

8± ACRES
CHOCTAW COUNTY, MS
\$32,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE CHOCTAW 8

PROPERTY PROFILE

LOCATION:

- Macedonia Road
Ackerman, MS 39375
- Choctaw County
- 6± Miles N of Ackerman
- 8.4± Miles N of the Tombigbee
National Forest
- 11.2± Miles SW of Mathiston
- 29.2± Miles SW of Starkville

COORDINATES:

- 33.3929, -89.1683

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Hunting

PROPERTY INFORMATION:

- 8± Acres
- 356'± Road Frontage
- Mixed Timber
- Rolling Hills
- Deer/Turkey/Small Game
- Choctaw County
School District
- Utilities Available Nearby
- Additional Acreage Available

TAX INFORMATION:

- Parcel: 052-0029-0020000
- Approximately \$16 (2025)



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DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 8

LOCATED IN THE ROLLING HILLS OF CHOCTAW COUNTY, MISSISSIPPI, THIS 8± ACRE TRACT IN ACKERMAN OFFERS A GREAT OPPORTUNITY FOR A HOMESITE, CABIN GETAWAY, OR SMALL HUNTING PROPERTY IN A QUIET RURAL SETTING. A survey will determine the final acreage, and additional acreage is available. Featuring approximately 356 feet of road frontage on Macedonia Road, the Choctaw 8 provides convenient access while maintaining privacy and a peaceful country atmosphere.

The land is covered in pines and mixed hardwoods with a gently rolling terrain, creating a scenic landscape and ideal wildlife habitat. Deer, turkey, and other small game are commonly found in the area, making the Choctaw 8 well-suited for recreational use as well as a country retreat. Utilities are available nearby, making it a great option for a residential homesite or weekend cabin.

The Choctaw 8 is also located near the Tombigbee National Forest, offering additional opportunities for public hunting and outdoor recreation close by. Located within the Choctaw County School District, the Choctaw 8 also offers convenient access to nearby towns, being just 6± miles north of Ackerman, 11.2± miles south of Mathiston, and 29.2± miles west of Starkville. Whether you're looking for a quiet place to build, hunt, or simply enjoy the outdoors, the Choctaw 8 offers the charm and privacy of rural Mississippi.

**Call Derek Eaves today to learn more
and experience #TheSmallTownWay!**



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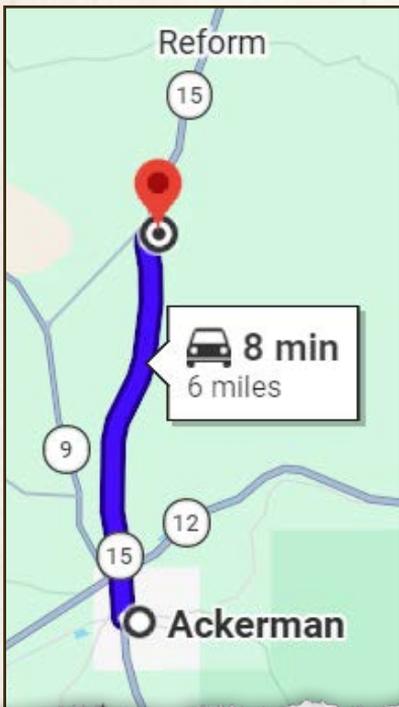
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TOPOGRAPHY MAP



Directions From Ackerman, MS: Travel on Highway 15 for 5.7 miles. Turn right onto Macedonia Road and the property and sign will be on your left in 0.3 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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