

The Coldwater 355
Old River Road
Sledge, MS 38670

\$2,112,250
355± Acres
Quitman County



The Coldwater 355
Sledge, MS / Quitman County

SUMMARY

Address

Old River Road

City, State Zip

Sledge, MS 38670

County

Quitman County

Type

Farms, Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

34.3712 / -90.3756

Taxes (Annually)

6181

Acreage

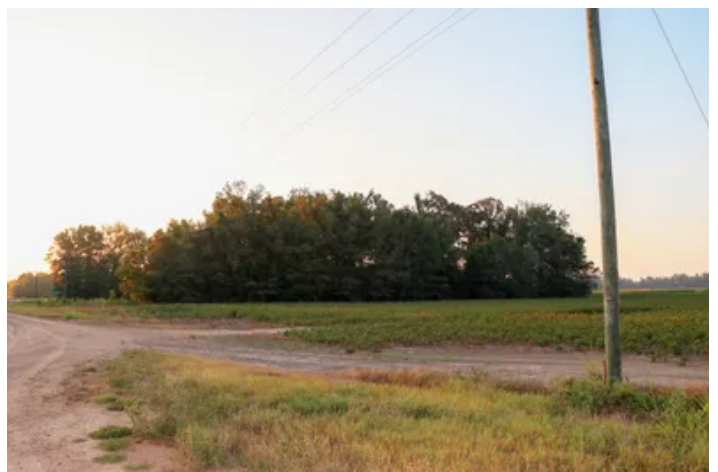
355

Price

\$2,112,250

Property Website

<https://swapaland.com/property/the-coldwater-355-quitman-mississippi/62101/>



The Coldwater 355 Sledge, MS / Quitman County

PROPERTY DESCRIPTION

New to the market in Quitman County, Mississippi, is 355+/- acres of unencumbered farmland along the Coldwater River. The Coldwater 355 is located in the heart of the Mississippi Delta and has tons of potential for hunting and providing a good income on the property. This tract has a crop history of cotton, corn, and soybeans. The river makes up about 1/2 mile of the property's western border, with a private drive with electricity along that drive. One center pivot and well centrally located on the property allows a large portion of the ground to be irrigated and could be used to apply water in the late fall for ducks. This property has multiple opportunities for conservation programs such as CRP and WRE. If you're in the market for a nice income-producing tract with excellent deer and duck hunting potential, call Tyler Alldread to schedule a tour!

60 miles from Oxford

65 miles from Memphis TN

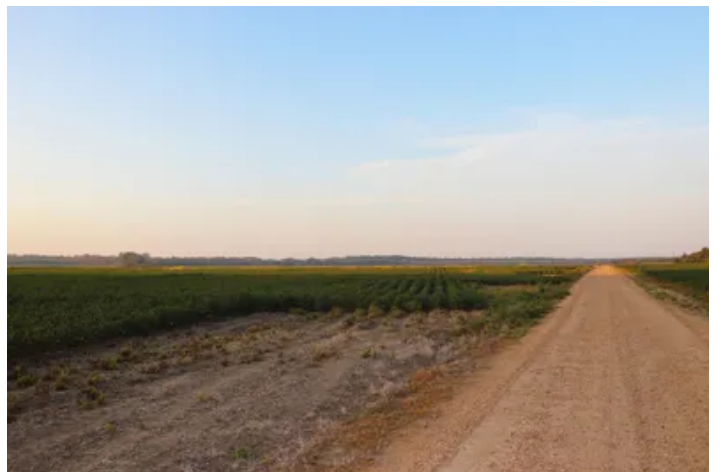
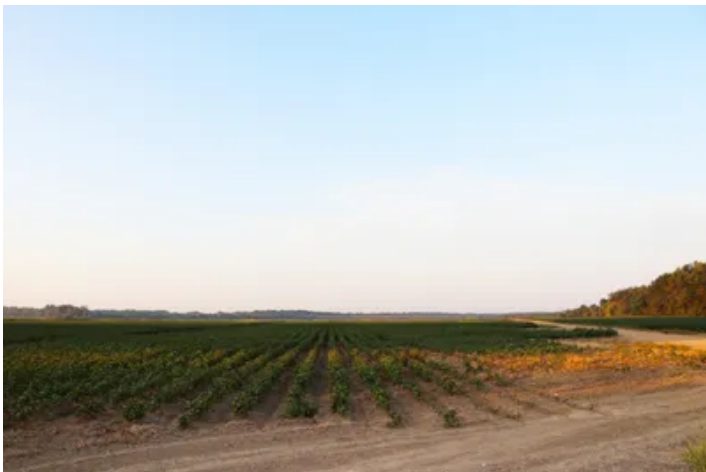
35 miles from West Helena AR

63 miles from Cleveland

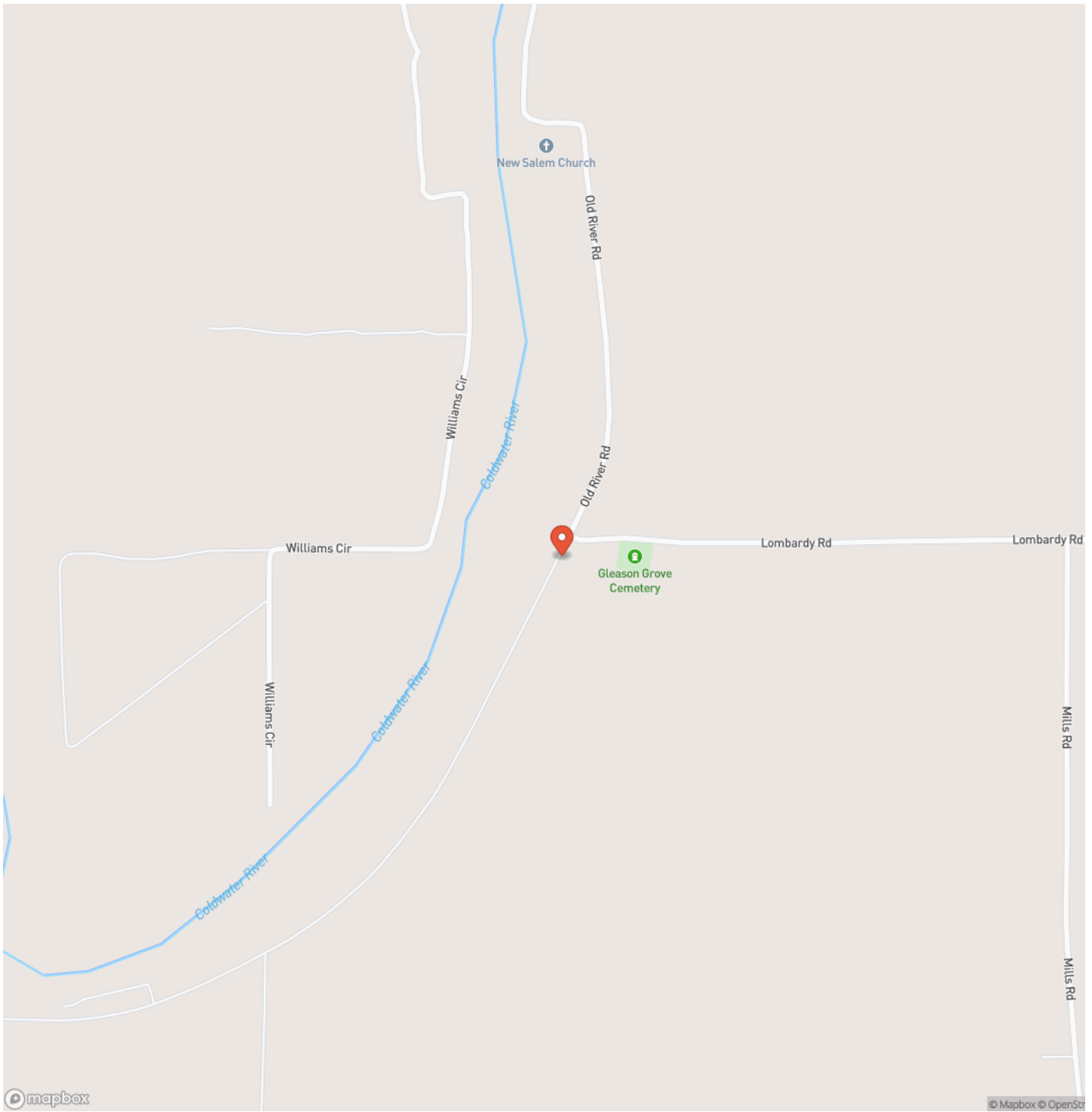
175 miles from Madison



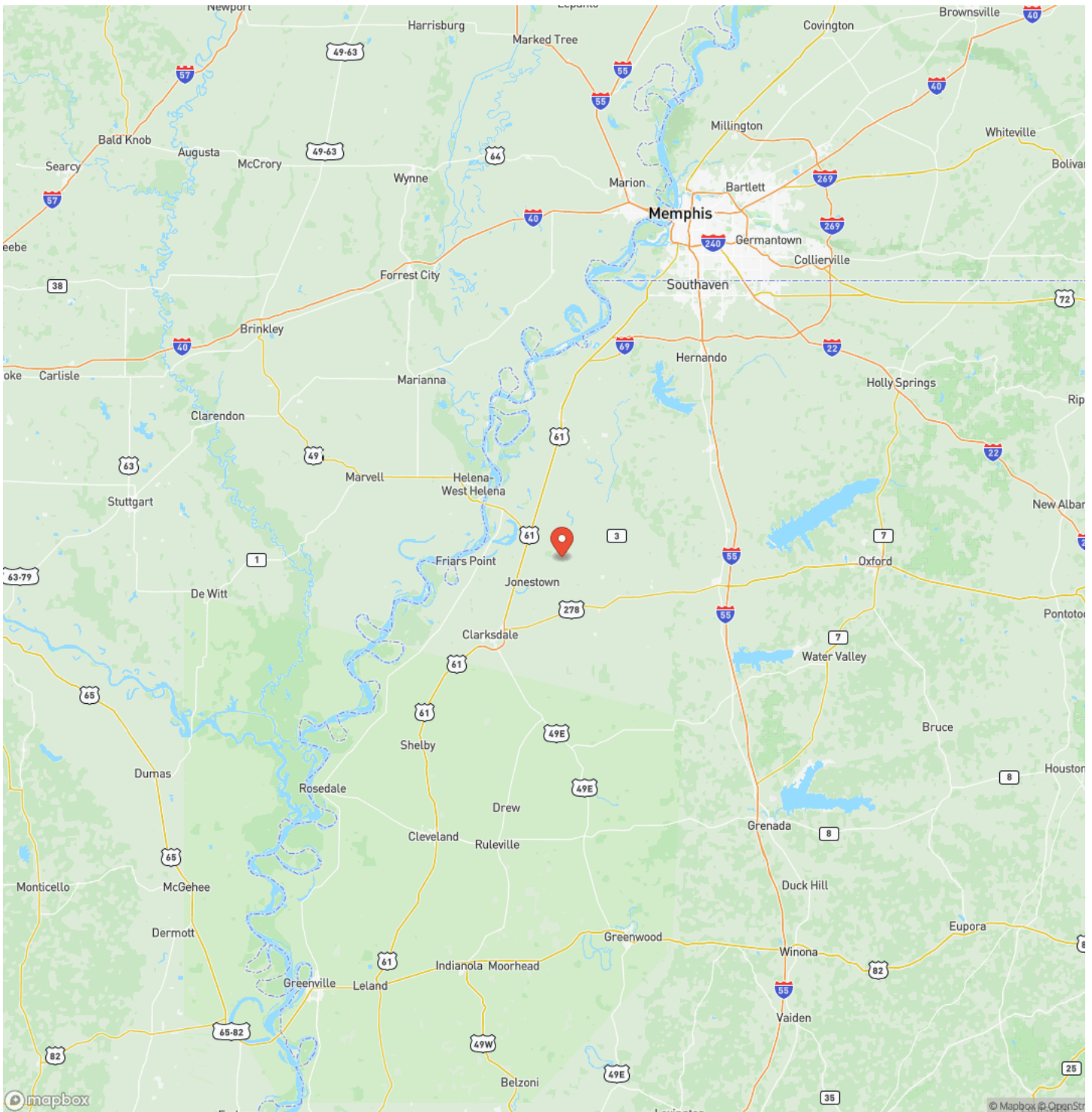
The Coldwater 355
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Locator Map



Locator Map



Satellite Map



**The Coldwater 355
Sledge, MS / Quitman County**

LISTING REPRESENTATIVE
For more information contact:



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Tyler Alldread

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Address

City / State / Zip
Winona, MS 38967

NOTES



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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