

A photograph of a forest stream with a white torn paper overlay at the top. The stream is surrounded by trees and fallen branches, with water reflecting the surrounding environment.

25± ACRES
CHOCTAW COUNTY, MS
\$81,250



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE CHOCTAW 25

PROPERTY PROFILE

LOCATION:

- Ackerman, MS 39735
- Choctaw County
- 6.1± Miles N of Ackerman
- 8.5± Miles N of the Tombigbee National Forest
- 11.1± Miles S of Mathiston
- 29.2± Miles W of Starkville

PROPERTY USE:

- Potential Home/Cabin Site
- Hunting

TAX INFORMATION:

- Parcel 052-0029-0020000
- Approximately \$51.57 for 2025

PROPERTY INFORMATION:

- 25± Acres
- 250'± Frontage on Highway 15 North
- 630'± Frontage on Macedonia Road
- Pines and Mixed Hardwoods
- Rolling Hills
- Frontage on King Creek
- Bottomland
- Utilities Available Nearby
- Deer, Turkey, & Small Game
- Choctaw County School District

COORDINATES:

- 33.3929, -89.1683



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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 25

LOCATED IN THE ROLLING HILLS OF CHOCTAW COUNTY, MISSISSIPPI, IS A 25± ACRE TRACT OFFERING AN EXCELLENT OPPORTUNITY FOR A HOMESITE, CABIN GETAWAY, OR SMALL HUNTING PROPERTY IN A PEACEFUL RURAL SETTING. With approximately 250± feet of frontage on Highway 15 North and another 630± feet on Macedonia Road, it provides convenient access while maintaining privacy and a quiet country atmosphere.

The land consists of pines and mixed hardwoods with gently rolling terrain, and King Creek bisects the property, creating areas of attractive bottomland that provide excellent wildlife habitat. Deer, turkey, and other small game commonly found in the area make this tract well suited for recreational use and hunting. Utilities are available nearby, making it a great option for a potential residential homesite or weekend cabin.



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MORE ABOUT THE CHOCTAW 25

The Choctaw 25 is conveniently located approximately 6.1 miles north of Ackerman, 8.5± miles north of the Tombigbee National Forest, 11.1± miles south of Mathiston, and 29.2± miles west of Starkville. The nearby Tombigbee National Forest offers thousands of acres of public land for hunting and outdoor recreation, providing excellent opportunities to pursue deer, turkey, and small game beyond your private property. Located within the Choctaw County School District, this tract offers the charm, recreation, and privacy of rural Mississippi.

**Contact Derek Eaves today to schedule a private tour
of the Choctaw 25!**



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CHOCTAW COUNTY, MISSISSIPPI



land id. LINK



Directions From Ackerman, MS:
Travel 6.1 miles north on Highway 15 to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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