

7.2± ACRES
CHOCTAW COUNTY, MS
\$30,600



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE CHOCTAW 7.2

PROPERTY PROFILE

LOCATION:

- Highway 15 North
Ackerman, MS 39735
- Choctaw County
- 6.1± Miles N of Ackerman
- 8.5± Miles N of the
Tombigbee National Forest
- 10.6± Miles SW of Mathiston
- 29.6± Miles SW of Starkville

COORDINATES:

- 33.3929, -89.1683

TAX INFORMATION:

- Parcel: 052-0029-0020000
- Approximately \$19 (2025)

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Hunting

PROPERTY INFORMATION:

- 7.2± Acres
- 252± Highway Frontage
- Mixed Timber
- Rolling Hills
- Deer/Turkey/Small Game
- Choctaw County
School District
- Utilities Available at the Road
- Additional Acreage Available



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DEREK EAVES

LAND SPECIALIST

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

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 7.2

WELCOME TO THE CHOCTAW 7.2, LOCATED IN THE ROLLING HILLS OF ACKERMAN, MISSISSIPPI. This 7.2± acre Choctaw County tract offers an excellent opportunity for a homesite, cabin getaway, or small hunting property in a quiet rural setting. A survey will determine the final acreage, and additional acreage is available.

The land is covered in pines and mixed hardwoods with gently rolling terrain, creating an attractive landscape and quality wildlife habitat. Deer, turkey, and other small game are commonly found in the area, making the Choctaw 7.2 well-suited for recreational use and hunting. Utilities are available at the road, making the Choctaw 7.2 a great option for a potential residential homesite or weekend cabin.

The Choctaw 7.2 is conveniently located approximately 6.1± miles north of Ackerman, 10.6± miles south of Mathiston, and 29.6± miles west of Starkville, while also being just 8.5± miles from the Tombigbee National Forest, which provides thousands of acres of public land for hunting and outdoor recreation. Located within the Choctaw County School District, the Choctaw 7.2 offers a great blend of accessibility, recreation, and rural Mississippi charm. The Choctaw 7.2 features 252± feet of road frontage on Highway 15 North, providing convenient access while still maintaining a peaceful country atmosphere.

**Call Derek Eaves today to learn more
and experience #TheSmallTownWay!**



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land id. LINK



TOPOGRAPHY MAP



Directions From Ackerman, MS: Travel for 6 miles on Highway 15 North to the property and sign on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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