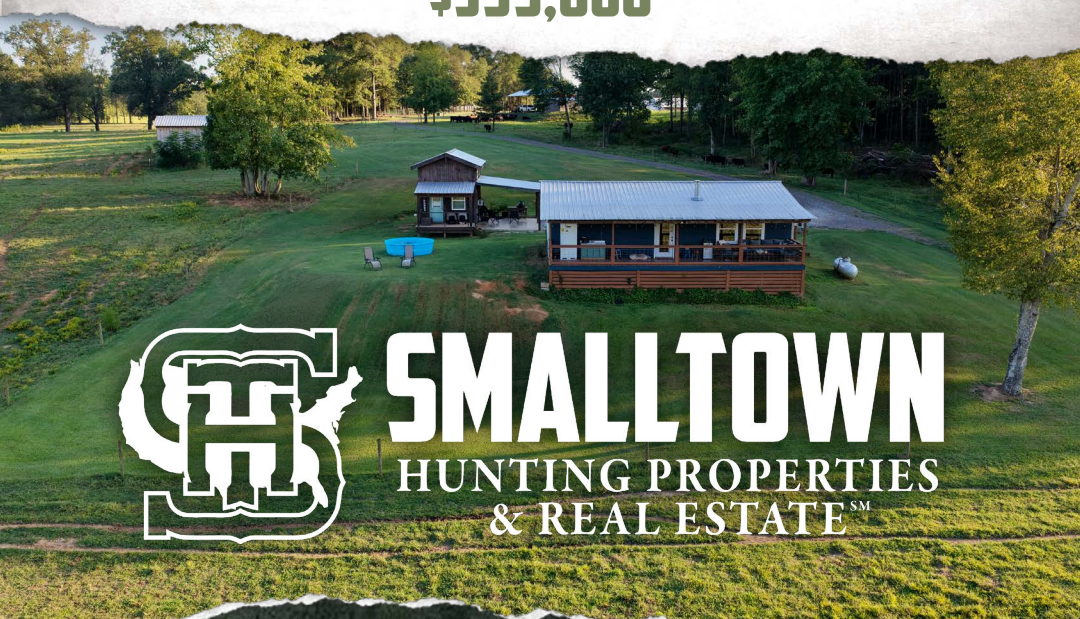




WELCOME TO
McCurtain Creek Farm

169± ACRES WITH A HOME
CHOCTAW COUNTY, MS
\$599,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

McCURTAIN CREEK FARM

PROPERTY PROFILE

LOCATION:

- Dean Road
Weir, MS 39772
- Choctaw County
- 8± Miles NE of French Camp
- 39± Miles W of Starkville

PROPERTY USE:

- Hunting
- Residential
- Agricultural
- Cattle Farm
- Recreational

TAX INFORMATION:

- #047-0033-0012000
 - 2025 Taxes: \$127.00
- #047-0034-0004000
 - 2025 Taxes: \$341.00

COORDINATES:

- 33.37725, -89.34.710

PROPERTY INFORMATION:

- 169± Total Acres
- 105± Acres of Fenced Pastureland
- 64± Acres of Timberland with Internal Trails
- McCurtain Creek Frontage
- Main House
 - 2 Bedrooms/2 Baths
 - Large Back Porch
- Bunk House with 16' x 24' Lean-To
- 20' x 48' Pole Barn with 16' x 48' Lean-To
- 20' x 24' Shop
- Secluded Feel
- Abundant Game



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MICHAEL COOPER

MANAGING BROKER

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501 Hwy 12 W Ste. 150B - Starkville, MS 39759

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO McCURTAIN CREEK FARM

INTRODUCING MCCURTAIN CREEK FARM IN CHOCTAW COUNTY, MISSISSIPPI!
Featuring 169± acres located at the end of Dean Road in Weir, this property offers a rare combination of privacy, beautiful views, recreational opportunities, and quality improvements. Situated 6± miles northeast of French Camp and 30± miles west of Starkville, the property provides a secluded feel while remaining conveniently located.

The main house features two bedrooms, two bathrooms, and a large back porch overlooking the property, offering a great place to relax and enjoy the peaceful surroundings and beautiful views. Imagine sitting on the back porch watching the sunset while overlooking the cattle grazing in the pasture. The current owner is actively running cattle on the approximately 105 acres of fenced pastureland, making this property well-suited for livestock and agricultural use.



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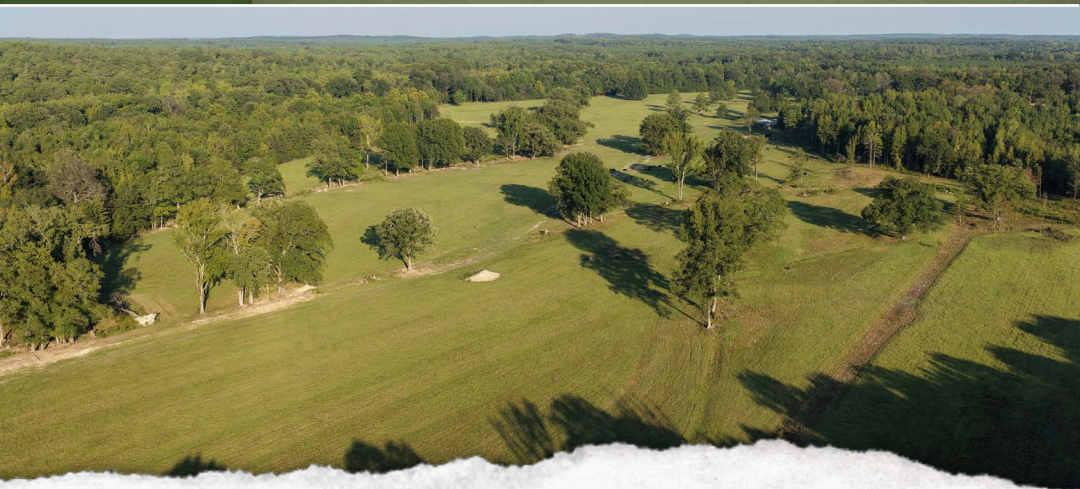
MORE ABOUT McCURTAIN CREEK FARM

A separate bunkhouse provides additional accommodations and includes an attached 16' x 24' lean-to. The property also features a 20' x 48' pole barn with an attached 16' x 48' lean-to, as well as a 20' x 24' shop and a nearby shipping container for additional storage.

The remaining 64± acres are made up of timberland with internal trails throughout. McCurtain Creek adds to the natural beauty and recreational appeal of the tract, while the timber and internal trail system provide excellent opportunities for hunting and recreation. Abundant game can be found throughout the property. The owners have put a lot of time and thought into improving the property, making it a comfortable and functional place to enjoy the land, raise cattle, hunt, and spend time outdoors.

With its secluded setting, great views, abundant game, McCurtain Creek, internal trails, fenced pastureland, timber, and multiple improvements, McCurtain Creek Farm offers an exceptional opportunity for someone looking for a private homestead, working cattle property, hunting and recreational retreat, or a versatile property with room to enjoy the outdoors.

**Call Michael Cooper today to schedule a private showing
and experience #TheSmallTownWay!**



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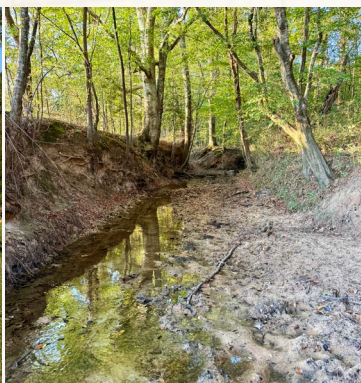
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MAIN HOUSE



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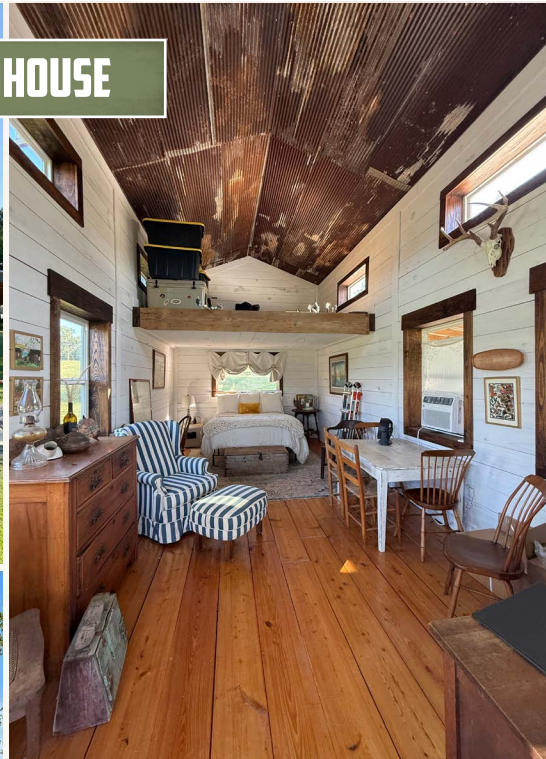
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BUNK HOUSE



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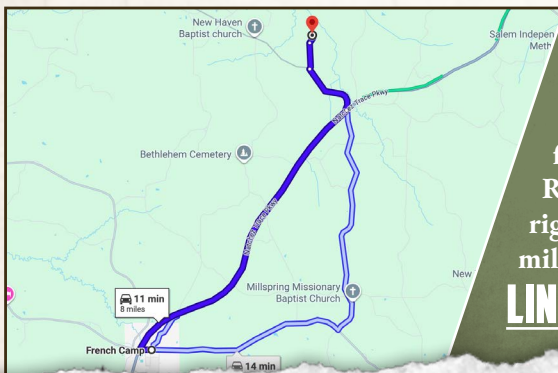
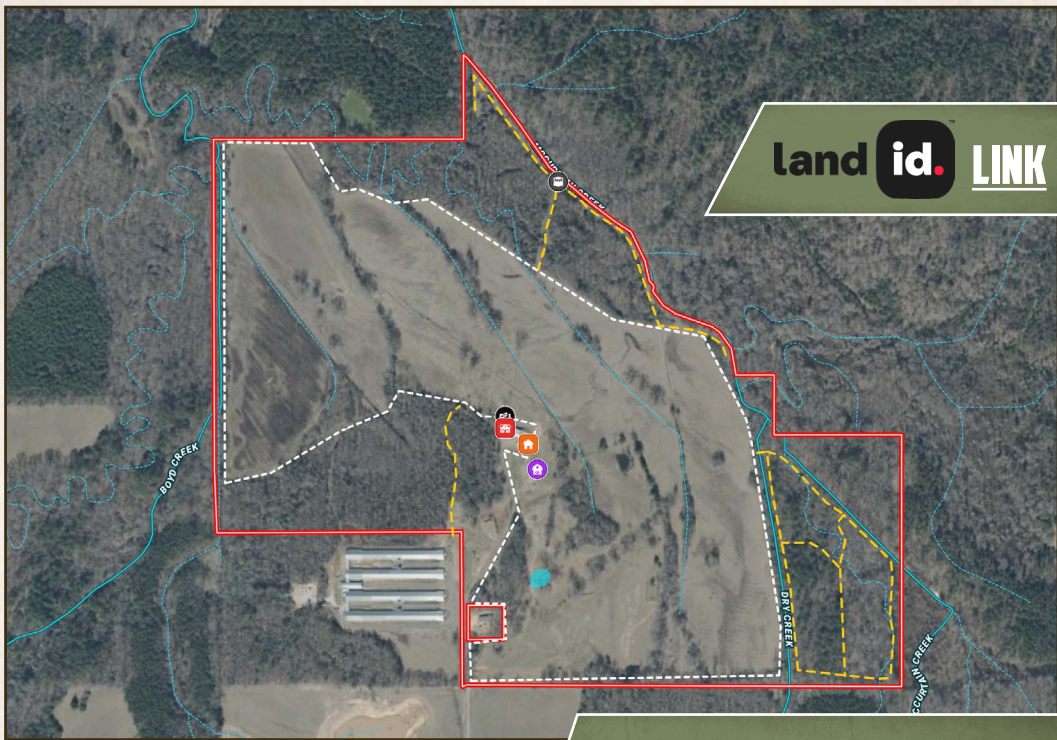
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land id. LINK



Directions from the intersection of Hwy 407 and the Natchez Trace Parkway in French Camp, MS: Travel north on the Natchez Trace Parkway for 6 miles. Turn left onto Stewart Weir Road and continue for 1.2 miles. Turn right onto Dean Road and proceed for 0.5 miles to the property at the dead-end.

LINK TO GOOGLE MAP DIRECTIONS



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