

102.72± ACRES
CLARKE COUNTY, MS
\$307,646



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

LOCATION:

- HWY 11 Pachuta, MS 39347
- Clarke County
- 9± Miles SW of Enterprise
- 11± Miles W of Quitman
- 30± Miles SW of Meridian
- 32± Miles NE of Bay Springs
- 34± Miles NE of Laurel

TAX INFORMATION:

- 2024 Taxes:
 - Parcel 103D-32-00-001.00
\$137.64
 - Parcel 103-32-00-004.00
\$93.72
 - Parcel 103A-05-01-001.00
\$168.28
 - Parcel 103A-05-01-001.02
\$124.64
 - Parcel 103A-05-01-001.01
\$122.27

PROPERTY USE:

- Hunting
- Potential Homesite
- Commercial
- Investment

PROPERTY INFORMATION:

- 102.72± Total Surveyed Acres
- 0.95± Miles of HWY 11 Frontage
- Pine/Hardwood Regeneration
- Partial Acreage Cypress Slough
- 2 Established Food Plots
- Deer/Turkey/Small Game
- Interior Trail System

COORDINATES:

- 32.05038, -88.88183



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

C: 601-701-3088

O: 769-888-2522

hmarlow@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CLARK 102.72

WELCOME TO THE CLARKE 102.72, WHERE CONVENIENCE MEETS RECREATION. This Clarke County, Mississippi property offers 102.72± acres of abundant and diverse habitat for deer, turkey, and small game hunting.

0.95± miles of frontage on Highway 11 sets this tract up for easy access from multiple points. Two food plots have already been established, and the interior trail system navigates to both with ease. Scrapes and rubs are littered throughout the property, indicating bucks are HERE and ready to be hunted!!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

C: 601-701-3088

O: 769-888-2522

hmarlow@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE CLARKE 102.72

The portion west of the highway parallels railroad tracks and is made up of a mature pine and hardwood mixture. The impressive 86± acre parcel east of the highway offers multiple potential homesites, making this an incredible opportunity for a residence with developed hunting land. Situated just outside of Pachuta and only 10± minutes away from Enterprise or Quitman, this property is located in the Quitman School District.

The south end of this property provides a unique commercial opportunity, as it is made of a beautiful oak setting and was once the north end of downtown Pachuta. Still holding on to its city sidewalks and rich history, it is ready to be developed into your business's next storefront.

If you are searching for a tract that checks many boxes, the Clarke 102.72 is worth a look.

Contact Hunter Marlow today for a private showing of this property and experience #TheSmallTownWay!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

C: 601-701-3088

O: 769-888-2522

hmarlow@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

C: 601-701-3088

O: 769-888-2522

hmarlow@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

C: 601-701-3088

O: 769-888-2522

hmarlow@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

C: 601-701-3088

O: 769-888-2522

hmarlow@smalltownproperties.com

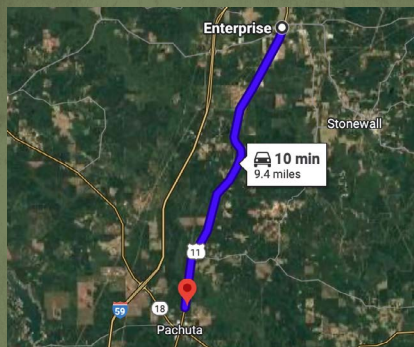
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

102.72± ACRES CLARKE COUNTY, MISSISSIPPI

land id. LINK



Directions from Enterprise, MS: Travel south on US-11/Gunn Drive for 9.4 miles until you reach the destination.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

C: 601-701-3088

O: 769-888-2522

hmarlow@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.