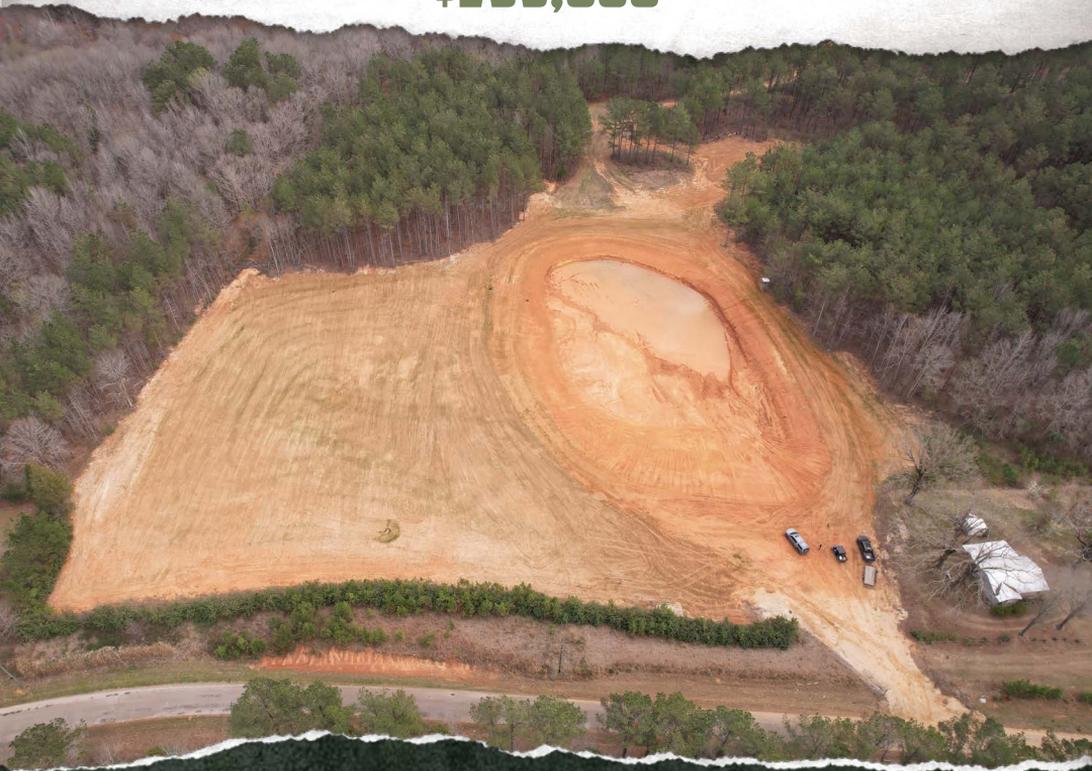




# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**86± ACRES WITH A CAMP**  
**CHOCTAW COUNTY, MS**  
**\$299,000**



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# THE CHOCTAW 86

# PROPERTY PROFILE

## LOCATION:

- Cutts Road  
Ackerman, MS 39735
- Choctaw County
- 4± Miles SW of Ackerman
- 29± Miles SW of Starkville

## PROPERTY USE:

- Recreational
- Hunting & Fishing
- Weekend Retreat

## TAX INFORMATION:

- Parcel # 081-0027-0020000:  
\$317.09
- Parcel # 081-0027-0021000:  
\$76.58
- Parcel # 081-0027-0019000:  
\$34.95

## COORDINATES:

- 33.3049, -89.23101

## PROPERTY INFORMATION:

- 86± Acres
- 2 Bedroom/1 Bath Camp
- New Roof
- Updated Bathroom
- New Kitchen Flooring
- Internal Trail System
- Primarily Plantation Pine
- Creek Frontage
- Creek Bridge
- New Pond
- Deer & Turkey
- Established Food Plots
- Shooting Houses & Feeders



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# WELCOME TO THE CHOCTAW 86

**WELCOME TO THE CHOCTAW 86, LOCATED JUST OUTSIDE OF ACKERMAN, MISSISSIPPI.** This 86± acre hunting tract in Choctaw County is a great spot for anyone looking for a recreational property. It offers a turnkey setup that's ready to enjoy from day one.

The Choctaw 86 features a comfortable two-bedroom, one-bathroom camp located just off Cutts Road. Recent improvements include a new roof (2021), an updated bathroom, and new kitchen flooring—making the Choctaw 86 an ideal base for weekend getaways or extended stays.

For the outdoorsman, the land is laid out with established food plots with deer stands and a well-maintained internal road system that provides easy access throughout the property by UTV or ATV. A constructed concrete bridge allows convenient crossing over the creek, enhancing accessibility.



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# MORE ABOUT THE CHOCTAW 86

Timber on the Choctaw 86 consists primarily of a 27± year-old pine plantation, with a large portion east of the creek thinned in 2023. This thinning has encouraged natural vegetation growth, creating excellent bedding cover and browse for wildlife.

The remaining acreage includes mature hardwoods along the creek, offering a diverse habitat that supports healthy deer and turkey populations. A newly constructed pond adds both visual appeal and recreational value, providing a water source for wildlife as well as a future spot for fishing or relaxing after a day in the woods.

Whether you're looking for a private hunting retreat or a weekend escape, the Choctaw 86 checks all the boxes.

**Contact Adam Hester or Michael Cooper today to schedule a private showing and experience #TheSmallTownWay.**



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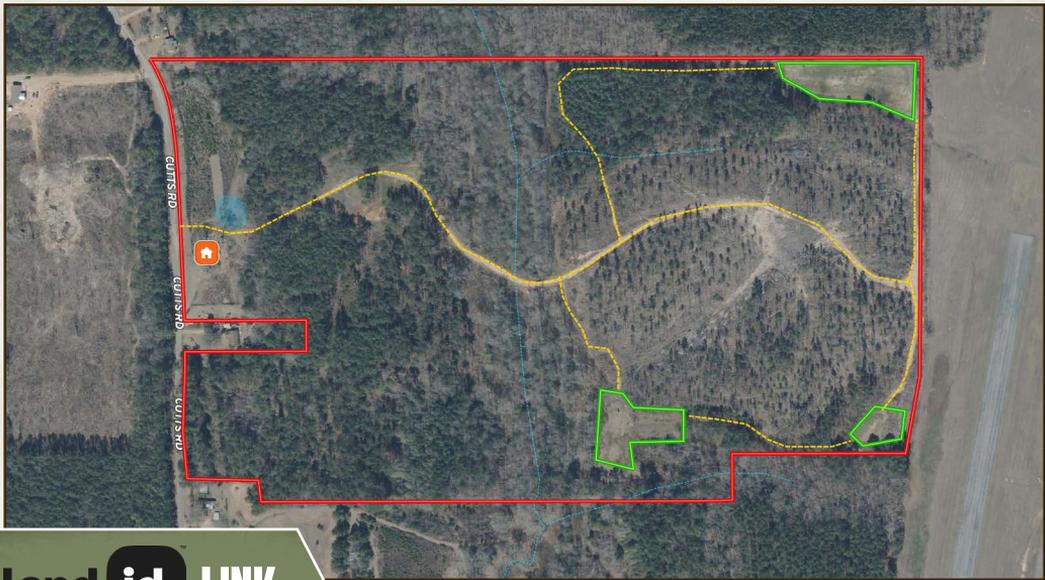
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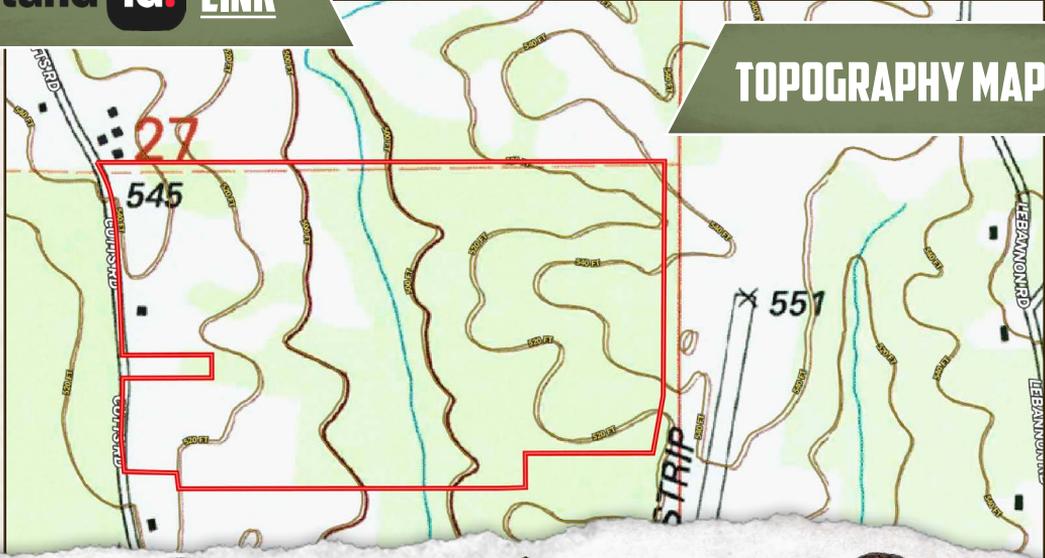
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land id. LINK



TOPOGRAPHY MAP



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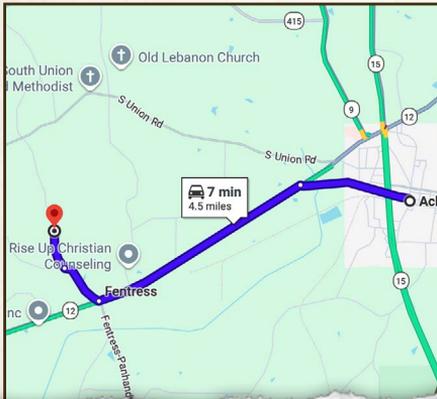
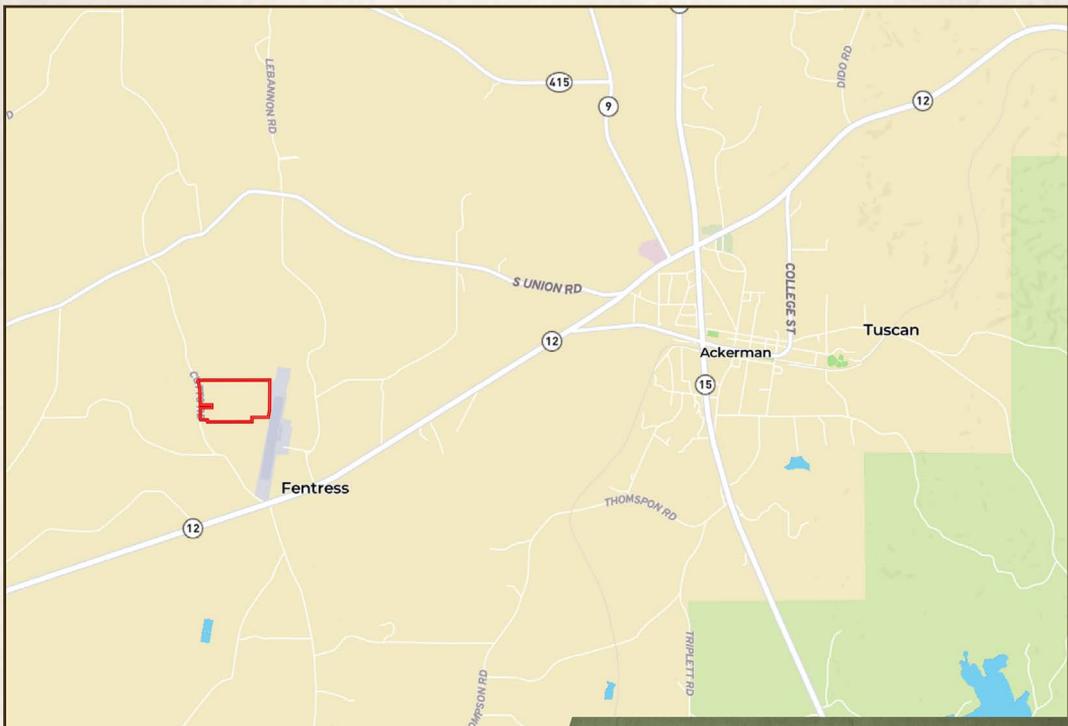
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Directions From Ackerman, MS:  
 Travel on West Main Avenue for 1.1 miles. Turn left onto MS-12 West and continue for 2.4 miles. Turn right onto Fentress Road and proceed for 0.5 miles. Turn right onto Cutts Road, and in 0.4 miles, the entrance to the property will be on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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