

100± ACRES
CHOCTAW COUNTY, MS
\$300,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE CHOCTAW 100

PROPERTY PROFILE

LOCATION:

- Hwy 15
Ackerman, MS 39735
- Adjoins the Tombigbee
National Forest
- Choctaw County
- 2± Miles S of Ackerman
- 26± Miles SW of Starkville

COORDINATES:

- 33.2908, -89.16965

PROPERTY USE:

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

PROPERTY INFORMATION:

- 100± Total Acres
- 25± Clear-Cut Acres
- Mature Timber
- Internal Trails
- Food Plots
- Abundant Game
- Shooting Houses
- Spring-Fed Creeks
- Paved Road Frontage
- Utilities Available at the Road

TAX INFORMATION:

- \$222.27 (2025)
- Parcel #079-0032-0039000
- Parcel #079-0032-0038000
- Parcel #079-0032-0031001



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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 100

THIS 100± ACRE TRACT IN CHOCTAW COUNTY, MISSISSIPPI, OFFERS TREMENDOUS HUNTING, HOME OR CAMPSITE POTENTIAL, AND TIMBERLAND INVESTMENT OPPORTUNITIES. The Choctaw 100 is conveniently located approximately 30 minutes from Starkville, Mississippi, and just 2± miles south of Ackerman, with utilities available along its Highway 15 frontage. Adjoining the Tombigbee National Forest, the Choctaw 100 offers direct access to thousands of additional acres for hunting and recreation.

Approximately 25 acres along the front of the Choctaw 100 have been recently clear-cut, providing a blank canvas for the next owner. The remaining acreage features diverse topography ranging from level ground to rolling hills, with small creek bottoms running throughout. Several crossings are already in place, providing easy access across the tract.

Interior trails are well established, along with multiple wildlife food plots and shooting houses. The Choctaw 100 is loaded with deer and turkey and is enhanced by mature white oaks along with several natural springs, adding to both the wildlife habitat and overall beauty of the land.

Contact Michael Cooper today to schedule a private showing of the Choctaw 100 and experience #TheSmallTownWay.



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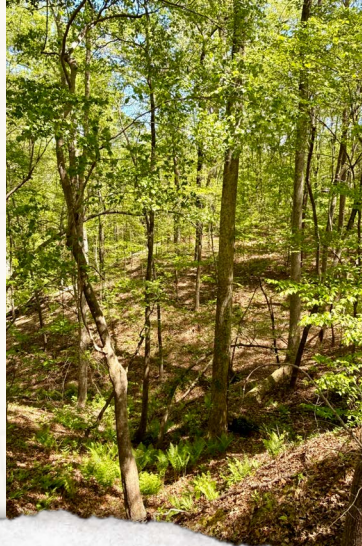
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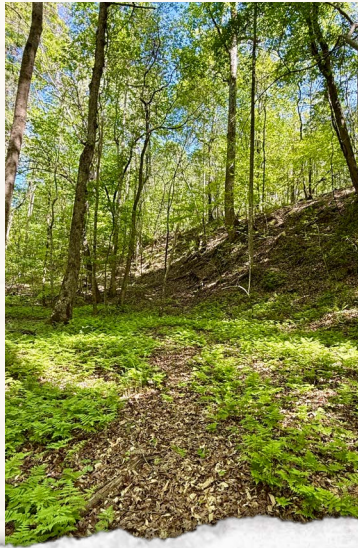
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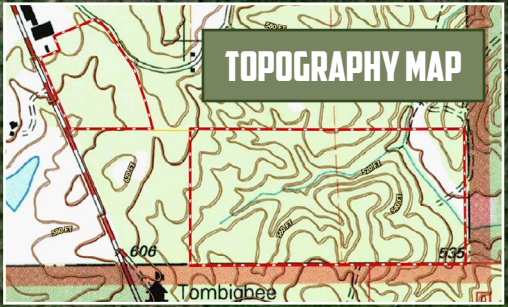
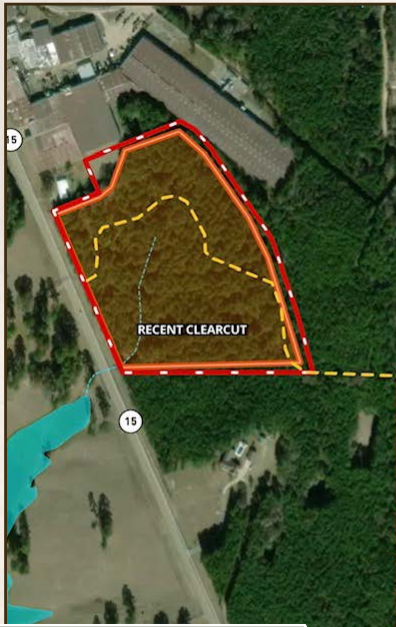
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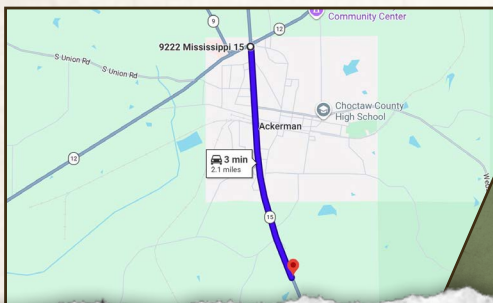
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land id. LINK

TOMBIGBEE NATIONAL FOREST



Directions from the Intersection of Hwy 15 and Hwy 12 in Ackerman, MS: Travel south on Hwy 15 for 2.1 miles and the destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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