

78± ACRES
CHOCTAW COUNTY, MS
\$234,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

THE CHOCTAW 78

PROPERTY PROFILE

LOCATION:

- Crossroads Church Road
Mathiston, MS 39752
- Choctaw County
- 2± Miles S of Mathiston
- 17± Miles W of Starkville

COORDINATES:

- 33.51195, -89.11865

PROPERTY USE:

- Recreational
- Potential Home/Cabin Site
- Hunting

PROPERTY INFORMATION:

- 78± Acres
- 0.5± Mile of Paved Road Frontage
- Established Food Plot
- Multiple Internal Trails
- Utilities Available at the Road
- Abundant Game

TAX INFORMATION:

- Parcel # 012-0014-0004000
- Amount \$217.48
- 2025 Taxes



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MICHAEL COOPER

MANAGING BROKER

C: 662-285-8686

O: 662-338-2027

mcooper@smalltownproperties.com

501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 78

DISCOVER THE PERFECT BLEND OF RECREATION, HUNTING, AND FUTURE HOMESITE POTENTIAL ON THE CHOCTAW 78. Located on Crossroads Church Road just south of Mathiston, Mississippi, the 78± acre property is well-suited for the outdoor enthusiast!

The Choctaw County tract features an established food plot, multiple internal trails, and abundant wildlife throughout. With approximately half a mile of paved road frontage and available utilities, the property also offers excellent accessibility and strong potential for a cabin or country home site.

Whether you're looking for a hunting property or a private recreational retreat, the Choctaw 78 is ready to enjoy from day one.

Contact Michael Cooper today to schedule a private tour and experience #TheSmallTownWay!



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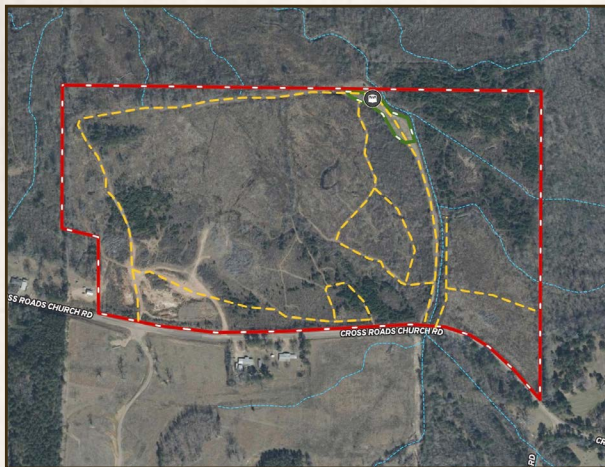
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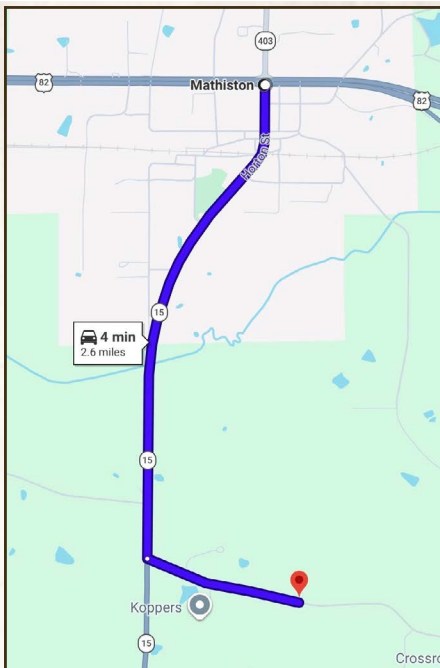
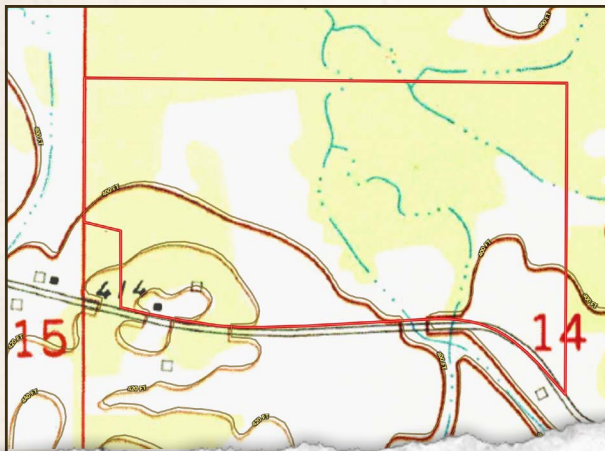
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land id. LINK



TOPOGRAPHY MAP



Directions From the Intersection of Hwy 15 and Hwy 82 in Mathiston, MS: Travel 2 miles south on Hwy 15. Turn left on Crossroads Church Road and continue 0.6 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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