

30.4± ACRES
CHOCTAW COUNTY, MS
\$75,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE CHOCTAW 30.4

PROPERTY PROFILE

LOCATION:

- Reed Road
Mathiston, MS 39752
- Sherwood Community
- Choctaw County
- 16± Miles NE of Ackerman
- 20± Miles NW of Starkville

COORDINATES:

- 33.5055, -89.1088

TAX INFORMATION:

- \$112.93 (2025)

PROPERTY USE:

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

PROPERTY INFORMATION:

- 30.4± Acres
- Mixed Timber
- Creek
- Deer & Turkey
- Gravel Driveway
- Established Homesite
- Utilities Available



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HUNTER MARLOW

LAND SPECIALIST

REGISTERED FORESTER #2879

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE 30.4

WELCOME TO THE CHOCTAW 30.4, CONVENIENTLY LOCATED JUST SOUTH OF MATHISTON, MISSISSIPPI AND ONLY 18± MILES FROM DOWNTOWN STARKVILLE. This Choctaw County property is made up of a pine/hardwood mix and offers the perfect blend of natural beauty, recreational opportunity, and homestead potential. An established gravel driveway leads you into the interior of the Choctaw 30.4, providing easy access and a clear route to an established homesite, ideal for building your dream home, cabin, or hunting camp. The gentle rolling terrain and wooded privacy create a secluded setting that's hard to find.



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MORE ABOUT THE CHOCTAW 30.4

This area is known for great deer and turkey hunting, and the Choctaw 30.4 offers several ideal places to implement internal roads and food plots to further enhance the hunting opportunities. A creek running on the north end of the property provides a water source for wildlife and serves as an added bonus to the Choctaw 30.4.

Whether you have been searching for the perfect opportunity to build your dream home on acreage, add a timber tract to your investment portfolio, or are just looking for a place to hunt and enjoy the outdoors, the Choctaw 30.4 is worth considering.

Contact Hunter Marlow today for a private showing and experience #TheSmallTownWay!



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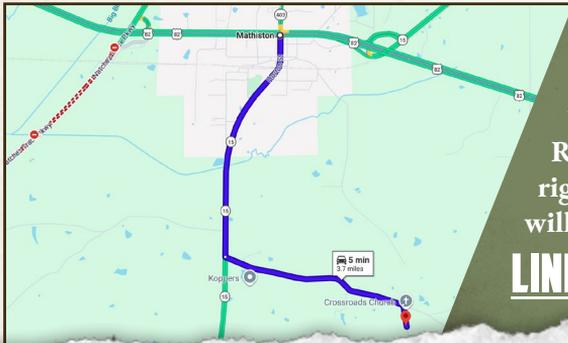
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Directions From Mathison, MS:
Travel on MS-15 South for 2 miles.
Turn left onto Crossroads Church
Road and continue for 1.5 miles. Turn
right onto Reed Road and the destination
will be on the right in 0.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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