

**2.49± ACRES**  
**CHOCTAW COUNTY, MS**  
**\$12,500**



**SMALLTOWN**  
HUNTING PROPERTIES  
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# THE CHOCTAW 2.49

## PROPERTY PROFILE

### LOCATION:

- Highway 15  
Ackerman, MS 39735
- Choctaw County
- 6.2± Miles N of Ackerman
- 8.6± Miles N of the Tombigbee  
National Forest
- 10.5± Miles S of Mathiston
- 29.7± Miles W of Starkville

### COORDINATES:

- 33.3953, -89.16815

### PROPERTY USE:

- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 2.49± Acres
- 148'± Road Frontage
- Pines & Mixed Hardwoods
- Utilities Available at the Road
- Choctaw County School  
District

### TAX INFORMATION:

- Parcel 052-0029-0015000
- Approx. \$5.45 for 2025



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**DEREK EAVES**

LAND SPECIALIST

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smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CHOCTAW 2.49

**ARE YOU SEARCHING FOR A SPOT TO BUILD A SMALL COUNTRY RETREAT OR CABIN?** This 2.49± acre tract located in Choctaw County features approximately 148 feet of frontage along Highway 15 North just over six miles north of Ackerman, Mississippi, providing convenient access while still offering a quiet, rural setting.

The land is wooded with a mix of pines and hardwoods, giving it natural privacy and a scenic setting. With utilities available at the road, the property is well-positioned for residential development or a weekend getaway. The property is located within the Choctaw County School District.

The property sits in a desirable location with easy access to nearby towns and recreational areas. 8.6± miles south is the Tombigbee National Forest, offering excellent opportunities for outdoor recreation, including hunting, hiking, and exploring thousands of acres of public land.

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



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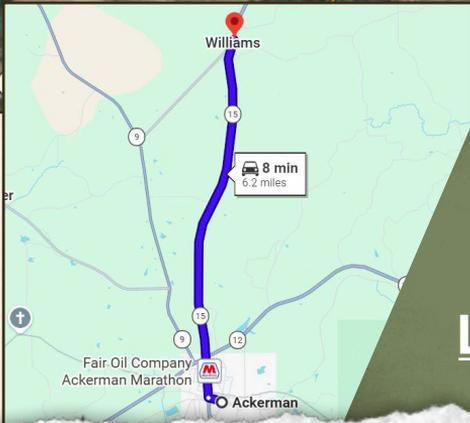
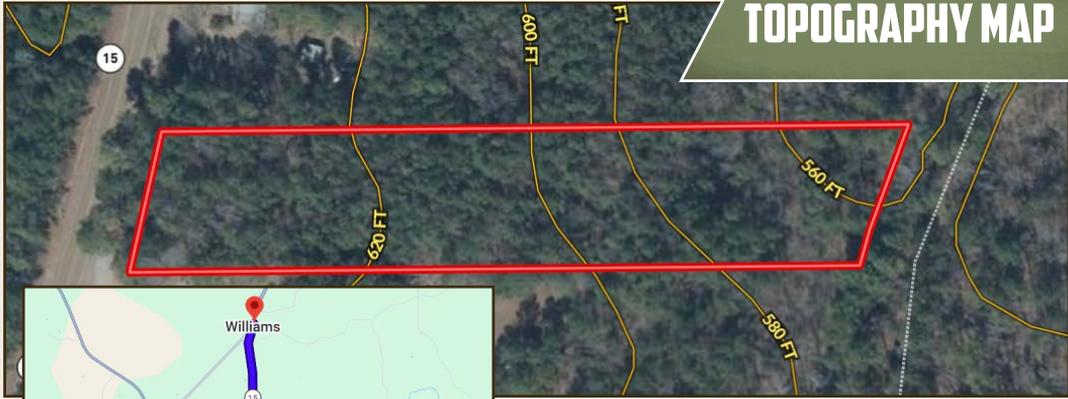
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land id. LINK



TOPOGRAPHY MAP



Directions From Ackerman, MS:  
Travel 6.2 miles north on Highway 15  
to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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