

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

73.5± ACRES WITH A CABIN
CHOCTAW COUNTY, MS

$175,000



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE CHOCTAW 73.5

PROPERTY PROFILE

LOCATION:

- Highway 15 North
  Ackerman, MS 39735
- Reform Community
- Choctaw County
- 7.3± Miles N of Ackerman
- 23.6± Miles NW of Louisville
- 25.6± Miles SW of Starkville

COORDINATES:

- 33.4073, -89.15985

TAX INFORMATION:

- Parcel 035-0020-0011000
- $317.24 (2025)

PROPERTY USE:

- Residential
- Hunting
- Recreational

PROPERTY INFORMATION:

- 73.5± Acres
- 1,200± SqFt Cabin (Repairs Needed)
- 1,145'± Highway 15 North Frontage
- 1,470'± Tennessee Valley
  Authority Transmission Line
- Additional Deeded Easement
  Access on Highway 15 North
- 0.5± Miles of Railroad Bed
  from the GM&O (Defunct)
- Pines & Mixed Hardwoods
- Utilities Connected
- Deer/Turkey/Small Game
- Choctaw County School District
- Elevated Ground & Scenic
  Vantage Points
- Diverse Mix of Ridges & Hollows
- 2 Storage Sheds



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

DEREK EAVES
LAND SPECIALIST
C: 662-803-2001
O: 769-760-0005
derek@smalltownproperties.com
2121 5th St., Suite 206 - Meridian, MS 39301
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 73.5

LOCATED IN THE QUIET REFORM COMMUNITY OF CHOCTAW COUNTY, MISSISSIPPI, THIS 73.5± ACRE TRACT OFFERS THE KIND OF COUNTRY SETTING FOLKS ARE ALWAYS LOOKING FOR. Just 7.3± miles north of Ackerman, 23.6± miles north of Louisville, and 25.6± miles west of Starkville, the Choctaw 73.5 provides a peaceful rural atmosphere while still being an easy drive to town. With direct access and 1,145± feet of frontage along Highway 15 North, along with additional deeded easement access, getting in and out of the property is simple and convenient.

The land is made up of a good stand of pines mixed with hardwoods and features rolling, elevated ground with scenic vantage points overlooking the surrounding countryside. A diverse blend of ridges and hollows gives the property character and creates ideal wildlife habitat, offering prime stand locations for deer and turkey hunting.





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

DEREK EAVES
LAND SPECIALIST
C: 662-803-2001
O: 769-760-0005
derek@smalltownproperties.com
2121 5th St., Suite 206 - Meridian, MS 39301
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE CHOCTAW 73.5

Whether you enjoy chasing whitetails in the fall or listening to gobblers on a spring morning, this tract is well-suited for year-round recreation. Approximately 1,470 feet of the property adjoins a Tennessee Valley Authority transmission line, and a half-mile stretch of the old, defunct GM&O railroad bed adds a touch of history and the potential for trail riding or walking paths.

A 1,200± square foot cabin sits on the property and is already connected to utilities. With a little work and vision, it could serve as a comfortable hunting camp, weekend getaway, or even a country homesite. Located within the Choctaw County School District, this property offers a strong combination of Southern charm, recreational opportunity, and long-term potential in a desirable Mississippi setting.

If you are ready to buy, you need to give this one a look. To schedule a private showing of the Choctaw 73.5, call Derek Eaves today.





SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

DEREK EAVES
LAND SPECIALIST
C: 662-803-2001
O: 769-760-0005
derek@smalltownproperties.com
2121 5th St., Suite 206 - Meridian, MS 39301
smalltownproperties.com

Information is believed to be accurate but not guaranteed.















SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

DEREK EAVES
LAND SPECIALIST
C: 662-803-2001
O: 769-760-0005
derek@smalltownproperties.com
2121 5th St., Suite 206 - Meridian, MS 39301
smalltownproperties.com

Information is believed to be accurate but not guaranteed.










SMALLTOWN
HUNTING PROPERTIES & REAL ESTATE℠

DEREK EAVES
LAND SPECIALIST
C: 662-803-2001
O: 769-760-0005
derek@smalltownproperties.com
2121 5th St., Suite 206 - Meridian, MS 39301
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

73.5± ACRES WITH A CABIN | CHOCTAW COUNTY, MISSISSIPPI

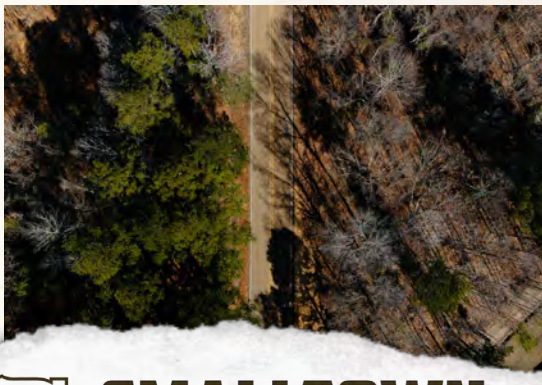














SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

DEREK EAVES
LAND SPECIALIST
C: 662-803-2001
O: 769-760-0005
derek@smalltownproperties.com
2121 5th St., Suite 206 - Meridian, MS 39301
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

73.5± ACRES WITH A CABIN | CHOCTAW COUNTY, MISSISSIPPI










SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

DEREK EAVES
LAND SPECIALIST
C: 662-803-2001
O: 769-760-0005
derek@smalltownproperties.com
2121 5th St., Suite 206 - Meridian, MS 39301
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

73.5± ACRES WITH A CABIN | CHOCTAW COUNTY, MISSISSIPPI





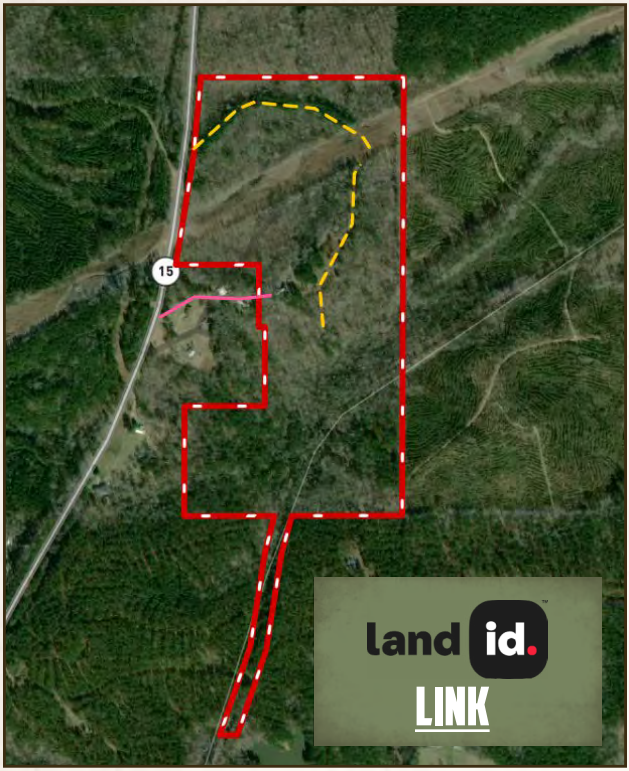




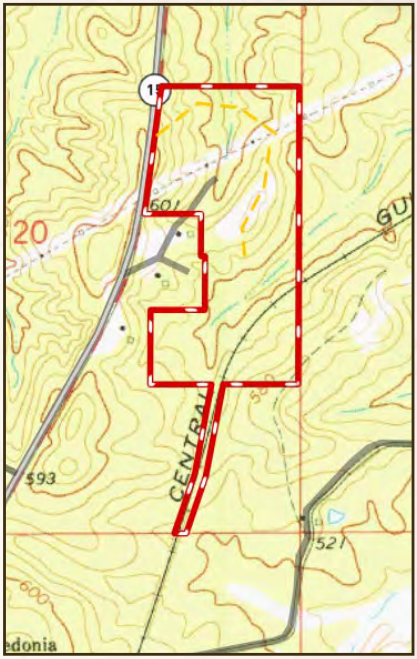

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

DEREK EAVES
LAND SPECIALIST
C: 662-803-2001
O: 769-760-0005
derek@smalltownproperties.com
2121 5th St., Suite 206 - Meridian, MS 39301
smalltownproperties.com

Information is believed to be accurate but not guaranteed.



TOPOGRAPHY MAP





Directions From Ackerman, MS: Travel on Highway 15 North for 7 miles. Turn right and the property and sign will be on your right.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

DEREK EAVES
LAND SPECIALIST
C: 662-803-2001
O: 769-760-0005
derek@smalltownproperties.com
2121 5th St., Suite 206 - Meridian, MS 39301
smalltownproperties.com

Information is believed to be accurate but not guaranteed.