

250± ACRES
CHOCTAW COUNTY, MS
\$800,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE CHOCTAW 250

PROPERTY PROFILE

LOCATION:

- Hwy 15
Ackerman, MS 39735
- Choctaw County
- 4.8± Miles N of Ackerman
- 16.3± Miles SE of Eupora
- 21.1± Miles NW of Louisville
- 27.8± Miles SW of Starkville

COORDINATES:

- 33.37639, -89.1727

TAX INFORMATION:

- 2024 - \$596.83

PROPERTY USE:

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

PROPERTY INFORMATION:

- 250± Acres
- 0.75± Acre Stocked Pond
- 0.4± Miles of Road Frontage
- Majority Mature Pine Timber
- Hardwood Veins Throughout
- Utilities Available
- Internal Trail System
- Exceptional Deer/Turkey Hunting
- Multiple Established Foodplots



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

DECK FAIR | ASSOCIATE BROKER
C: 662-801-4809 | deck@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE CHOCTAW 250

WELCOME TO THE CHOCTAW 250—A RARE FIND WITH DECADES OF CAREFUL STEWARDSHIP. Managed under a strict forest management plan with Canale Forest Management for over 30 years, this 250± acre property offers outstanding timber and wildlife value. An exceptional internal road system winds throughout the Choctaw County, Mississippi, property, and established food plots are already in place. The tract has a proven history of producing quality deer and turkey hunting, along with a stocked pond for fishing and year-round enjoyment.

Adding unique character, an old abandoned railroad bed spans the property north to south, serving as a ready-made trail system for easy access. With over 0.4 miles of frontage along Hwy 15, the property is highly accessible. A potential cabin or home site already has power and water available, making construction simple.



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MORE ABOUT THE CHOCTAW 250

Conveniently located less than five miles north of Ackerman, just over 16 miles southeast of Eupora, roughly 21 miles northwest of Louisville, and approximately 28 miles southwest of Starkville, this tract offers both seclusion and accessibility. Whether you're seeking a top-tier recreational retreat, an investment in managed timberland, or a place to build a private getaway, this Choctaw County gem checks every box.

**Contact Deck Fair or Michael Oswalt today
to learn more and schedule a private showing.**



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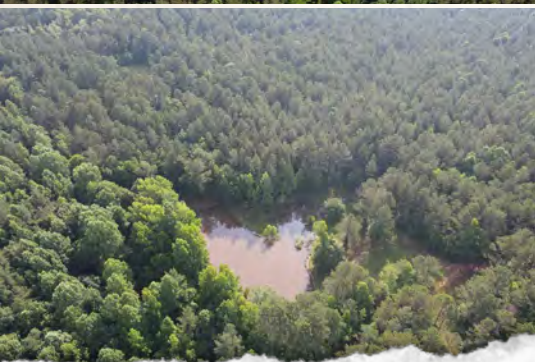
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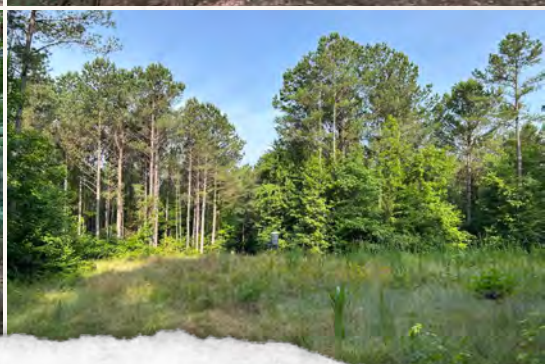
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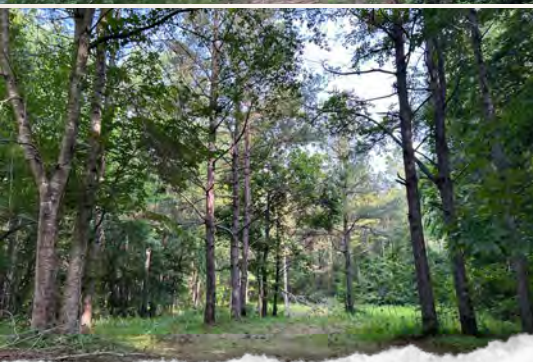
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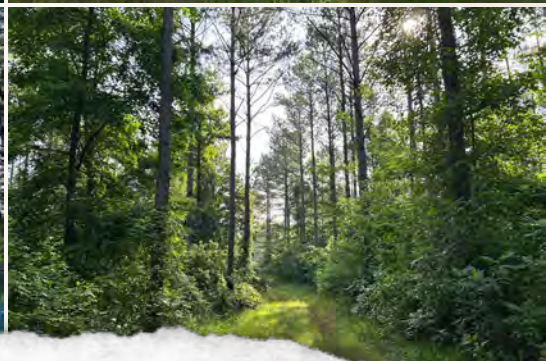
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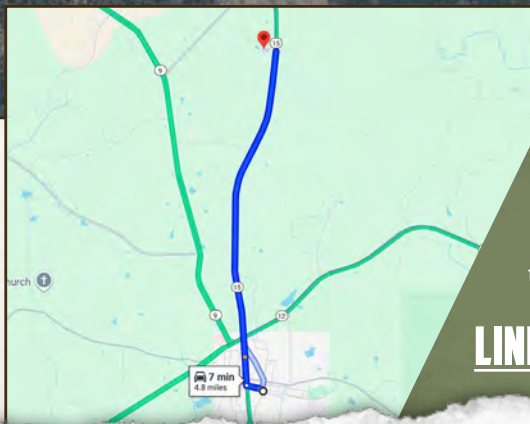
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land **id.** LINK



Directions From Ackerman, MS:
Travel 4.6 miles north on MS-15 to
the property on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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