 miles, then turn left onto Presley Road for 1.4 miles. Take a slight left onto Shaw Road. After 0.2 miles, the land will be on the right.

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# Listing Agent



## Anthony Steen

ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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