

94.86± ACRES
CHOCTAW COUNTY, MS
\$170,748



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE CHOCTAW 94.86

PROPERTY PROFILE

LOCATION:

- Hopewell-McCool Road
McCool, Mississippi 39108
- Choctaw County
- 16.6± Miles SW of the
Tombigbee National Forest
- 15.3± Miles W of
Walmart in Louisville
- 99.3± Miles NE of Jackson

COORDINATES:

- 33.13331, -89.30139

PROPERTY USE:

- Potential Home/Cabin Site
- Hunting
- Timber Investment

PROPERTY INFORMATION:

- 94.86± Total Acres
- 7± Acres of Mixed Hardwoods
Along Stream Management Zones
- 3± Acres Cleared at the Entrance
- 1,023'± Road Frontage
- Established Trail System
- 570'± of Powerline
- 11-Year-Old Pine Plantation
- Power, Water and Highspeed
Internet are Available at the Road
- Abundant Deer and Turkey
in the Area

TAX INFORMATION:

- Parcel 114-0030-0003000
(East of Hopewell-McCool Road)
- Parcel 114-0029-0006000
- 2024 Taxes: Approximately \$203.77



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DEREK EAVES

LAND SPECIALIST

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O: 769-760-0005

derek@smalltownproperties.com

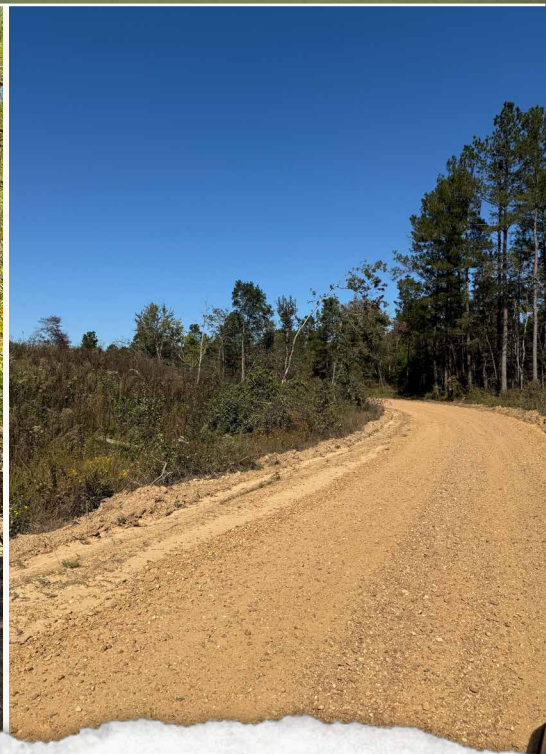
2121 5th St., Suite 206 - Meridian, MS 39301

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 94.86

TUCKED AWAY IN THE ROLLING HILLS OF CHOCTAW COUNTY, MISSISSIPPI, THIS 94.86± ACRE TRACT ON HOPEWELL-MCCOOL ROAD OFFERS THE KIND OF PEACE AND PRIVACY FOLKS ARE LOOKING FOR THESE DAYS. With 1,023± feet of road frontage and power, water, and high-speed Internet available right at the road, this place is ready for whatever you have in mind. The property features an 11-year-old pine plantation, 7± acres of mixed hardwoods winding along beautiful stream management zones, and a well-kept trail system throughout. A 570± foot powerline adds a great spot for food plots or a shooting lane, and the area is loaded with deer and turkey, making it perfect for those who love a good hunt. There is also a 3± acre clearing at the road that is perfect for a country home or cabin.



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MORE ABOUT THE CHOCTAW 94.86

Whether you're dreaming of building a home, setting up a weekend cabin, or just owning a fine piece of recreational ground, the Choctaw 94.86 has what you're after. You'll be close to the Tombigbee National Forest, only 16.2± miles away, only 14.9± miles west of Walmart in Louisville, and 94.6± miles northeast of Jackson. It's a beautiful place to slow down, stretch out, and enjoy a little Mississippi quiet.

**To schedule a private showing, contact Derek Eaves
today and experience #TheSmallTownWay!**



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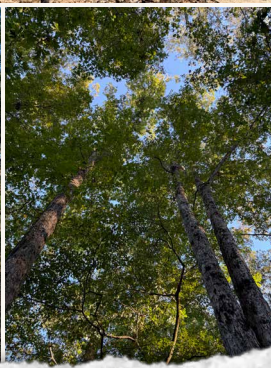
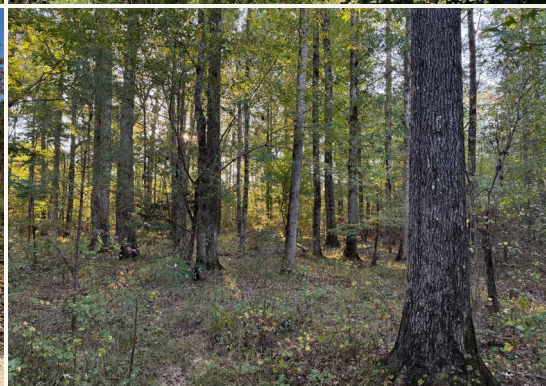
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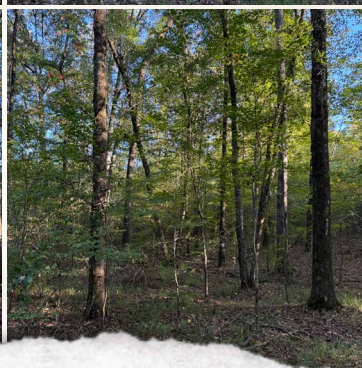
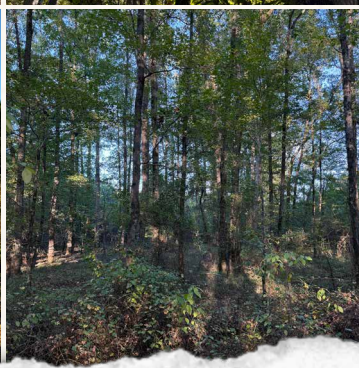
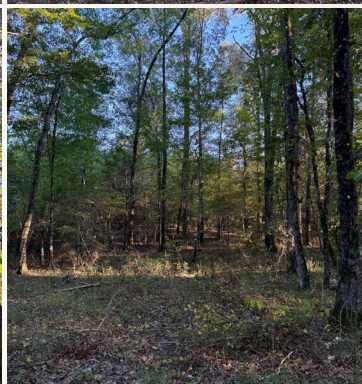
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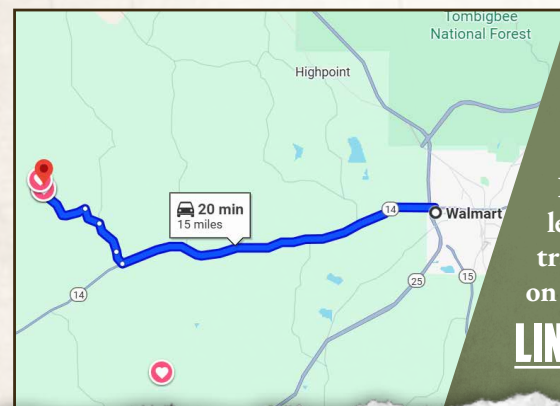
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94.86± ACRES CHOCTAW COUNTY, MISSISSIPPI



land id.
LINK



Directions from Walmart in Louisville, MS: Travel 11 miles on Highway 14 West. Turn right onto Fentress-Panhandle Road and travel 1.6 miles. Turn left onto Stevenson-Kerr Road and continue 0.7 miles. Turn left onto Hopewell-McCool Road and travel 1.9 miles to the property and sign on the right.

LINK TO GOOGLE MAP DIRECTIONS



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