

51± ACRES
CHOCTAW COUNTY, MS
\$163,200



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE CHOCTAW 51

PROPERTY PROFILE

LOCATION:

- Highway 15
Ackerman, MS 39735
- Choctaw County
- 6± Miles N of Ackerman
- 10± Miles SW of Mathiston
- 30± Miles SW of Starkville

COORDINATES:

- 33.3953, -89.16815

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 51± Acres
- Mature Timber
- Spring Fed Creeks
- Abundant Game
- Highway 15 Paved Road Frontage
- Macedonia Road Gravel Frontage
- Utilities Available
Along Highway 15

TAX INFORMATION:

- 2025 Taxes: \$110.24
- Parcel #052-0029-0031005
- Parcel #052-0029-0015000



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MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 51

WELCOME TO THE CHOCTAW 51. This 51± acre tract in Choctaw County, Mississippi, offers an excellent combination of recreational appeal, timber investment, and potential homesite opportunities. Conveniently located just 6± miles north of Ackerman, 10± miles southwest of Mathiston, and 30± miles southwest of Starkville, the Choctaw 51 provides easy access while maintaining the privacy and seclusion land buyers are looking for.

The land features rolling topography with predominantly hardwood timber, creating both immediate and long-term investment value. Several spring-fed creeks run throughout the property, enhancing the natural landscape while providing a reliable water source for wildlife.



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MORE ABOUT THE CHOCTAW 51

With paved frontage along Highway 15 and additional gravel frontage on Macedonia Road, access is a major highlight. Utilities are available along Highway 15, making this tract well-suited for a future home or hunting camp.

This area is known for its abundant game, making the Choctaw 51 an ideal hunting tract. Whether you're looking to establish a recreational getaway, a potential homesite, or invest in quality timberland, the Choctaw 51 checks all the boxes.

Contact Michael Cooper today to schedule a private showing and experience #TheSmallTownWay!



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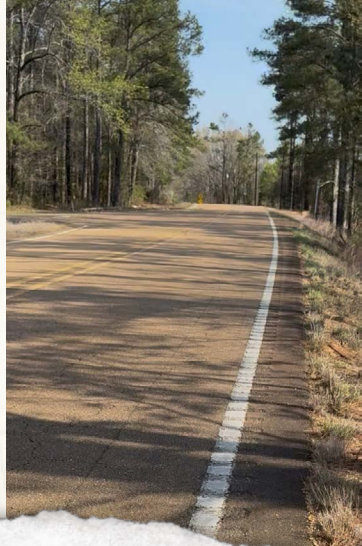
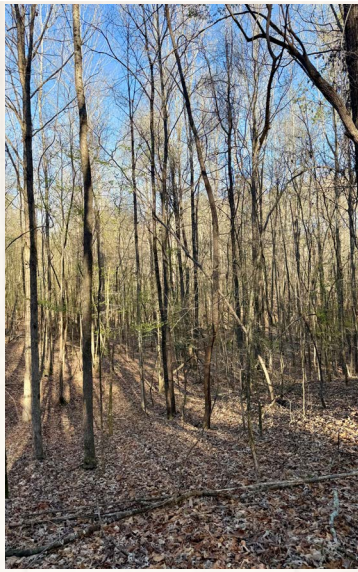
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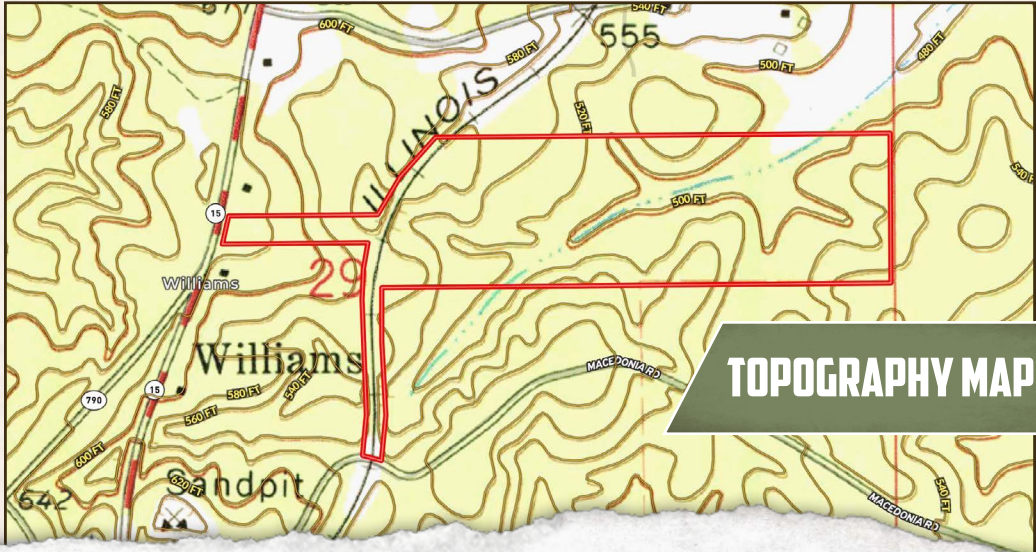
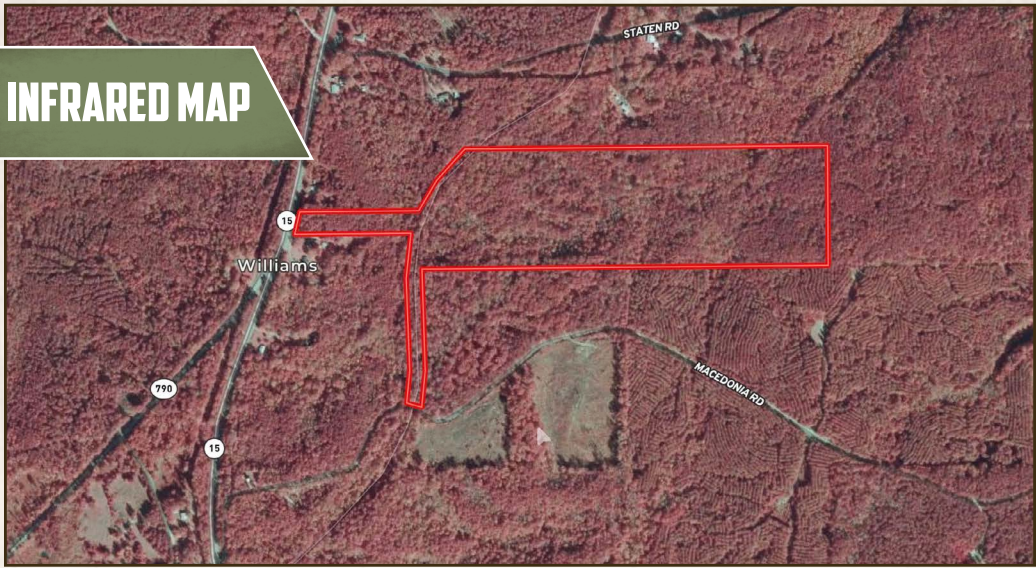
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INFRARED MAP



TOPOGRAPHY MAP



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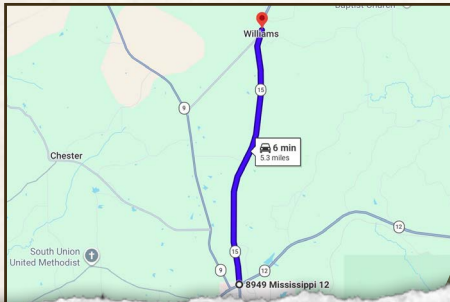
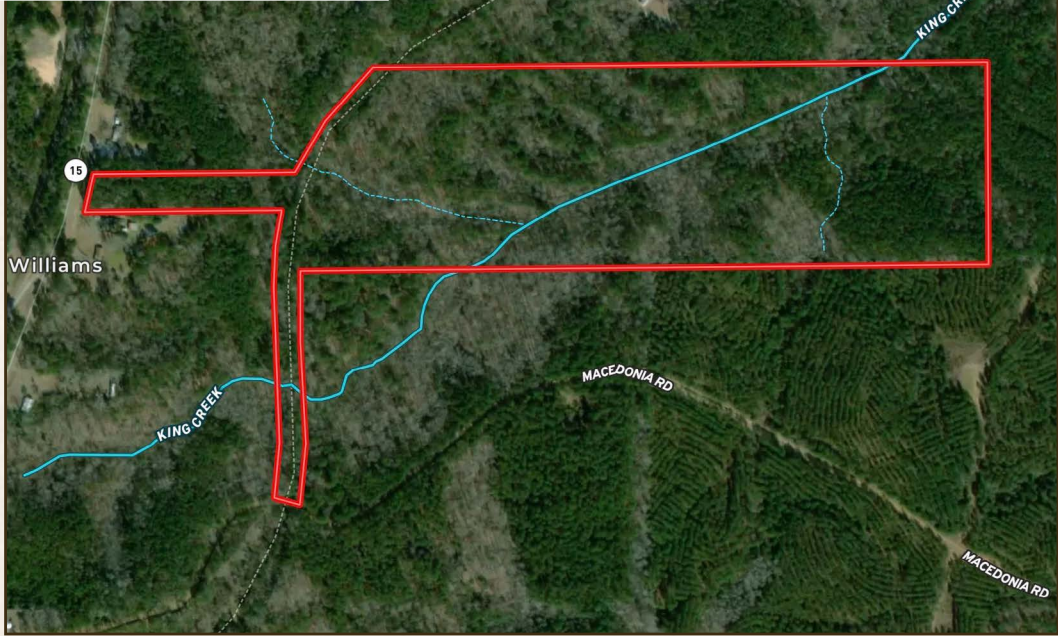
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land id. LINK



Directions from the Intersection of Highway 15 and Highway 12 Ackerman, MS: Travel north on Highway 15 for 5.3 miles to the destination the on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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