



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

4.38± ACRES WITH 5 GRAIN BINS
QUITMAN COUNTY, MS
\$1,000,000



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE QUITMAN 4.38

PROPERTY PROFILE

LOCATION:

- 10600 Hwy 3
Vance, MS 38964
- Quitman County
- 9± Miles NE of Tutwiler
- 11± Miles S of Marks
- 14± Miles SE of Clarksdale

COORDINATES:

- 34.10809, -90.33215

PROPERTY USE:

- Agricultural
- Investment

TAX INFORMATION:

- 2024: \$6,687.84

PROPERTY INFORMATION:

- 4.38± Acres
- 280,000 Bushel GSI
Grain Bin Facility
- Four 50,000 Bushel Bins
 - Installed in 2008
- One 80,000 Bushel Bin
 - Installed in 2010
- Frontage on Hwy 3
- Gravel Driveway
- Concrete Drive-Over Dump
- Full Catwalk
- New Loop Chain
 - Installed in Fall 2025
- Metal Storage Building
- Gated Entrances



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FORD TRUE

LAND SPECIALIST

C: 662-645-1119

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE QUITMAN 4.38

A STATE-OF-THE-ART 280,000-BUSHEL GRAIN BIN FACILITY IS NOW AVAILABLE FOR PURCHASE IN QUITMAN COUNTY, MISSISSIPPI. Located just north of Vance, with frontage on Highway 3, this 4.38± acre property features five grain bins—four constructed in 2008 and the fifth in 2010. The facility boasts a GSI Brand loop system for efficient grain loading and unloading, a full gravel driveway, a concrete drive-over dump, and a complete catwalk. Recent updates include a new loop chain installed in the fall of 2025. Additional amenities include a metal storage building and gated entrances, making it a perfect opportunity for a local farmer or investor.

The property is centrally located 9 miles northeast of Tutwiler, 11 miles south of Marks, and 14 miles southeast of Clarksdale. If you are a local farmer needing more storage to keep your harvest running efficiently, to store crops in anticipation of higher commodity prices, or just looking for an investment in the Ag sector, this property deserves a look.

**Contact Ford True today to learn more
and experience #TheSmallTownWay!**



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land id. LINK



Directions From the Intersection of Hwy 49 & Hwy 3 in Tutwiler, MS: Travel 8 miles northeast on Hwy 3 to the property on the right side of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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