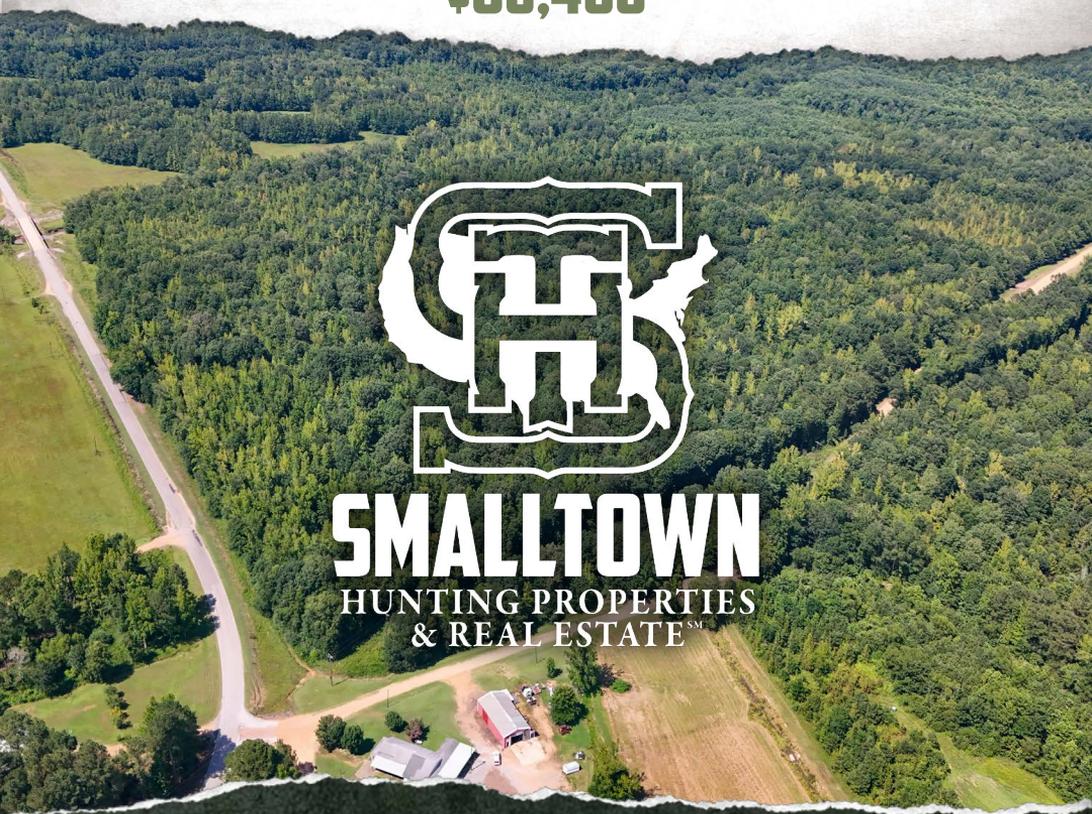




36± ACRES
CHOCTAW COUNTY, MS
\$86,400



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



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

THE CHOCTAW 36

PROPERTY PROFILE

LOCATION:

- Pearson Road
Stewart, MS 39767
- Choctaw County
- 1± Mile S of the Big Black River
- 20± Miles E of Winona
- 38± Miles W of Starkville
- 77± Miles S of Oxford
- 90± Miles NE of Madison

COORDINATES:

- 33.42212, -89.43428

PROPERTY USE:

- Recreational
- Hunting
- Investment

PROPERTY INFORMATION:

- 36± Total Acres
- Hardwood Mix
- Area for Food Plots
- Utilities Accessible
- Multiple Access Points
- Small Creek
- Frontage on Three Roads
- Excellent Deer
& Turkey Hunting

TAX INFORMATION:

- TBD



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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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 36

IF YOU HAVE BEEN SEARCHING FOR A SMALL HUNTING TRACT IN A PROVEN AREA, THE CHOCTAW 36 DESERVES YOUR ATTENTION. Located on Pearson Road near Stewart, Mississippi, this 36± acre property sits just one mile from the Big Black River, an area known for producing quality deer and turkey.

The Choctaw County tract features a strong hardwood mix, a small creek, and established areas for food plots, creating excellent habitat and hunting opportunities. With frontage on Huntsville, Killgore, and Pearson Roads, you benefit from multiple access points that allow you to hunt efficiently under varying wind conditions. Utilities are available, making it easy to establish a camp or future homesite.

Conveniently located 20 miles east of Winona and 38 miles west of Starkville, the Choctaw 36 offers the ideal combination of accessibility, privacy, and recreational value. Whether you are looking for a weekend hunting getaway, a place to build a camp, or a solid land investment, this place is a solid choice!

Tracts near the Big Black don't hit the market often, so call Billy Carpenter today to take advantage of this gem!



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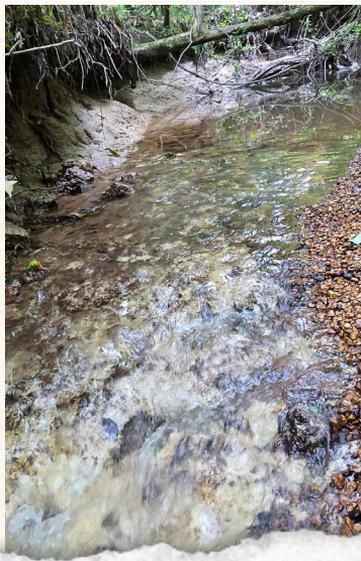
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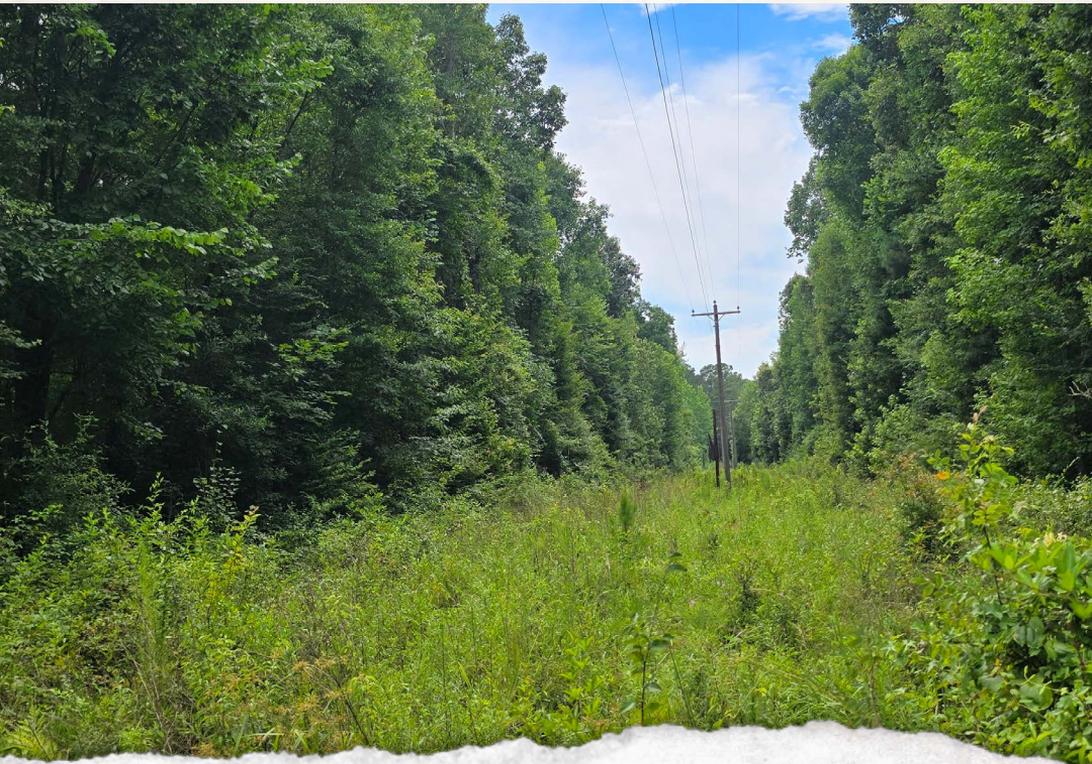
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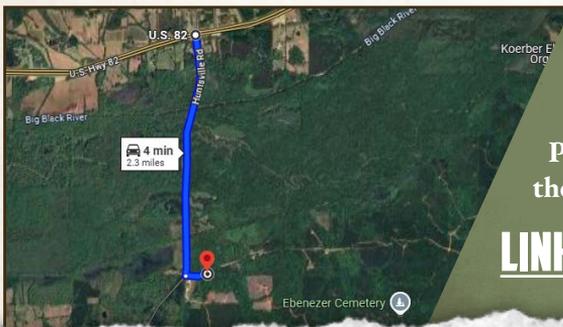
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36± ACRES

CHOCTAW COUNTY, MISSISSIPPI

land id. LINK



Directions From Highway 82 in Stewart, MS: Travel 2.1 miles south on Huntsville Road. Turn left onto Pearson Road and proceed 0.1 miles to the property on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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