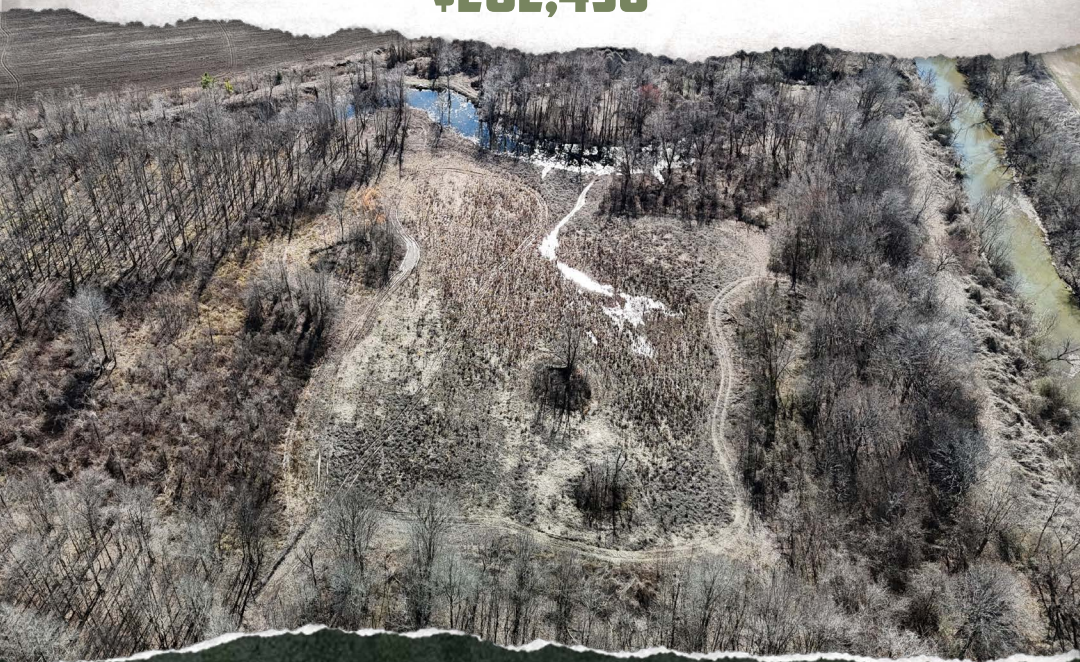




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

94.15± ACRES
CHICKASAW COUNTY, MS
\$282,450



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE CHICKASAW 94.15

PROPERTY PROFILE

LOCATION:

- County Road 409
Houlka, MS 38850
- Chickasaw County
- 5± Miles NW of Houlka
- 16± Miles SW of Pontotoc

COORDINATES:

- 34.0719, -89.0659

PROPERTY INFORMATION:

- 94.15± Acres
- Established Duck Holes
- Levee System
- Water Control Structures
- Duck Blinds
- Internal Road System
- Frontage on the Skuna River
- Deer/Ducks/Small Game

PROPERTY USE:

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

TAX INFORMATION:

- Parcel Numbers:
 - 0-012-03-001.00
 - 0-011-02-004.01
- \$36.89 (2024)



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HARRISON EATON | LAND SPECIALIST
C: 662-401-9472 | harrison@smalltownproperties.com

WELCOME TO THE CHICKASAW 94.15

WELCOME TO THE CHICKASAW 94.15! Located on County Road 409 in Houlika, Mississippi, this 94.15± acre tract offers a rare opportunity to own a premier hunting and recreational property along the renowned Skuna River in Chickasaw County.

The Skuna River bottom is widely known for producing big deer and holding strong numbers of ducks—and this property is set up for both. For waterfowl enthusiasts, there are two established plantable duck holes with blinds already in place, along with several additional areas that could easily be developed or hunted depending on water levels. A well-built levee system combined with water control structures gives you the ability to hold water during duck season or drain it when needed, offering excellent management flexibility. For deer hunters, the low-lying areas provide exceptional bedding habitat, creating natural travel corridors and ideal stand locations. The river bottom habitat in this area has a proven reputation for growing quality whitetails. The Chickasaw 94.15 features a great internal road system, allowing easy access throughout the tract for hunting, management, and maintenance.



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MORE ABOUT THE CHICKASAW 94.15

An easement is in place allowing full use and access across the property, ensuring you can enjoy and manage every acre. Importantly, there is a high spot outside of the floodplain, offering an excellent location for a hunting camp or even a permanent residence. Whether you're looking for a turnkey duck and deer hunting property, a recreational retreat, or a place to build and enjoy year-round, this Skuna River tract checks all the boxes.

Contact Luke Gossett or Harrison Eaton today to schedule a private showing and experience #TheSmallTownWay.



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94.15± ACRES **CHICKASAW COUNTY, MISSISSIPPI**



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Information is believed to be accurate but not guaranteed.



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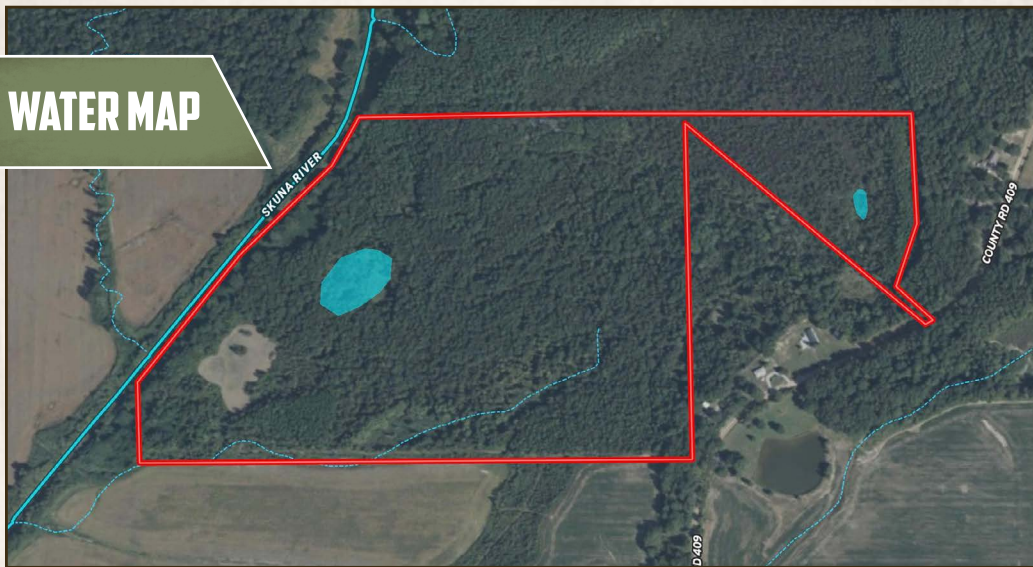
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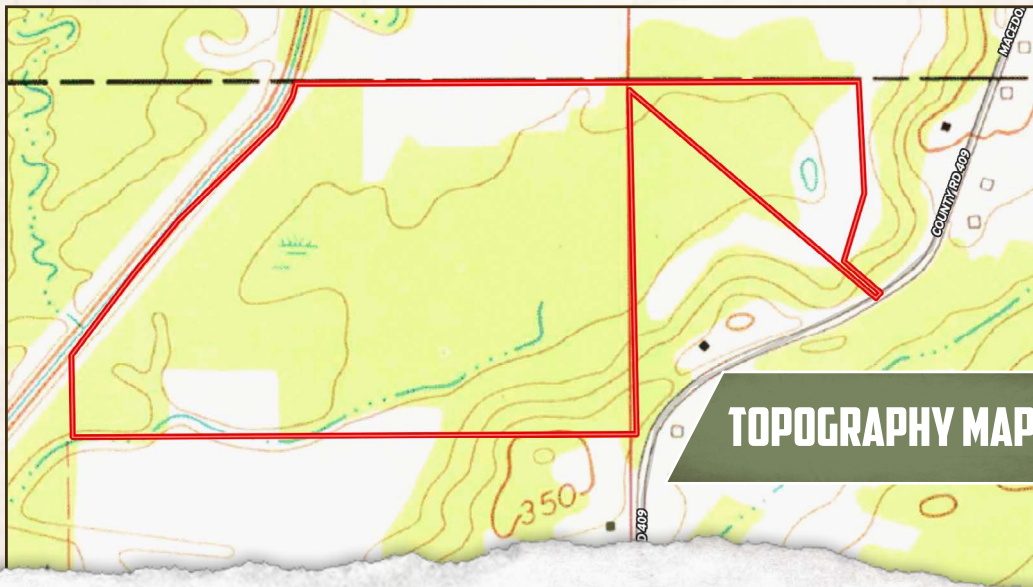
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WATER MAP



TOPOGRAPHY MAP



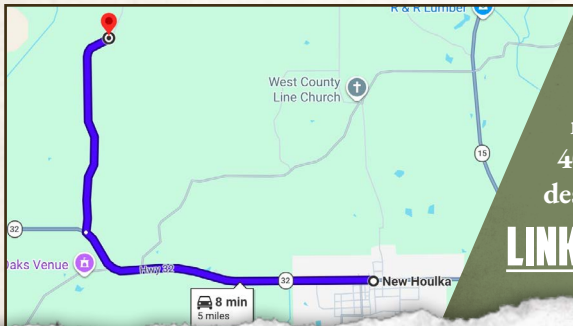
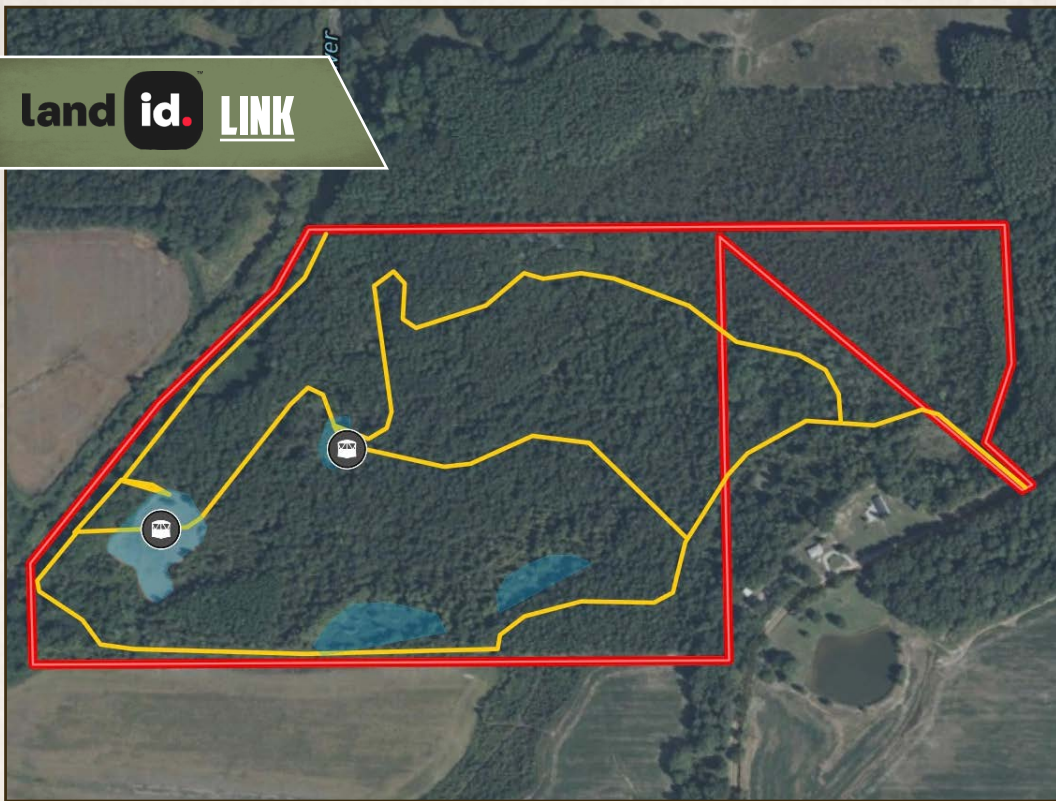
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94.15± ACRES CHICKASAW COUNTY, MISSISSIPPI

land id. LINK



Directions From Houlka, MS:
Travel on Highway 32 West for 3 miles. Turn right onto County Road 409 and continue for 2 miles until the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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