

550± ACRES
CHICKASAW COUNTY, MS
\$995,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



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THE CHICKASAW 550

PROPERTY PROFILE

LOCATION:

- County Road 70
Woodland, MS 39776
- Chickasaw County
- 9± Miles S of Vardaman
- 12± Miles SW of Houston
- 17± Miles SE of Calhoun City

COORDINATES:

- 33.800626, -89.109559

TAX INFORMATION:

- 2024 Taxes
 - Parcel # 0-099-32-004.00:
\$565.66
 - Parcel # 0-143-05-001.00:
\$1,026.34
 - Parcel # 0-143-05-003.00:
\$169.85

PROPERTY USE:

- Deer, Turkey, and
Small Game Hunting
- Timber Investment
- Potential Cabin/Camp Site

PROPERTY INFORMATION:

- 550± Total Acres
- 60± Acres of Cutover
- Rolling Topography
- 10± Year-Old Pine Timber
- 30' x 42' Metal Building
- Hardwood Draws
- Extensive Trail System
- Multiple Food Plots
- Redneck Shooting Blinds
- Johnson Creek Frontage
- Power and Water Available
at the Road



ADAM HESTER, ALC | ASSOCIATE BROKER
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WILSON BRITT | LAND SPECIALIST
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4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHICKASAW 550

LOCATED IN SOUTHWEST CHICKASAW COUNTY IS A 550± ACRE TRACT THAT COMBINES RECREATIONAL APPEAL WITH LONG-TERM TIMBER INVESTMENT VALUE. The Chickasaw 550 features frontage on County Road 70 and is positioned just west of the Woodland community, approximately 9 miles south of Vardaman, 12 miles southwest of Houston, and 17 miles southeast of Calhoun City, Mississippi.

Rolling topography defines the land, which is primarily composed of 10± year old pine timber, 60± acres of cutover, with hardwood draws providing excellent wildlife habitat. A well-developed internal trail system allows easy access to multiple large food plots and Redneck Shooting Blinds throughout the property. Johnson Creek enters along the northern boundary, with seasonal ditches supplying additional water sources that help support healthy wildlife populations, including deer, turkey, and small game.



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MORE ABOUT THE CHICKASAW 550

A newly built 30' x 42' metal building offers convenient storage for equipment and hunting gear. The building includes a 20' x 30' center area and two enclosed 12' x 30' bays with roll-up doors. Power and water are available along County Road 70, providing excellent potential for a future cabin or hunting camp.

The Chickasaw 550 is a well-rounded property offering both immediate recreational enjoyment and future timber value.

**For additional details, contact
Wilson Britt or Adam Hester today!**



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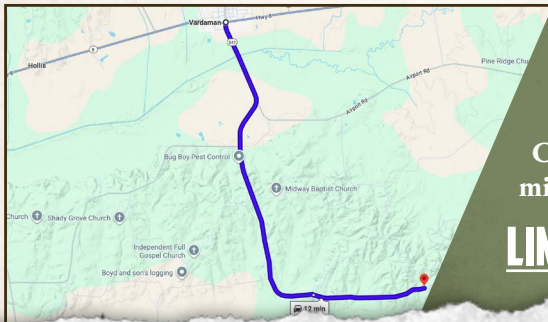
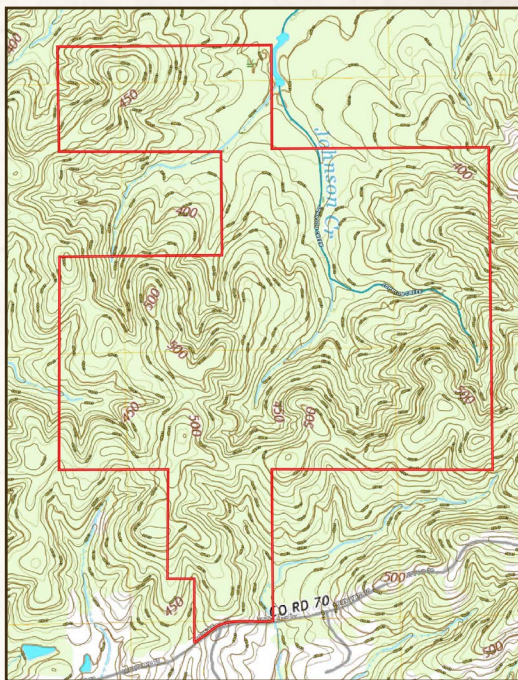
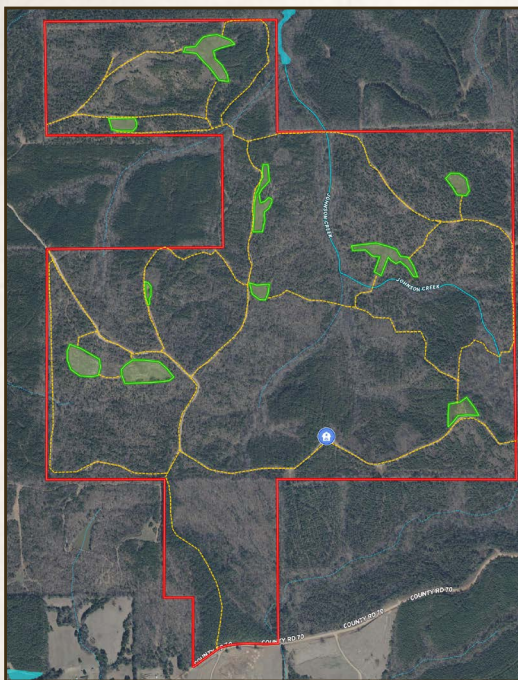
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land id. LINK

TOPOGRAPHY MAP



Directions From the Intersection of
HWY 8 and MS-341 S in Vardaman,
MS: Travel 6.2 miles south on MS-341.
Continue on County Road 70 for 2.2
miles to the property entrance on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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