



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**15.14± ACRES**  
**CHOCTAW COUNTY, MS**  
**\$37,850**



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# THE CHOCTAW 15.14

## PROPERTY PROFILE

### LOCATION:

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

### COORDINATES:

- 33.13333, -89.30364

### PROPERTY USE:

- Potential Home/Cabin Site
- Hunting

### PROPERTY INFORMATION:

- 15.14± Acres
- 1,023'± Road Frontage
- Recent Clear Cut/Blank Slate
- Power, Water and Highspeed  
Internet are Available at the Road
- Deer and Turkey
- Additional Acreage Available

### TAX INFORMATION:

- Parcel 114-0030-0003000  
(West of Hopewell-McCool Road)
- 2024 Taxes: Approximately \$32.10



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**DEREK EAVES**

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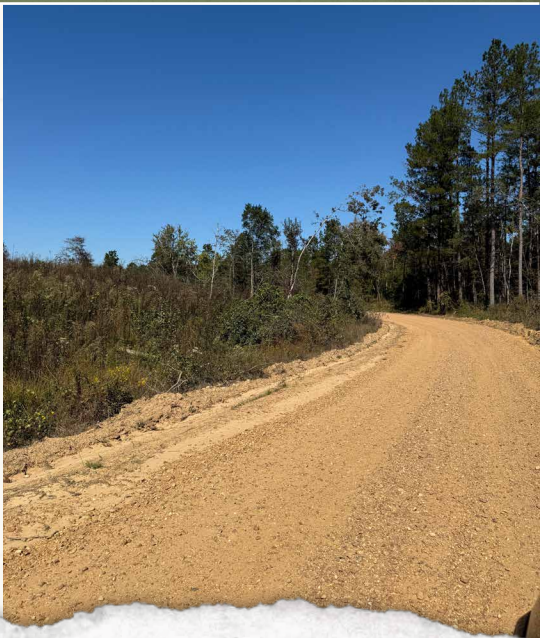
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CHOCTAW 15.14

**WELCOME TO THE CHOCTAW 15.14, OFFERING INVESTMENT POTENTIAL AND RECREATIONAL VALUE, WITH THE VERSATILITY TO DEVELOP INTO A PERMANENT RESIDENCE, VACATION SPOT, OR WILDLIFE RETREAT.** The 15.14± acre property sits in a peaceful area, directly on Hopewell–McCool Road in McCool, MS, providing approximately 1,023 feet of road frontage. The Choctaw County land offers a unique blend of accessibility, privacy, and opportunity.

The recently clear-cut land offers a blank slate, ready for development or replanting. Power, water, and high-speed Internet are available at the road—all the essential utilities needed for building. The open terrain provides flexibility for various uses, like building a homesite, a weekend cabin retreat, or a small hunting property. Its rural setting and surrounding woods make it an excellent choice for those who enjoy being outside, and the area is known for abundant deer and turkey populations, providing prime hunting opportunities.



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# MORE ABOUT THE CHOCTAW 15.14

The well-drained, rolling topography is suitable for multiple building sites. A high point on the land provides a panoramic view of the surrounding countryside, making it an ideal location for a future home or cabin. Its recent clear-cut condition provides an easy starting point for new construction or replanting pines or hardwoods. Access is convenient via Hopewell–McCool Road, which connects easily to local routes. The Choctaw 15.14 lies 16.2± miles from the Tombigbee National Forest, 14.9± miles west of Walmart in Louisville, and 94.6± miles northeast of Jackson, placing it within convenient driving distance of both local amenities and major destinations.

The combination of location, accessibility, utilities, and abundant wildlife makes this an outstanding opportunity for buyers seeking land in central Mississippi. Additional acreage is available.

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



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**CHOCTAW COUNTY, MISSISSIPPI**



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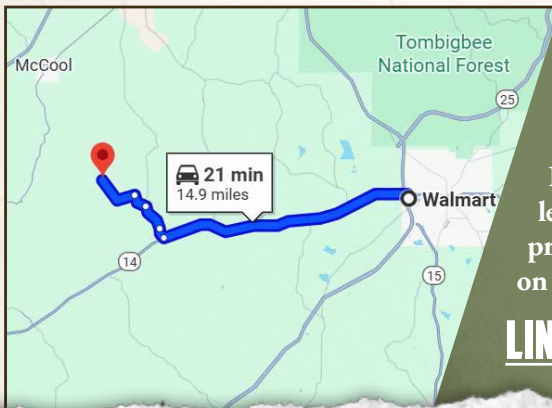
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CHOCTAW COUNTY, MISSISSIPPI

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 proceed 1.9 miles to the property and sign on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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