

Choctaw County Natchez Trace-45 acres
French Camp, MS 39745

\$109,000
45± Acres
Choctaw County



Choctaw County Natchez Trace-45 acres French Camp, MS / Choctaw County

SUMMARY

City, State Zip

French Camp, MS 39745

County

Choctaw County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.362735 / -89.309558

Taxes (Annually)

369

Acreage

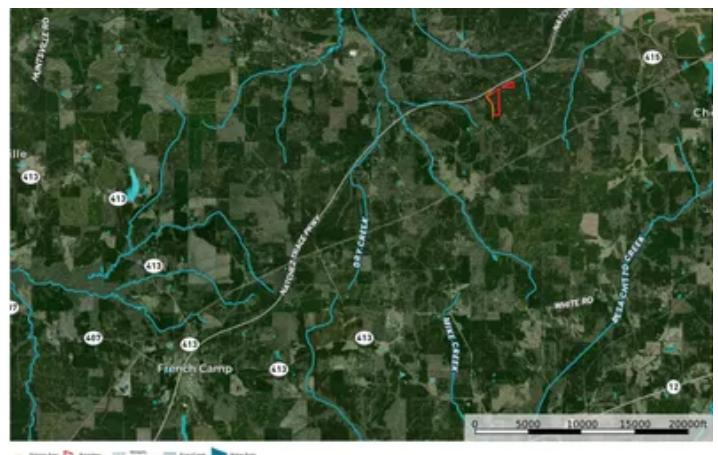
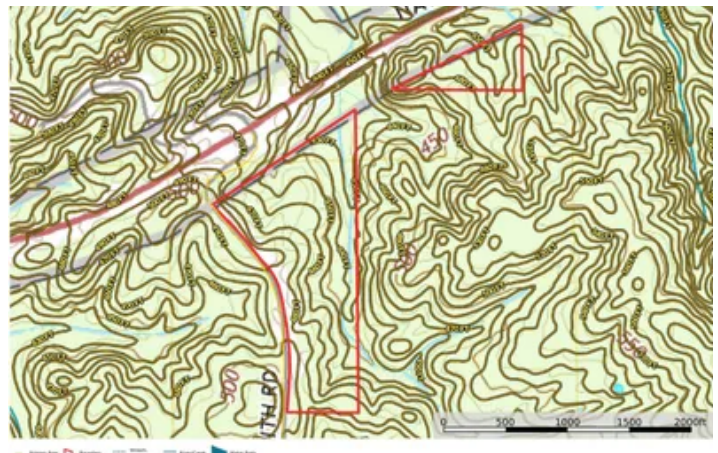
45

Price

\$109,000

Property Website

<https://www.mossyoakproperties.com/property/choctaw-county-natchez-trace-45-acres-choctaw-mississippi/55951/>



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PROPERTY DESCRIPTION

This incredible 45+/- acre property is a perfect recreational tract located just south of the Natchez Trace Parkway in Choctaw County. Made up primarily of managed pine timber that has been thinned, with a hardwood bottom that is located on the east side of the property. The topography on this property makes it perfect for various upland bird species such as turkey and quail. This property is easily accessible from Smith road off the Natchez Trace Parkway. The timber on this property makes for a great timber investment for the future! If you have any questions please Will Waits!

Fred Zepponi III, Broker

Licensed in MS, AL, and AR

Office: [662-495-1121](tel:662-495-1121)

Email: fzepponi@mossyoakproperties.com

Will Waits, Certified Land Specialist

Licensed in MS

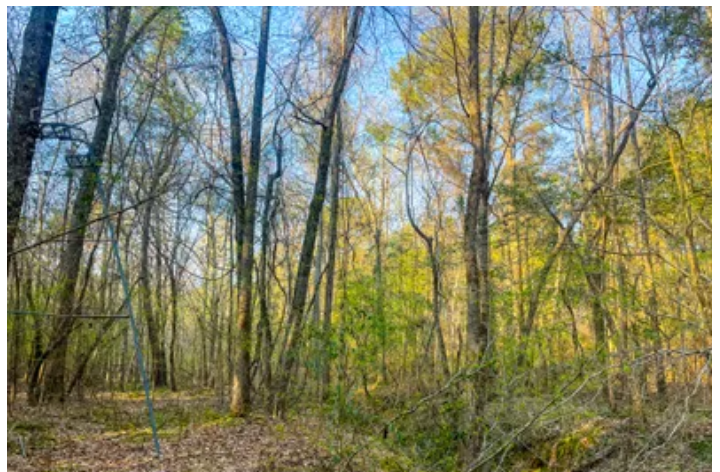
Office: [662-495-1121](tel:662-495-1121)

Cell: [769-572-2267](tel:769-572-2267)

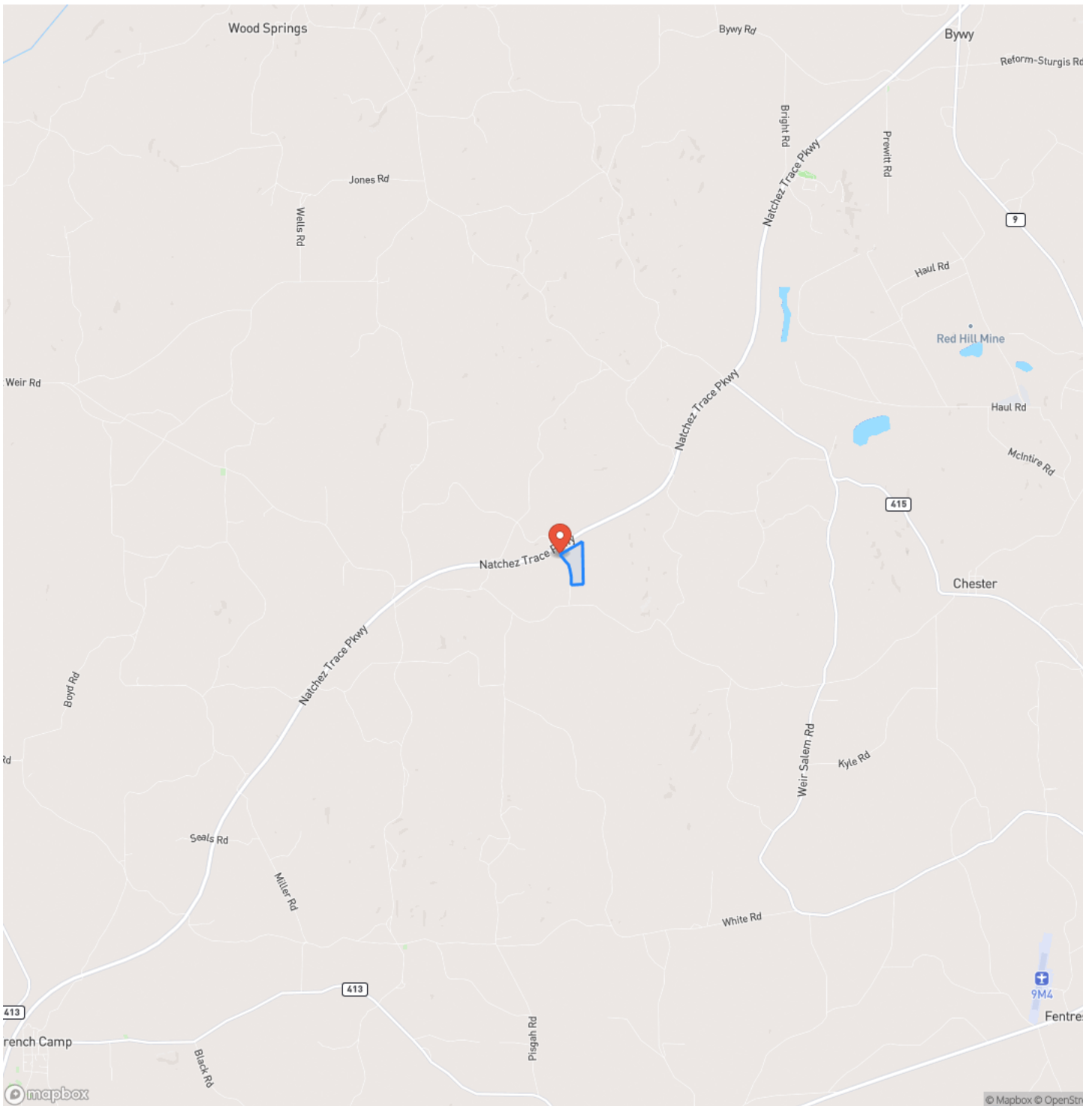
Email: wwaits@mossyoakproperties.com



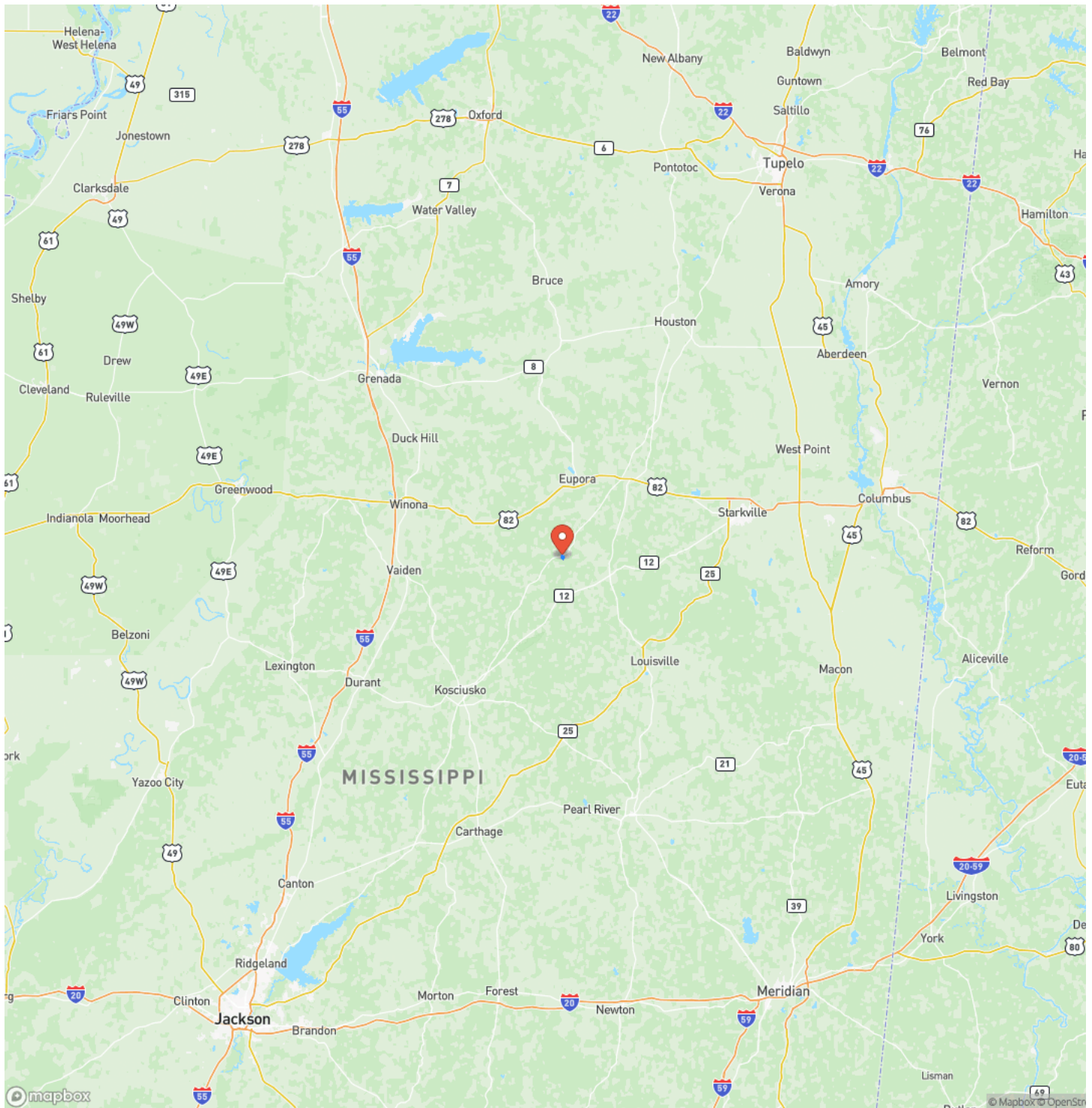
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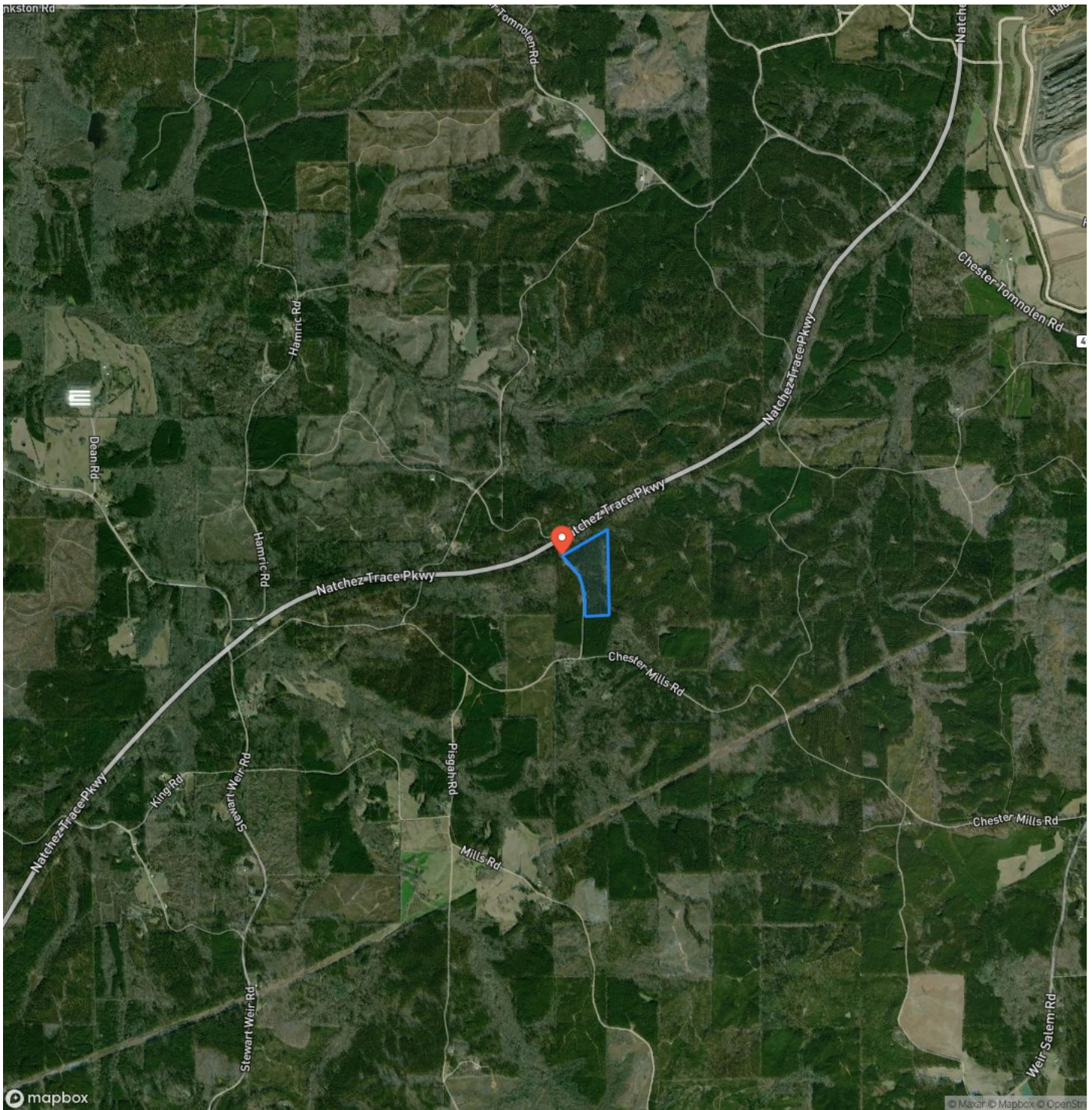
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Will Waits

Mobile

(769) 572-2267

Office

(662) 495-1121

Email

wwaits@mossyoakproperties.com

Address

108 Lone Wolf Dr.

City / State / Zip

Madison, MS 39051

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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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.



Mossy Oak Properties Bottomland Real Estate

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