

24± ACRES
CHOCTAW COUNTY, MS
\$42,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE CHOCTAW 24

PROPERTY PROFILE

LOCATION:

- Chester Tomnolen Road
Eupora, MS 39744
- Access via Deeded Easement
- Choctaw County
- 11.3± Miles SW of Eupora
- 15.6± Miles NW of Ackerman
- 19.7± Miles SW of Mathison

COORDINATES:

- 33.43375, -89.3455

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Hunting

PROPERTY INFORMATION:

- 24± Total Deeded Acres
- 14± Acres of Natural
Regeneration
- 10± Acres of Mixed Timber
- Prime Wildlife Bedding
- Established Food Plot
- Established ATV Trails
- Deer/Turkey/Small Game
- Utilities Available at the Road

TAX INFORMATION:

- Parcel: 025-0010-000900
- 2025 Taxes: \$52.88



DEREK EAVES | LAND SPECIALIST
C: 662-803-2001 | derek@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

KOLE VOWELL | LAND SPECIALIST
C: 662-769-5653 | kole@smalltownproperties.com

2121 5th Street, Suite 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com

WELCOME TO THE CHOCTAW 24

WELCOME TO THE CHOCTAW 24, LOCATED ON CHESTER TOMNOLEN ROAD IN CHOCTAW COUNTY, MISSISSIPPI. This 24± acre property is situated approximately 11.3 miles southwest of Eupora, 15.6± miles northwest of Ackerman, and 19.7± miles southwest of Mathison. The property is located well into the country while being in close proximity to nearby towns.

The property consists of 10± acres of mixed timber, while the remaining 14± acres consist of natural regeneration that is roughly eight years old. The layout of mixed timber and thick regenerating cover creates outstanding bedding and escape cover for deer and turkey, while still leaving room for food plot development.



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MORE ABOUT THE CHOCTAW 24

Access to the Choctaw 24 is provided via a deeded easement and approximately three-quarters of a mile of established trails, giving a new owner ready access throughout the tract and a head start on trail and stand placement.

Whether you're looking for a place to build a cabin, hunt, or simply enjoy recreational acreage, the Choctaw 24 offers a solid combination of mixed timber, trails, and wildlife habitat in a convenient location. Utilities are also available at the road, with power being provided by the 4 County Electric Power Association and water by Wakeland Development.

Call Kole Vowell or Derek Eaves today to schedule a private showing and experience #TheSmallTownWay!



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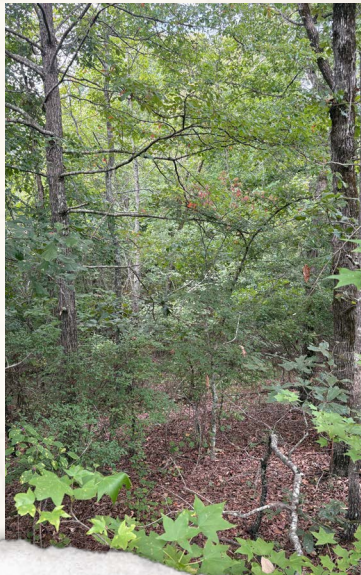
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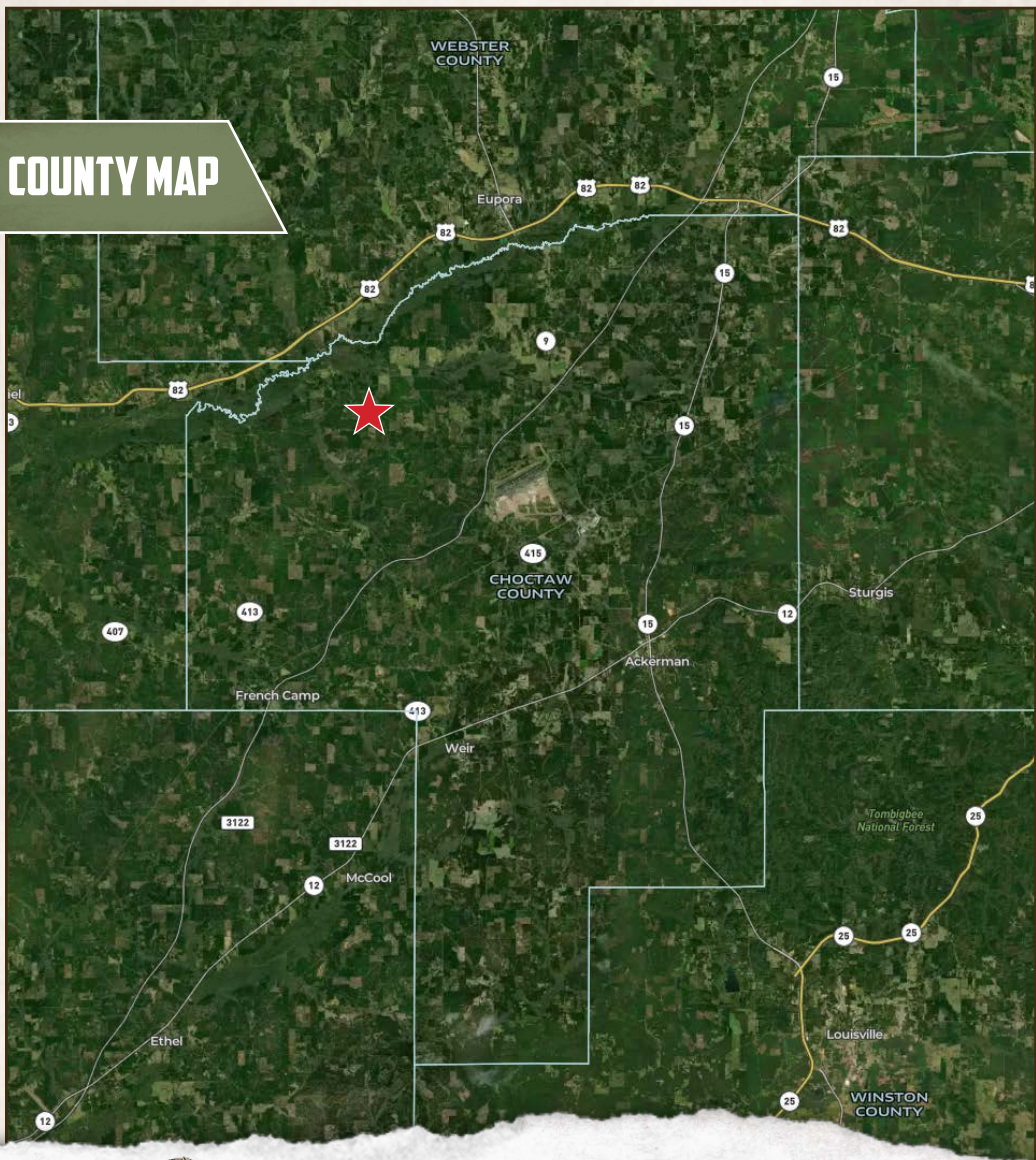
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COUNTY MAP



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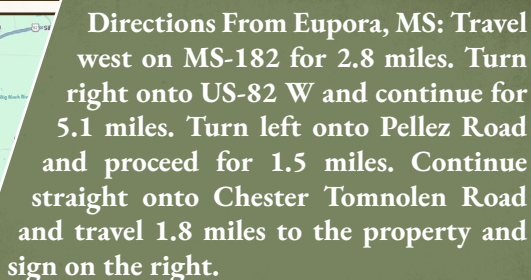
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LINK TO GOOGLE MAP DIRECTIONS



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