



**Sartain's Heritage**  
Properties, LLC.  
www.sartainsheritage.com

# Quitman County Farm 320 acres

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**This property offer 320 Gross land acres with 310 cropland acres located east of Marks Mississippi. In its present state the property is in catfish production however the property offers \$17,369.89 in DCP payments.**

**The property offers investors options on income by land forming the Base acres and retuning them to row crop land and utilizing the remaining acres for the CP-40 program.**

**With proper development this property offers investors the opportunity to generate annual cash returns ranging from 4 - 6% depending on the final redevelopment of the property. Its location is also ideal for waterfowl hunting and farmland investment.**

**\$620,000.00**

