



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

19± ACRES
CHOCTAW COUNTY, MS
\$45,600



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE CHOCTAW 19

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:

- 33.13764, -89.30255

PROPERTY USE:

- Potential Home/Cabin Site
- Hunting

PROPERTY INFORMATION:

- 19± Acres
- 708'± Road Frontage
- Recent Clear Cut/Blank Slate
- Power, Water, and Highspeed
Internet are Available
at the Road
- Deer and Turkey

TAX INFORMATION:

- Parcel 114-0030-0001000
- \$40.55 for 2024



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DEREK EAVES

LAND SPECIALIST

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 19

THE CHOCTAW 19 OFFERS A UNIQUE BLEND OF ACCESSIBILITY, PRIVACY, AND OPPORTUNITY. The 19± acre property sits directly on Hopewell–McCool Road in McCool, MS, providing approximately 708 feet of road frontage. It lies 16.6± miles from the Tombigbee National Forest, 15.3± miles west of Walmart in Louisville, and 99.3± miles northeast of Jackson, placing it within convenient driving distance of local amenities and major destinations.

The recently clear-cut Choctaw County land is a blank slate ready for development or replanting. With power, water, and high-speed internet available at the road, this property offers all the essential utilities needed for building. The tract's open terrain provides flexibility for various uses, like building a home, 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 19

The topography is gently rolling and well-drained, making it suitable for multiple building sites. A high point provides a panoramic view of the surrounding countryside, making it an ideal location for a future homesite or cabin. Its recent clear-cut condition provides an easy starting point for new construction or replanting pines or hardwoods.

The combination of location, accessibility, utilities, and abundant wildlife make the Choctaw 19 an outstanding opportunity for buyers seeking land in central Mississippi.

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



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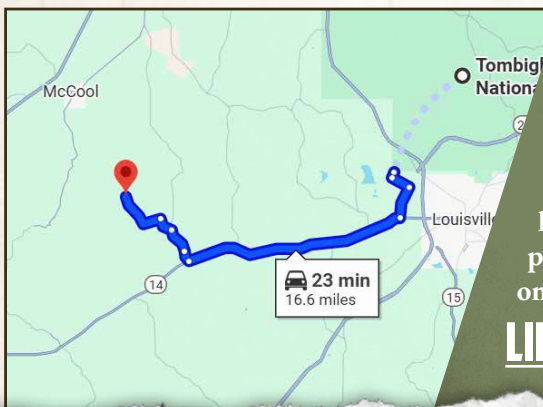
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CHOCTAW COUNTY, MISSISSIPPI

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 2.2 miles to the property and sign on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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