



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

457± ACRES
CHOCTAW COUNTY, MS
\$1,295,000

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE CHOCTAW 457

PROPERTY PROFILE

LOCATION:

- Weir Highpoint Road
McCool, MS 39108
- Choctaw County
- 34± Miles SW of Starkville
- 82± Miles NE of Madison
- 94± Miles S of Oxford

COORDINATES:

- 33.21734, -89.27634

TAX INFORMATION:

2024 - \$1,884.35

- Parcel #: 101A0028-0001001
- Parcel #: 101A0028-0001000
- Parcel #: 101A0033-0004001

PROPERTY USE:

- Recreational
- Agriculture
- Hunting & Fishing
- Potential Home/Cabin Sites
- Investment

PROPERTY INFORMATION:

- 457± Total Acres
- 238± Acres of 25-Year-Old
Planted Pine
- 155± Acres of Tillable Ag Land
- 70± Acres Under CRP Contract
 - Pays \$6,205/yr Through 2030
- 40± Acres of Flooded Timber
- 11± Acres of Mixed Timber
- 1± Mile of Road Frontage
- Extensive Internal Trails
- Underground Pipe
with Risers for Irrigation
- Excellent Deer
and Turkey Hunting
- Several Small Creeks
- Duck Hole
- Gently Rolling Terrain
- Powerline
- Utilities at the Road



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

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Information is believed to be accurate but not guaranteed.




WELCOME TO THE CHOCTAW 457

WELCOME TO THE CHOCTAW 457, LOCATED JUST OFF WEIR HIGHPOINT ROAD SOUTH OF WEIR, MISSISSIPPI. This premier property has been in the same family for multiple generations, and the current owners have poured their heart and soul into it. Once you step foot on the Choctaw County tract, it is very evident that the land has been carefully developed and maintained to the highest standards.

The 457± acre property offers a combination of recreational opportunity, income production, and long-term investment. You'll find 238± acres of professionally managed pines, 155± acres of tillable ground, 40± acres of flooded timber with a duck hole, and 11± acres of mixed hardwoods. An extensive internal trail system provides easy access throughout the gently rolling terrain. The tillable ground, which has been on a corn/soybean rotation, has an underground pipe system with risers in place for irrigation. The current owners utilize a sprinkler reel system and can irrigate almost all the ag ground on the tract. The tillable ground gives you options: continued crop production, rental income, planting trees, or enrolling in USDA programs. The property also has a CRP Contract on 70± acres that pays \$6,205/yr through 2030.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



 Watch Video



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MORE ABOUT THE CHOCTAW 457

The wildlife here is phenomenal—take a look at the game pictures! Trophy deer are taken yearly, and the turkey numbers are on another level. To top it off, the flooded timber is home to a healthy number of ducks in the winter months. Several small creeks throughout the property provide water and travel corridors for the wildlife. Ag ground in the area supplies food for deer in the spring and summer months, and you can plant your fall food plots when the crops are out of the field. A powerline on the south end of the tract allows for additional food plots and ideal stand locations.

Approximately one mile of road frontage along the east side of the property offers convenient access from multiple locations. Utilities are available at the road, and there are multiple gorgeous locations to choose from if you are looking to build a future home or hunting camp.

Located just 34 miles southwest of Starkville, this turnkey tract is ideal for deer, turkey, and even duck hunting while offering strong ag and timber income potential.

**Contact Billy Carpenter today to learn more
and schedule a personal tour!**



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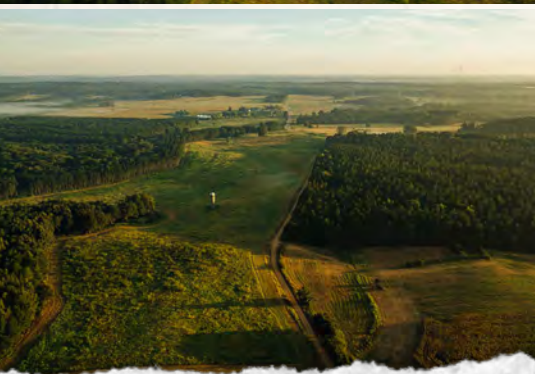
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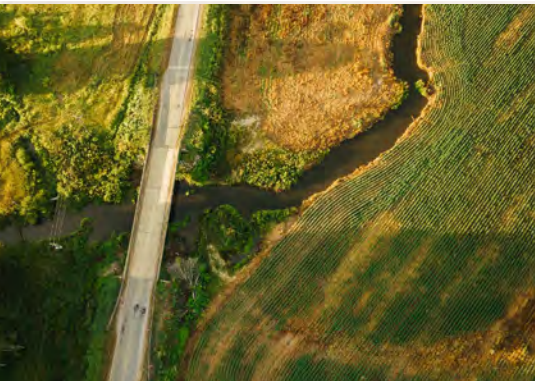
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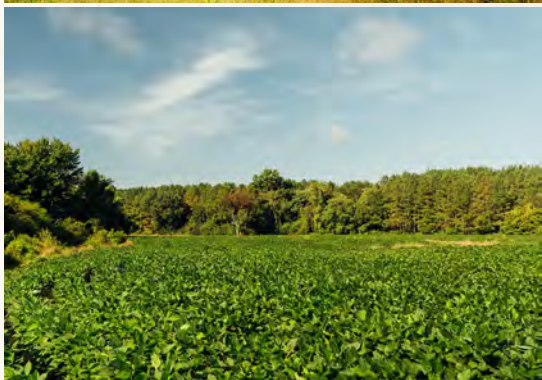
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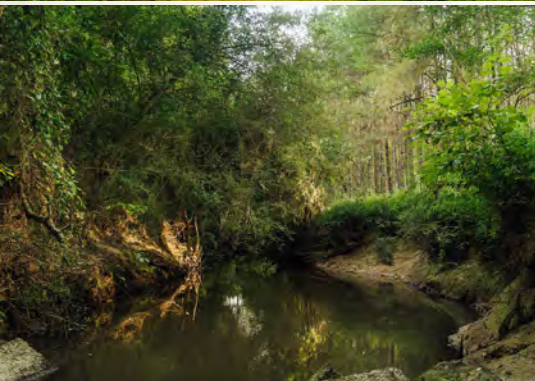
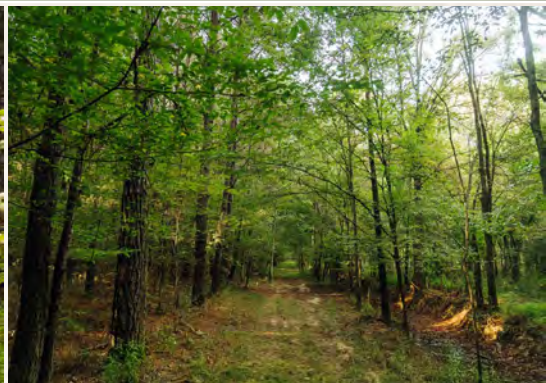
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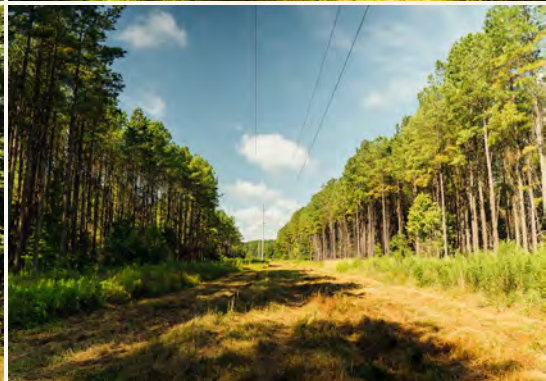
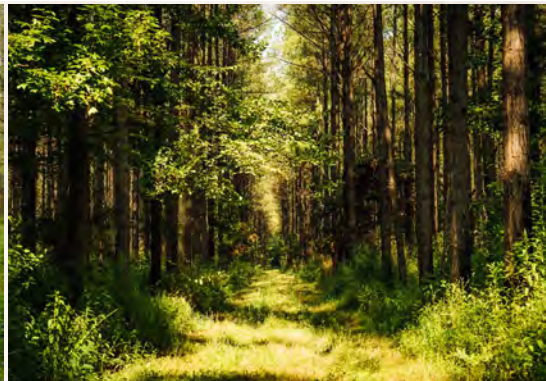
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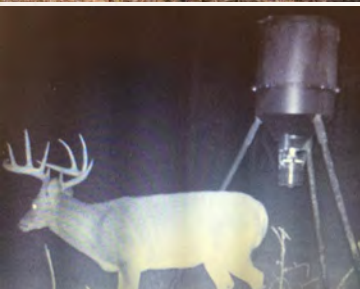
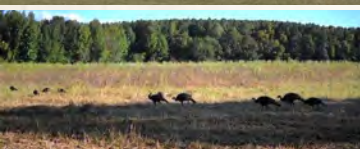
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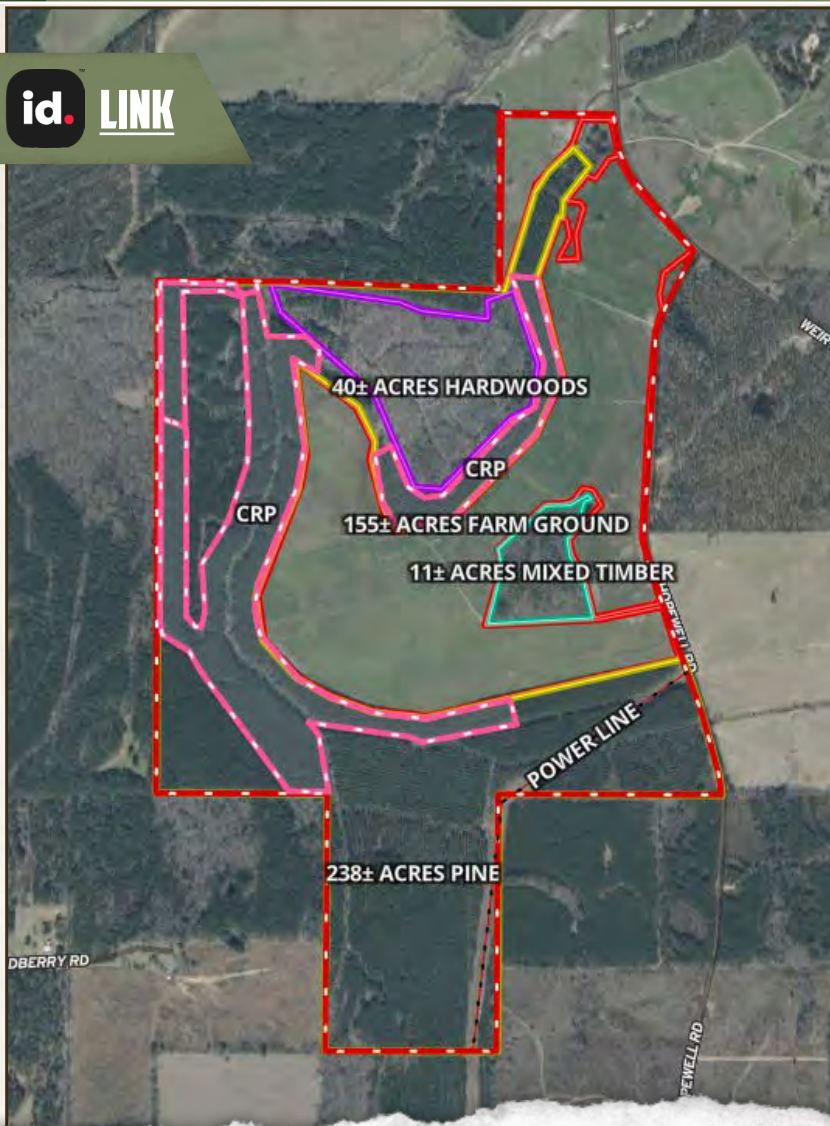
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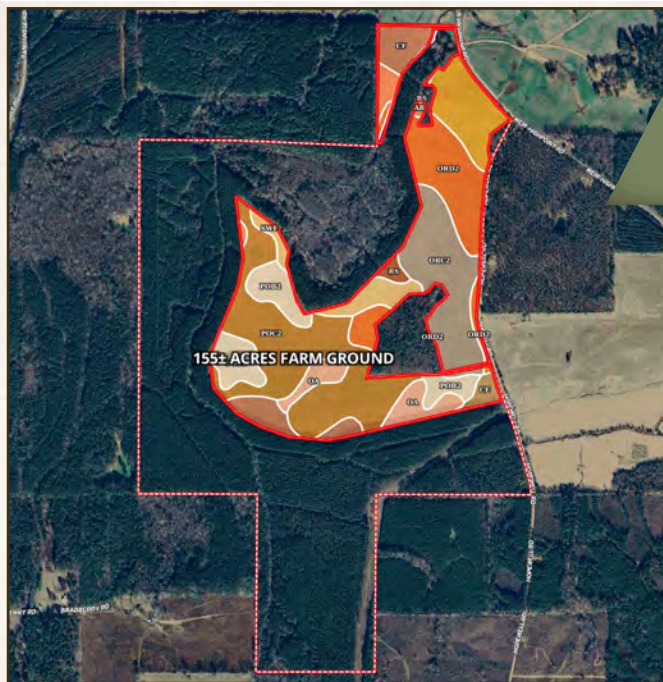
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PoC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	43.53	28.11	0	32	3e
OrC2	Ora loam, 5 to 8 percent slopes, eroded	24.39	15.75	0	32	3e
OrD2	Ora loam, 8 to 12 percent slopes, eroded	22.35	14.43	0	37	4e
PoB2	Providence silt loam, 2 to 5 percent slopes, moderately eroded	15.56	10.05	0	34	2e
SmF	Smithdale fine sandy loam, 15 to 35 percent slopes	13.22	8.54	0	11	7e
Cl	Chenneby silt loam, frequently flooded	12.15	7.84	0	65	4w
Oa	Oakimeter silt loam, 0 to 2 percent slopes, occasionally flooded	9.16	5.91	0	65	2w
SwF	Sweetman fine sandy loam, 15 to 25 percent slopes	7.39	4.77	0	64	7e
Ar	Arkabutla silt loam, frequently flooded	3.15	2.03	0	18	4w
Ce	Chenneby silt loam, occasionally flooded	2.28	1.47	0	77	2w
R2	Rosebloom silt loam, 0 to 2 percent slopes, frequently flooded	1.7	1.1	0	51	5w
TOTALS		154.88(±)	100%	-	37.78	3.62



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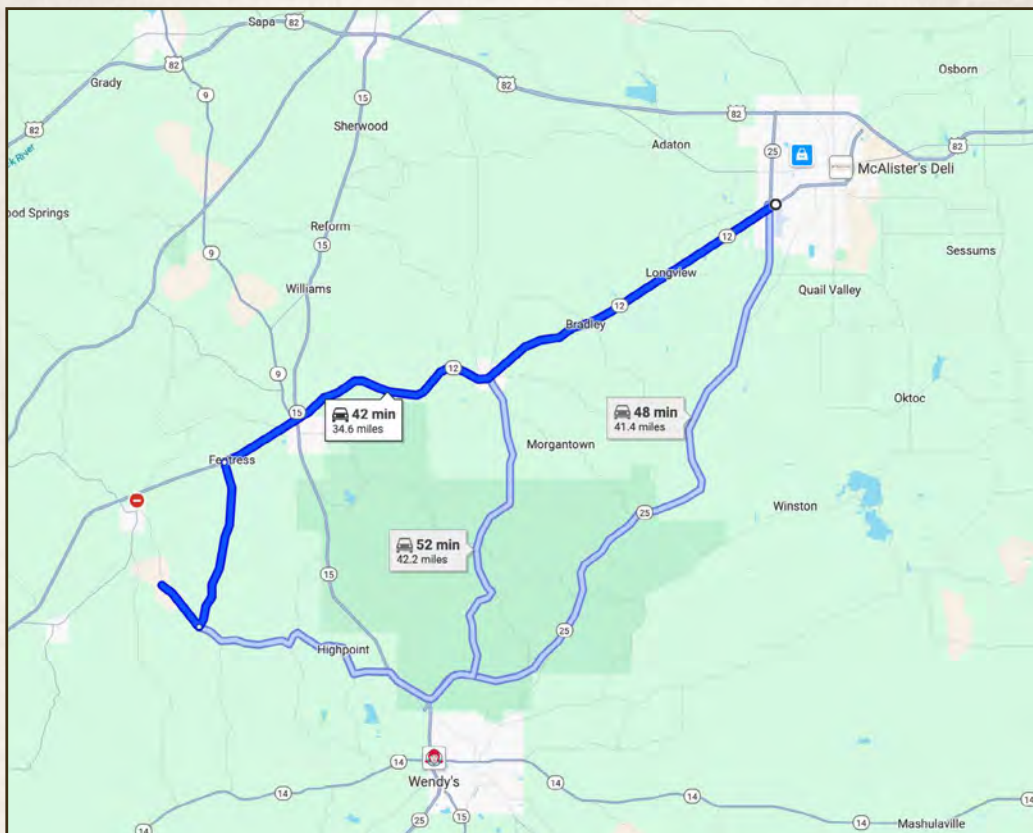
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Directions From Walmart in Starkville, MS: Travel 25.5 miles southwest on Highway 12. Turn left on Fentress-Panhandle Road and proceed 6.9 miles. Turn right on Weir-Highpoint Road and continue 2.2 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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