

**550± ACRES**  
**CHICKASAW COUNTY, MS**  
**\$1,075,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
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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



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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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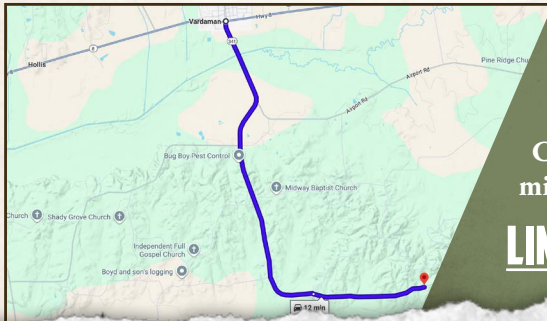
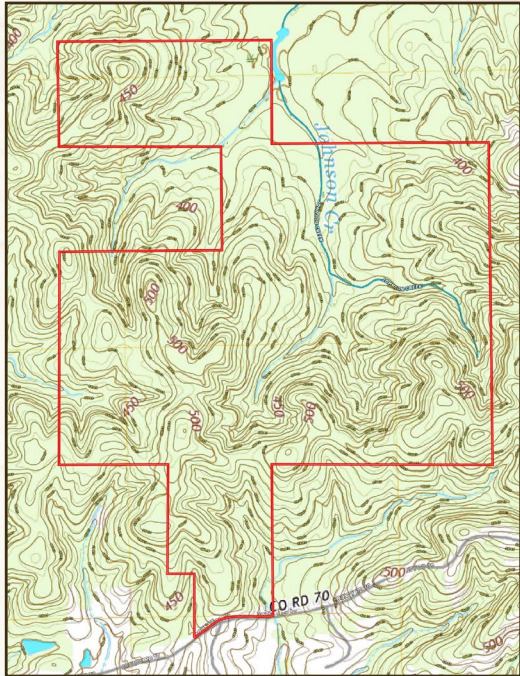
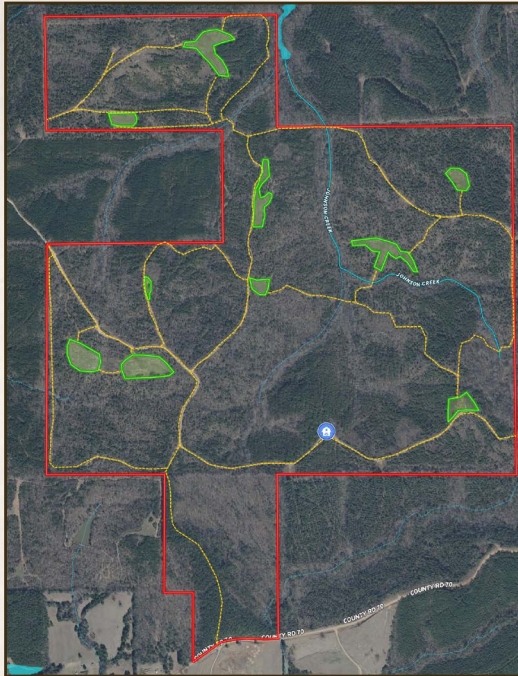
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# TOPOGRAPHY MAP



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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