SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

86± ACRES WITH A CAMP
CHOCTAW COUNTY, MS

$239,500

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

THE CHOCTAW 86

PROPERTY PROFILE

LOCATION:

- Cutts Road
  Ackerman, MS 39735
- Choctaw County
- 4± Miles SW of Ackerman
- 29± Miles SW of Starkville

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Weekend Retreat

TAX INFORMATION:

- Parcel # 081-0027-0020000: $317.09
- Parcel # 081-0027-0021000: $76.58
- Parcel # 081-0027-0019000: $34.95

COORDINATES:

- 33.3049, -89.23101

PROPERTY INFORMATION:

- 86± Acres
- 2 Bedroom/1 Bath Camp
  - New Roof
  - Updated Bathroom
  - New Kitchen Flooring
- Internal Trail System
- Primarily Plantation Pine
- Creek Frontage
- Creek Bridge
- New Pond
- Deer & Turkey
- Established Food Plots
- Shooting Houses & Feeders

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

MICHAEL COOPER | MANAGING BROKER
C: 662-285-8686 | mcooper@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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

smalltownproperties.com

501 Hwy 12 W Ste.150B - Starkville, MS 39071
O: 662-338-2027

WELCOME TO THE CHOCTAW 86

WELCOME TO THE CHOCTAW 86, LOCATED JUST OUTSIDE OF ACKERMAN, MISSISSIPPI. This 86± acre hunting tract in Choctaw County is a great spot for anyone looking for a recreational property. It offers a turnkey setup that's ready to enjoy from day one.

The Choctaw 86 features a comfortable two-bedroom, one-bathroom camp located just off Cutts Road. Recent improvements include a new roof (2021), an updated bathroom, and new kitchen flooring—making the Choctaw 86 an ideal base for weekend getaways or extended stays.

For the outdoorsman, the land is laid out with established food plots with deer stands and a well-maintained internal road system that provides easy access throughout the property by UTV or ATV. A constructed concrete bridge allows convenient crossing over the creek, enhancing accessibility.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

MICHAEL COOPER | MANAGING BROKER
C: 662-285-8686 | mcooper@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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

smalltownproperties.com

501 Hwy 12 W Ste.150B - Starkville, MS 39071
O: 662-338-2027

MORE ABOUT THE CHOCTAW 86

Timber on the Choctaw 86 consists primarily of a 27± year-old pine plantation, with a large portion east of the creek thinned in 2023. This thinning has encouraged natural vegetation growth, creating excellent bedding cover and browse for wildlife.

The remaining acreage includes mature hardwoods along the creek, offering a diverse habitat that supports healthy deer and turkey populations. A newly constructed pond adds both visual appeal and recreational value, providing a water source for wildlife as well as a future spot for fishing or relaxing after a day in the woods.

Whether you're looking for a private hunting retreat or a weekend escape, the Choctaw 86 checks all the boxes.

Contact Adam Hester or Michael Cooper today to schedule a private showing and experience #TheSmallTownWay.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

MICHAEL COOPER | MANAGING BROKER
C: 662-285-8686 | mcooper@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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

smalltownproperties.com

501 Hwy 12 W Ste.150B - Starkville, MS 39071
O: 662-338-2027

86 ± ACRES WITH A CAMP | CHOCTAW COUNTY, MISSISSIPPI

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

MICHAEL COOPER | MANAGING BROKER
C: 662-285-8686 | mcooper@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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

smalltownproperties.com

501 Hwy 12 W Ste.150B - Starkville, MS 39071
O: 662-338-2027

86 ± ACRES WITH A CAMP | CHOCTAW COUNTY, MISSISSIPPI

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

MICHAEL COOPER | MANAGING BROKER
C: 662-285-8686 | mcooper@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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

smalltownproperties.com

501 Hwy 12 W Ste.150B - Starkville, MS 39071
O: 662-338-2027

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

MICHAEL COOPER | MANAGING BROKER
C: 662-285-8686 | mcooper@smalltownproperties.com

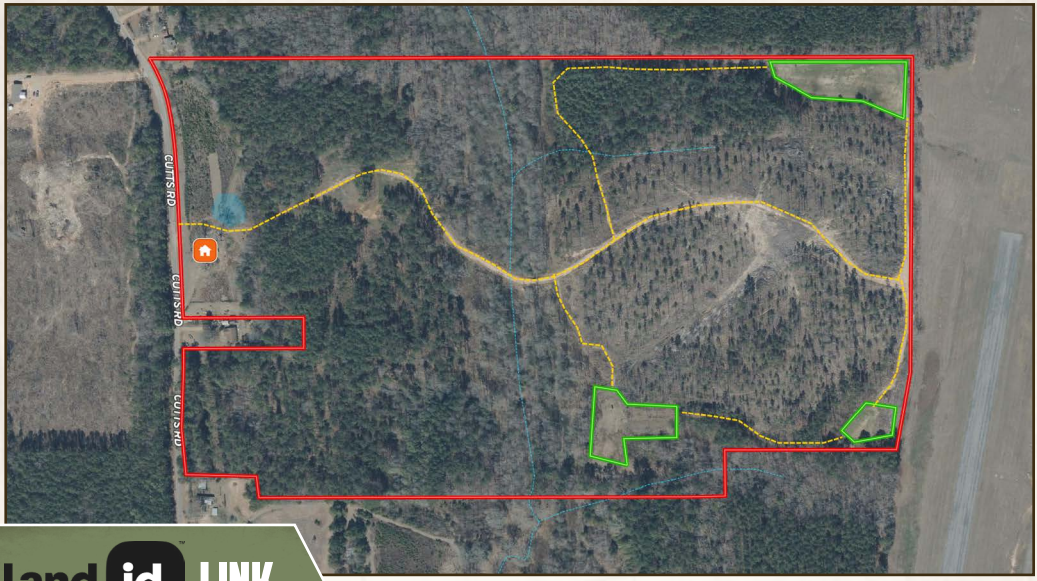
Information is believed to be accurate but not guaranteed.

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

smalltownproperties.com

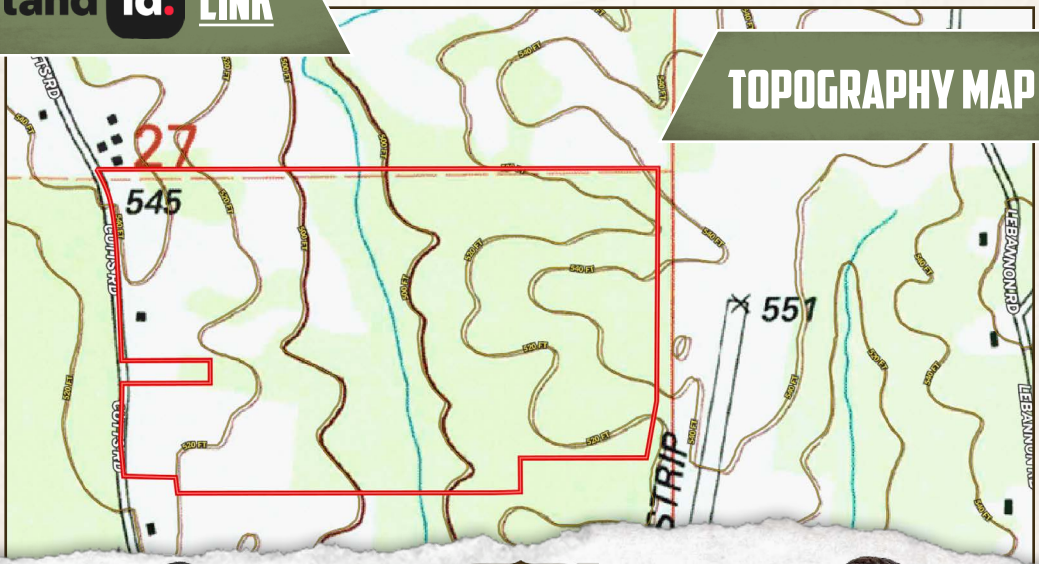
501 Hwy 12 W Ste.150B - Starkville, MS 39071
O: 662-338-2027

86 ± ACRES WITH A CAMP | CHOCTAW COUNTY, MISSISSIPPI



land id. LINK

TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

MICHAEL COOPER | MANAGING BROKER
C: 662-285-8686 | mcooper@smalltownproperties.com

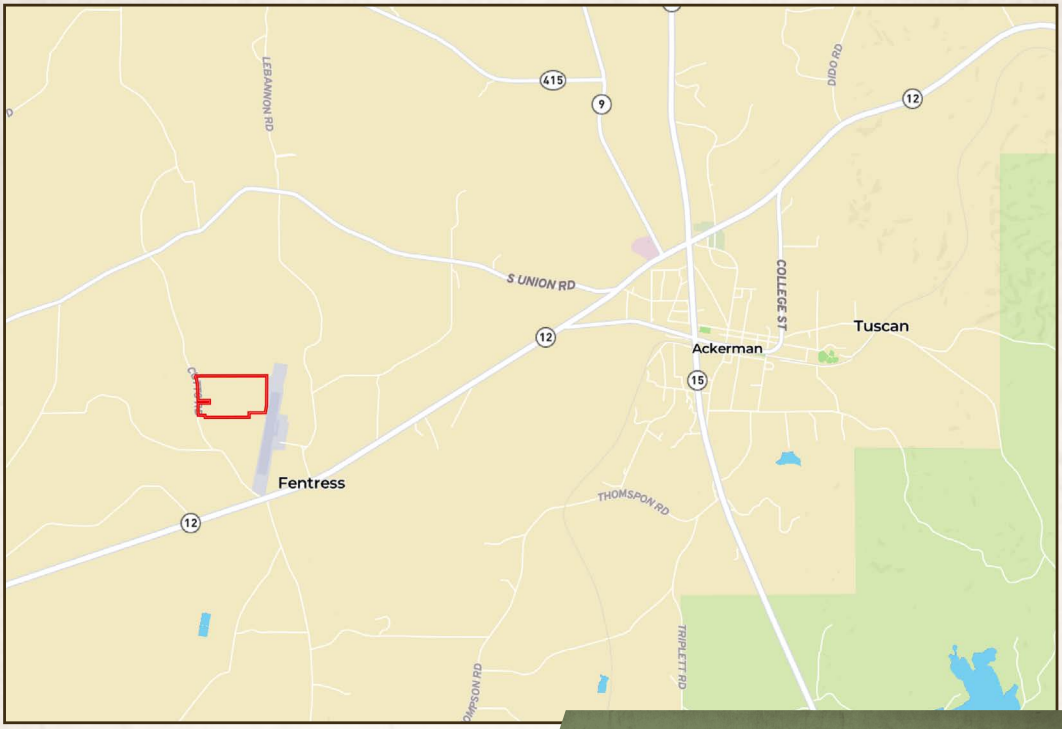
Information is believed to be accurate but not guaranteed.

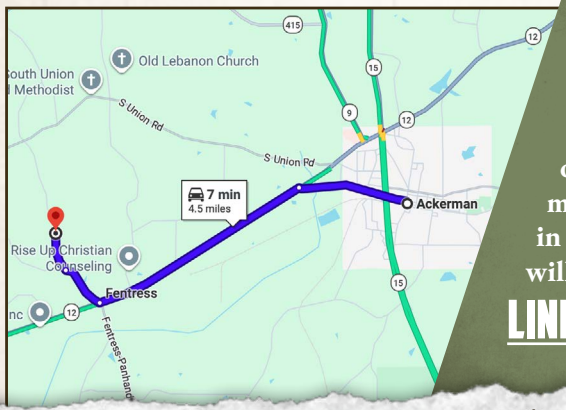
4848 Main St. - Flora, MS 39071
O: 769-888-2522

smalltownproperties.com

501 Hwy 12 W Ste.150B - Starkville, MS 39071
O: 662-338-2027

86 ± ACRES WITH A CAMP | CHOCTAW COUNTY, MISSISSIPPI





Directions From Ackerman, MS: Travel on West Main Avenue for 1.1 miles. Turn left onto MS-12 West and continue for 2.4 miles. Turn right onto Fentress Road and proceed for 0.5 miles. Turn right onto Cutts Road, and in 0.4 miles, the entrance to the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

MICHAEL COOPER | MANAGING BROKER
C: 662-285-8686 | mcooper@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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

smalltownproperties.com

501 Hwy 12 W Ste.150B - Starkville, MS 39071
O: 662-338-2027