

Choctaw County -86 Acres - Natchez Trace / Smith Rd.  
French Camp, MS 39745

**\$208,700**  
86± Acres  
Choctaw County





**Choctaw County -86 Acres - Natchez Trace / Smith Rd.  
French Camp, MS / Choctaw County**

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**SUMMARY**

**Address**

Natchez Trace / Smith Rd.

**City, State Zip**

French Camp, MS 39745

**County**

Choctaw County

**Type**

Recreational Land, Undeveloped Land, Hunting Land, Timberland

**Latitude / Longitude**

33.364845 / -89.308847

**Acreage**

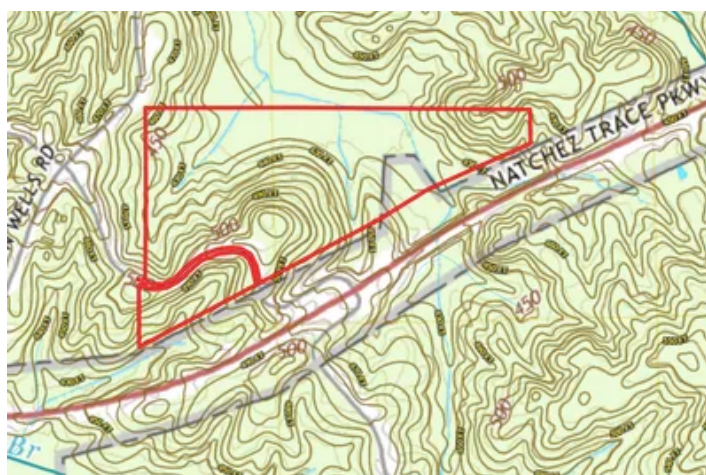
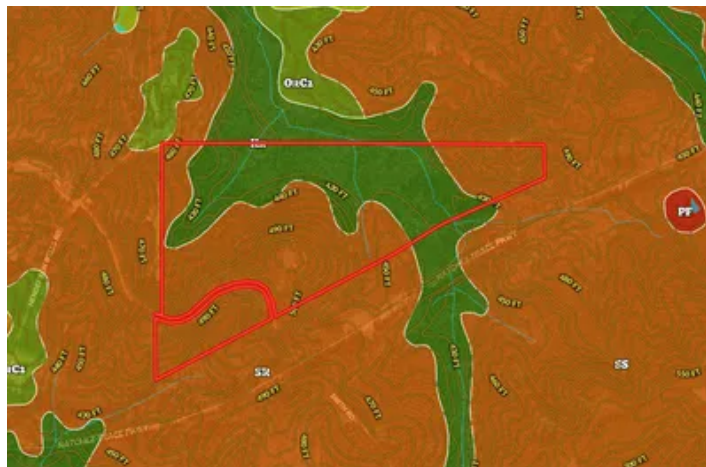
86

**Price**

\$208,700

**Property Website**

<https://www.mossyoakproperties.com/property/choctaw-county-86-acres-natchez-trace-smith-rd-choctaw-mississippi/46233/>



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**PROPERTY DESCRIPTION**

This incredible 86+/- acre property is the perfect recreational tract located just north of the Natchez Trace Parkway in Choctaw County. It contains managed pines that have been thinned, with an 80 foot elevation change to a 13+/- acre hardwood drain on the North side of the property. This beautiful hardwood drain consists of many different desirable species along with a natural fresh water spring that is the perfect water source for wildlife. The topography makes it the perfect habitat for various types of upland bird species such as turkey and quail. This tract can be easily accessed by Smith road and various ATV trails that run throughout the property. There are many locations around the property that are optimal sites for foodplots and hunting opportunities. The pine timber throughout this property makes for a great timber investment for the future. If you have any questions call Will Waits at [769-572-2267](tel:769-572-2267) !!



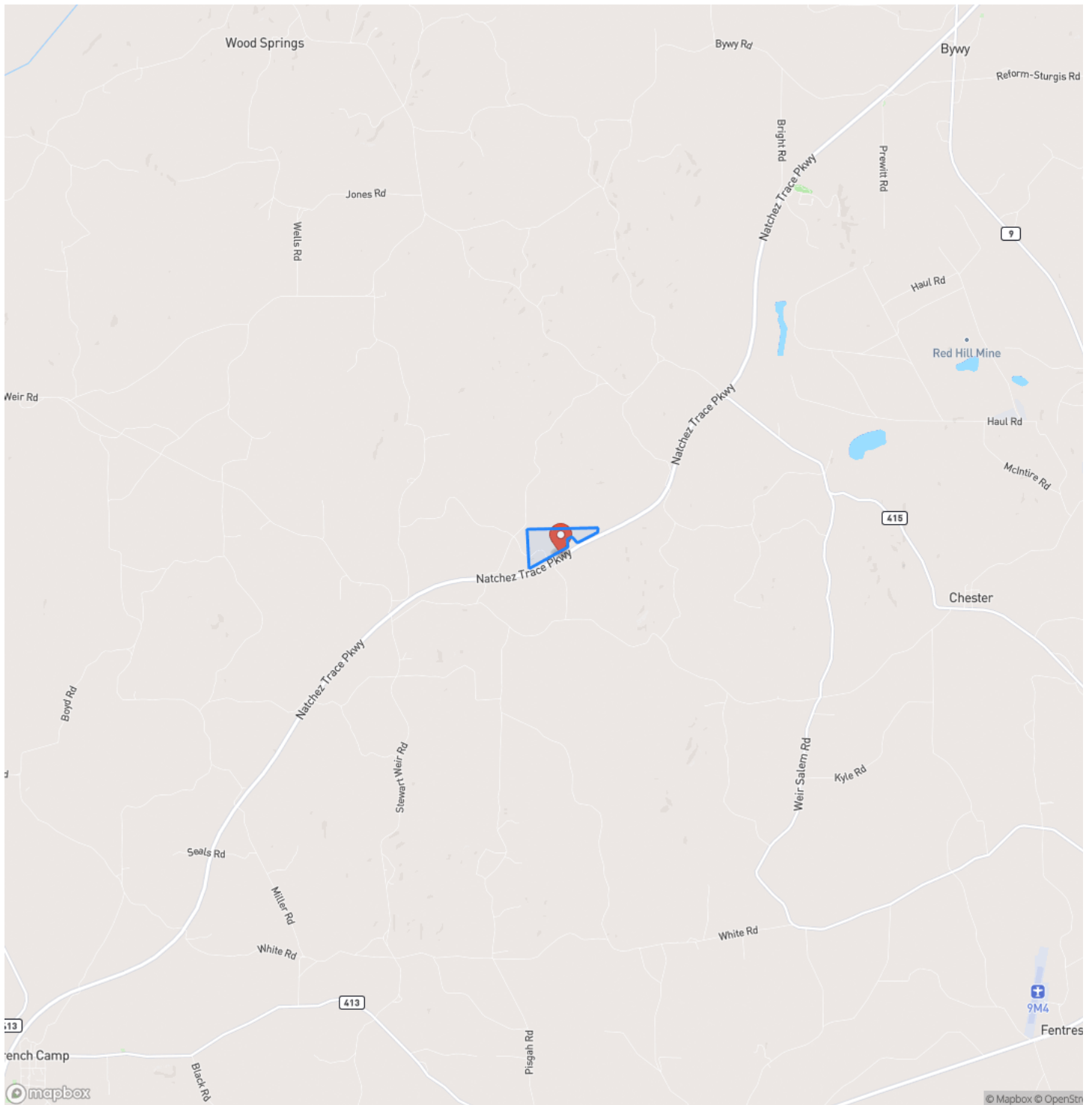


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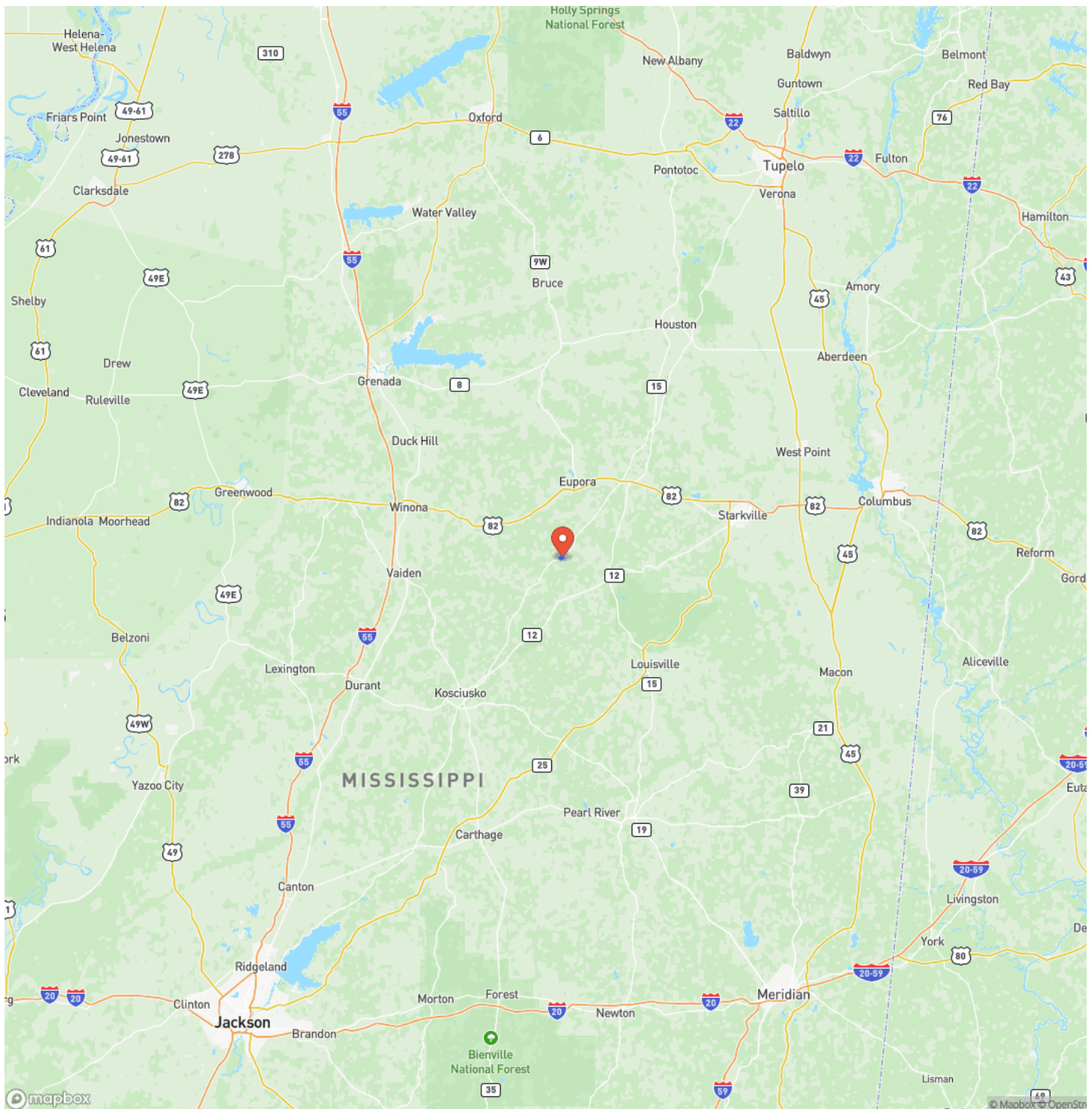


## Locator Map



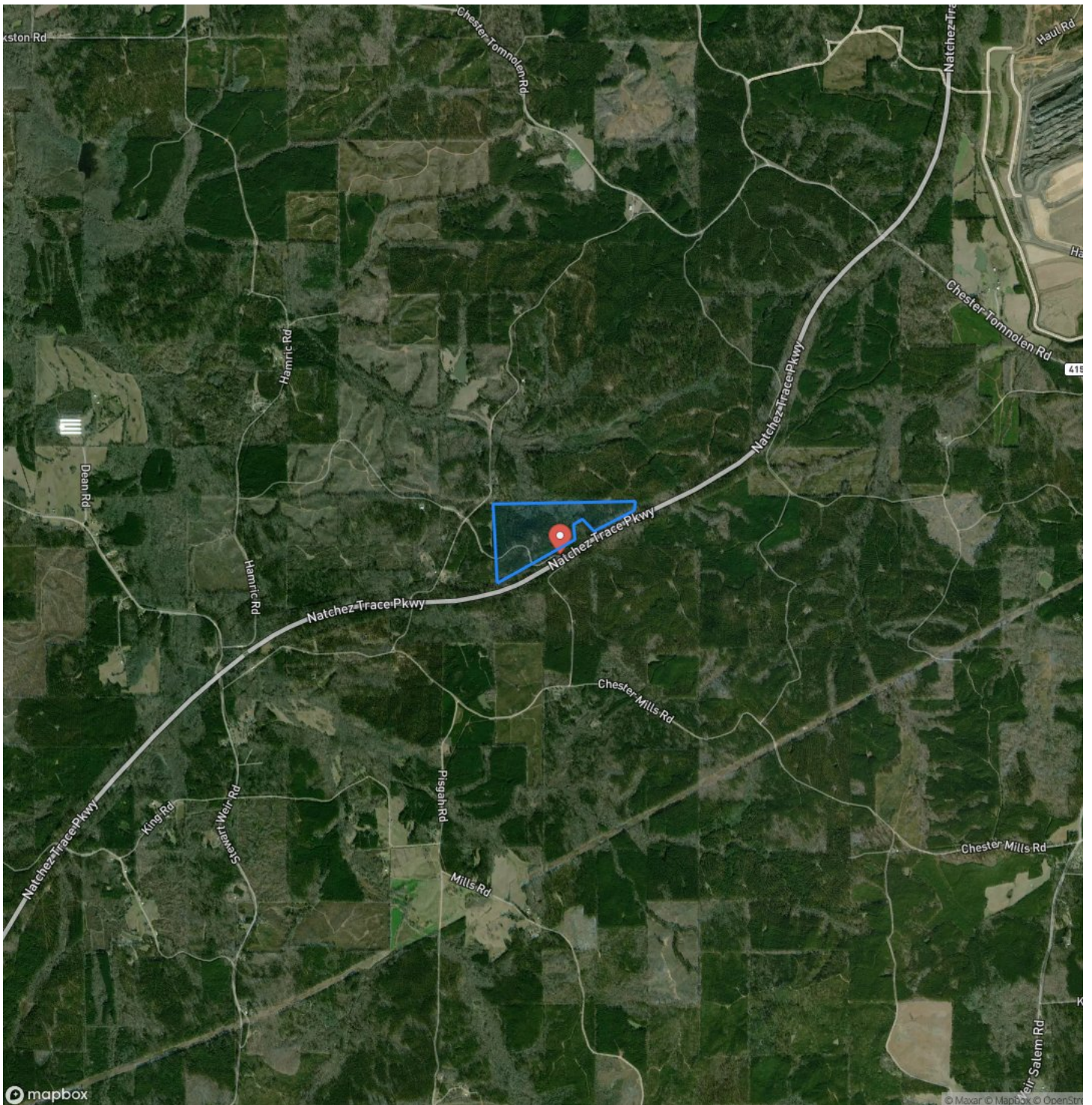


## Locator Map





## 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**

128 West Franklin Street

## City / State / Zip

Carthage, MS 39051

## NOTES

[illegible]

**MORE INFO ONLINE:**

**MossyOakProperties.com**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **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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**Mossy Oak Properties Bottomland Real Estate**

639 Commerce Street  
West Point, MS 39773  
(662) 495-1121  
[MossyOakProperties.com](http://MossyOakProperties.com)

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